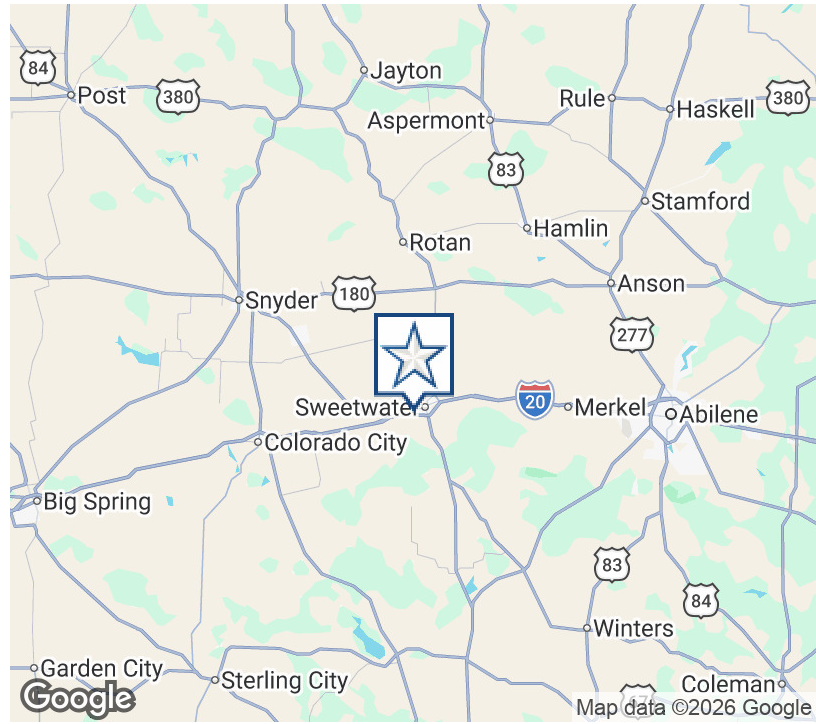


110 CR 141, SWEETWATER

110 CR 141, Sweetwater, TX 79556

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,950,450
Lot Size:	5.0 Acres
Year Built:	2013
Building Size:	21,218 SF
Renovated:	2015
Zoning:	M—Second Manufacturing District
Price / SF:	\$91.92

PROPERTY OVERVIEW

Positioned just north of I-20 near IREN's emerging 2 GW Sweetwater AI and data center hub, this 21,218-sf office-warehouse offers a highly functional combination of modern office space and well-equipped industrial buildings on a caliche-stabilized, fenced yard with keypad access. The main building features updated, sound-insulated office space with six private offices, reception and waiting area, conference room with kitchenette, data room, copy room, and two restrooms. The attached $\pm 7,550$ -sf warehouse includes two 14' grade-level automatic overhead doors, three-phase power, a two-ton and one-ton crane system, plumbed airlines for compressed air, closed-cell spray foam insulation, and a restroom with small break area. An attached covered awning with one-ton crane hoist provides additional sheltered loading and equipment handling. A second improvement consists of the original $\pm 1,638$ -sf building with an additional $\pm 5,000$ -sf warehouse featuring seven grade-level overhead doors, timed lighting, and ample space for parts storage and organization. Site improvements include a caliche yard for heavy-duty circulation, perimeter security fencing with keypad entry, and an asphalt front parking area with four covered spaces, creating an efficient base of operations for contractors, service providers, and industrial users supporting regional data center and energy activity.

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Brokerage makes no representation as to accuracy of all data presented.

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ADDITIONAL
PHOTOS



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110 CR 141, SWEETWATER

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LOCATION
MAP



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110 CR 141, SWEETWATER

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COMPLETE
HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Located on the west side of Sweetwater just north of I-20 behind Love's Travel Stop, near IREN's emerging 2 GW Sweetwater AI and data center hub.
- Improved office-warehouse buildings with modern, sound-insulated office space and multiple crane-served work areas.
- Warehouse improvements include nine grade-level overhead doors, attached covered awning, and ample space for equipment, parts storage, and operations.
- Heavy three-phase power with multiple distribution panels, suitable for fabrication, equipment repair, and other industrial or data-center support uses.
- Yard improved with caliche surface, perimeter security fencing with keypad access, and asphalt front parking with four covered spaces.

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110 CR 141, SWEETWATER

110 CR 141, Sweetwater, TX 79556

PROPERTY DETAILS

Sale Price	\$1,950,450
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Lease Rate	\$9.25 SF/YR
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M—Second Manufacturing District
Lot Size	5 Acres
APN #	17906

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

LOCATION INFORMATION

Building Name	110 CR 141, Sweetwater
Street Address	110 CR 141
City, State, Zip	Sweetwater, TX 79556
County	Nolan

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M—Second Manufacturing District
Lot Size	5 Acres
APN #	17906

BUILDING INFORMATION

Building Size	21,218 SF
Number of Cranes	3
Ceiling Height	28 ft
Minimum Ceiling Height	16 ft
Office Space	2,448 SF
Number of Floors	1
Year Built	2013
Year Last Renovated	2015

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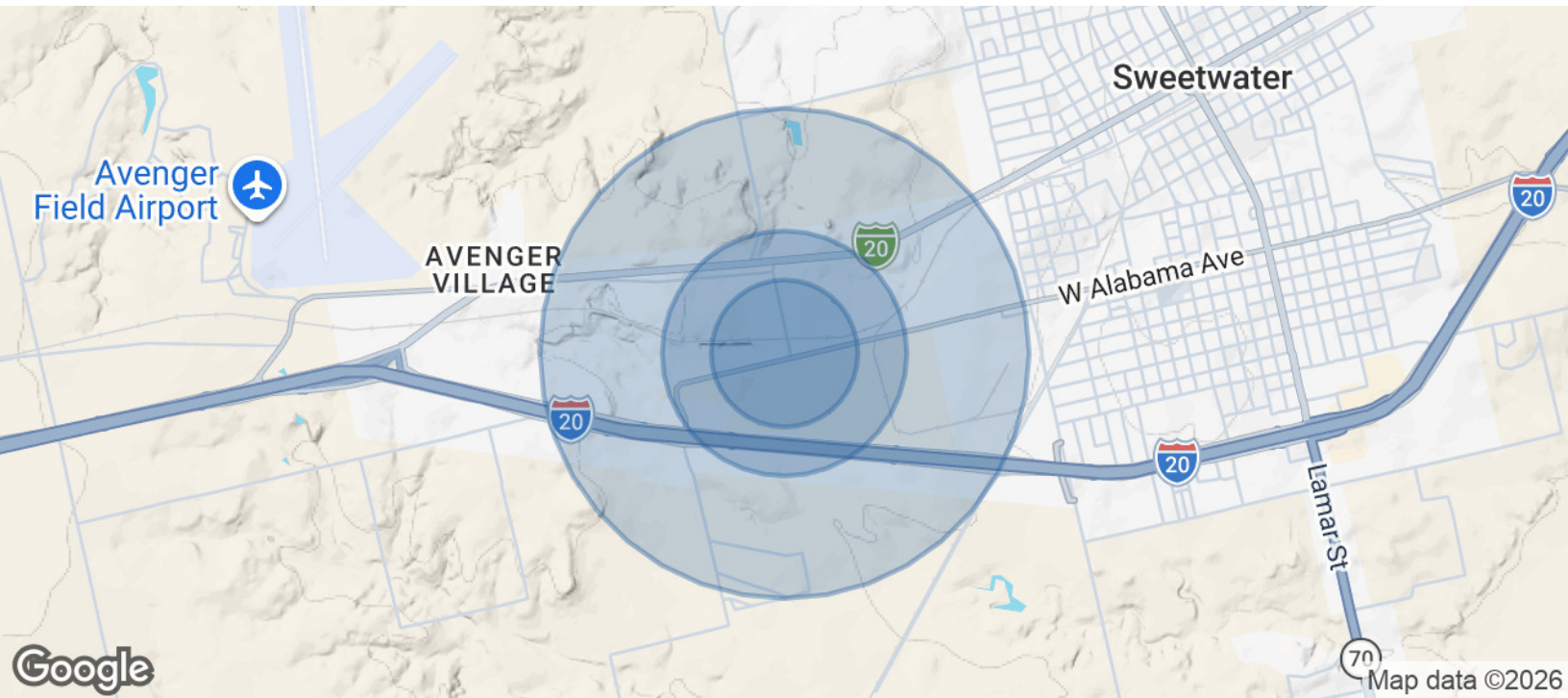
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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2	22	239
Average Age	44	40	41
Average Age (Male)	42	39	39
Average Age (Female)	45	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	9	97
# of Persons per HH	2	2.4	2.5
Average HH Income	\$83,184	\$56,364	\$57,257
Average House Value	\$206,450	\$122,676	\$112,954

2020 American Community Survey (ACS)

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