±15,141 SF Industrial Facility | ±3.62 Acres | HWY 180 Frontage| 2-Ton Crane

FOR SALE

1586 US-180 Breckenridge, TX 76424

FOR SALE

$696,486

($46 / SF)

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IWI REALTY

A Group of Res and Ranch, LLC

Property Overview

Sale Price	$696,486
Sale Price $/SF	$46
Buldings Squar Feet	±15,141 SF
Zoning	County- No Known Restrictions
Land Size	±3.62 Acres
Utilites	Septic/City Water/Natural Gas
Ceiling Height	18 ft
Drive In Bays	4

Property Highlights

- ±15,141 SF industrial facility
- ±3.62 acres
- (8) private offices, (1) conference room
- (2) 10ft x 12ft & (2) 12ft x 14ft overhead doors
- 50ft x 30ft outdoor storage with 12ft ceiling height
- 3-phase electrical service
- Caliche surface for vehicles or storage
- Direct frontage on US-180
- Not in flood zone per FEMA
- (12) parking spaces
- 15ft eave height

IDEAL FOR

Suitable for contractors, oil service companies, energy operations, car repair shops or industrial users

Lot lines are approximate

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Location Overview

- Located in Stephens County, a long-standing oil and gas producing region
- Direct access to US-180, a primary east-west corridor serving West Texas operations
- Within operational reach of the Permian Basin and North Texas energy markets
- Area supports oilfield service companies, contractors, and equipment yards
- Regional economy driven by energy services, agriculture, trucking, and light industrial activity
- Industrial properties with yard space remain in demand for service and logistics operations

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Regional Energy Market Access

Breckenridge serves as a strategic support location for oilfield operations throughout North and West Texas, offering efficient highway connectivity to multiple energy-producing regions.

Approximate Drive Times

- Abilene, TX – 1 hour
- Regional oilfield services hub serving the Eastern Shelf and Permian operations
- Midland, TX – ~3.5 hours
- Core administrative and operational center of the Permian Basin
- Odessa, TX – ~3.5 hours
- Major oilfield service and drilling operations center within the Permian Basin
- Fort Worth, TX – ~2 hours
- Key energy corporate and logistics hub serving North Texas and the Barnett Shale region

Property Photos

1586 US-180 Breckenridge, TX 76424

Ariel Photos

Lot lines are approximate

1586 US-180 Breckenridge, TX 76424

Ariel Photos

Lot lines are approximate

About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial and retail real estate, our expertise and resources extend across acquisitions, leasing, and investment sales throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and navigating complex deals, IWI Realty delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach

IWI
REALTY

1586 US-180 Breckenridge, TX 76424

Information About Brokerage Services

2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

IWI REALTY

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REAL ESTATE GROUP
FROM CITY TO COUNTRY, WE'VE GOT YOU COVERED.

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