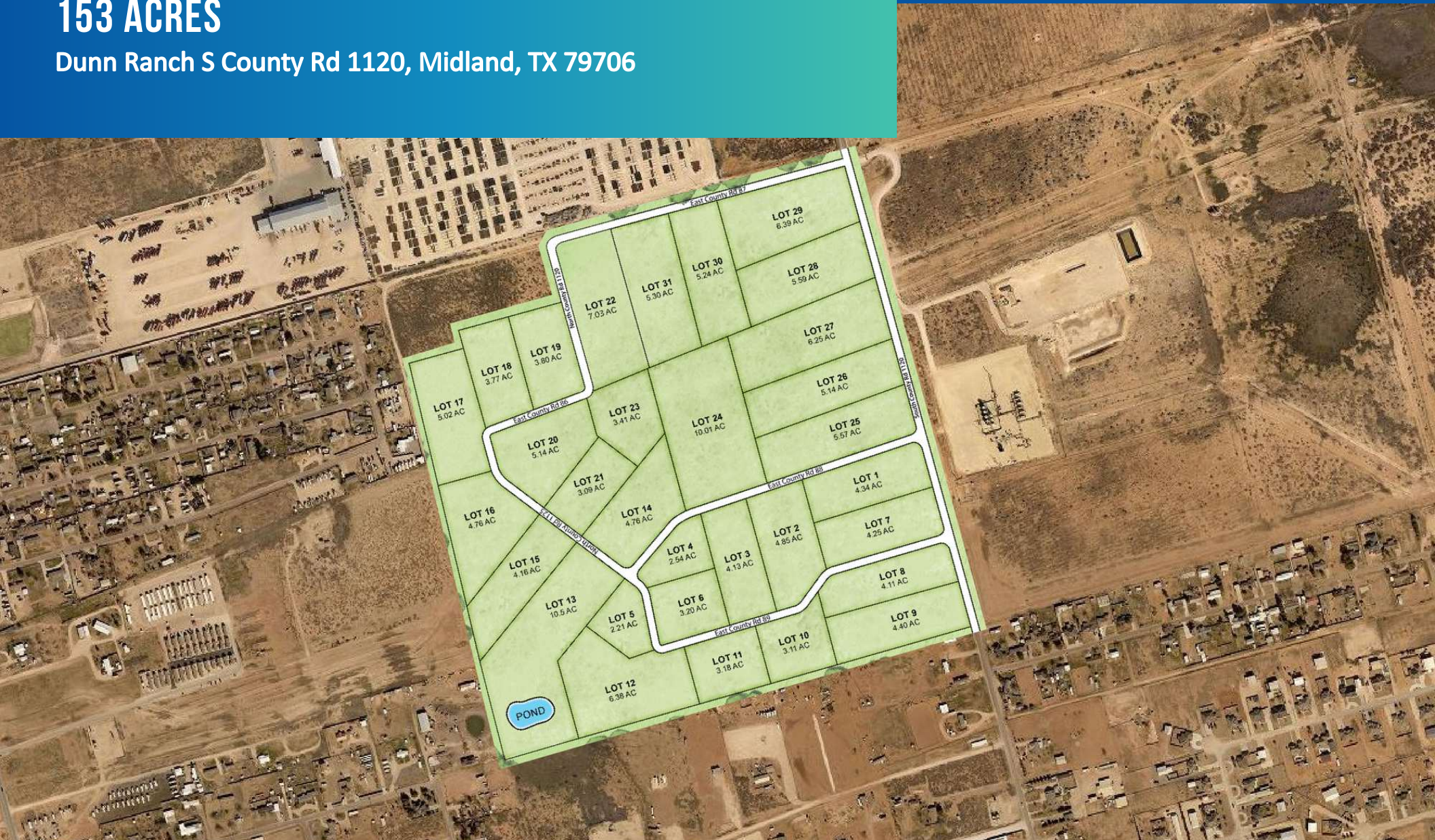


DUNN RANCH INDUSTRIAL PARK: 31 LOTS SPANNING 153 ACRES

Dunn Ranch S County Rd 1120, Midland, TX 79706

LAND FOR SALE



JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealtgroup.com

NRG REALTY GROUP
NRGREALTYGROUP.COM



DUNN RANCH INDUSTRIAL PARK: 31 LOTS SPANNING 153 ACRES

EXECUTIVE SUMMARY

DUNN RANCH S COUNTY RD 1120, MIDLAND, TX 79706



OFFERING SUMMARY

Sale Price:	Depends on Selection
Price / Acre:	\$50,000 - \$75,000/Acre
Lot Size:	3-10+ Acres
Zoning:	Outside City Limits

[VIEW VIDEO](#)

PROPERTY OVERVIEW

Dunn Ranch Industrial Park redefines what an industrial community can be — a breathtaking blend of state-of-the-art facilities, ranch-inspired charm, and modern sophistication. Lot sizes range from 3 to 10 acres, with buildings ranging from 7,500 to 50,000 SF, providing flexibility for businesses of every scale. These structures tell a story of craftsmanship and innovation — two-story entries with vaulted ceilings, exposed trusses and beams, and an open, airy design. Some amenities include automatic opening electric front doors, large windows with tinted glass, architectural accent lighting, interior chandeliers, and upscale can lighting. Each space is 15-ton crane ready providing the strength Permian operations need. Each lot will have barbed-wire fencing and monument signage. The park landscape will be accented by native plants. Contact John McDaniel for more details on this opportunity.

LOCATION OVERVIEW

Perfectly located on SCR 1120 just 1 mile south of I-20 and one mile north of Highway 307, Dunn Ranch offers easy access to major routes, fuel stations, and local restaurants — making it the ideal hub for progressive companies ready to stand apart. Interstate 20 provides excellent access throughout Midland to Odessa and the greater Permian Basin area.

JOHN W. B. MCDANIEL, SIOR
214.325.4851
john@nrgrealttygroup.com



DUNN RANCH INDUSTRIAL PARK: 31 LOTS SPANNING 153 ACRES

COMPLETE HIGHLIGHTS

DUNN RANCH S COUNTY RD 1120, MIDLAND, TX 79706



PROPERTY HIGHLIGHTS

- Cutting-Edge Design Meets Timeless Ranch Elegance
- Lot sizes from 3 - 10 Acres
- Located near I-20 (~1 mile)
- 7,500 to 50,000 SF State-of-the-Art Facilities
- Two-Story Entries with Vaulted Ceilings
- 15-ton Crane Ready Shops
- Fully Fenced Lots with Monument Signage
- Easy Access for Trucks and Heavy Equipment
- Outside City Limits – fewer restrictions
- Ideal for Industrial or Commercial Use
- Dunn Ranch Industrial Park is the creation of Kevin O’Neill, an award-winning builder and designer with more than 25 years of experience in crafting stunning, upper end residential developments. Over the past five years, O’Neill has brought his signature blend of functional innovation to the Permian Basin industrial market — and Dunn Ranch represents his most ambitious vision yet.
- “Dunn Ranch Industrial Park was designed to make a statement,” said O’Neill. “We wanted to create more than just buildings — we wanted to craft an environment that reflects excellence, comfort, and timeless beauty. It’s a place where business thrives, and people love to come to work.”

JOHN W. B. MCDANIEL, SIOR

214.325.4851

john@nrgrealttygroup.com



DUNN RANCH INDUSTRIAL PARK: 31 LOTS SPANNING 153 ACRES

ACREAGE PRICING

DUNN RANCH S COUNTY RD 1120, MIDLAND, TX 79706



LOT	SIZE	PRICE/AC	TOTAL PRICE
1	4.34	\$ 75,000.00	\$ 325,500.00
2	4.85	\$ 65,000.00	\$ 315,250.00
3	4.13	\$ 65,000.00	\$ 268,450.00
4	2.54	\$ 65,000.00	\$ 165,100.00
5	2.21	\$ 65,000.00	\$ 143,650.00
6	3.2	\$ 65,000.00	\$ 208,000.00
7	4.25	\$ 75,000.00	\$ 318,750.00
8	4.11	\$ 75,000.00	\$ 308,250.00
9	4.4	\$ 75,000.00	\$ 330,000.00
10	3.11	\$ 65,000.00	\$ 202,150.00
11	3.18	\$ 65,000.00	\$ 206,700.00
12	6.38	\$ 65,000.00	\$ 414,700.00
13	10.5	\$ 50,000.00	\$ 525,000.00
14	4.76	\$ 65,000.00	\$ 309,400.00
15	4.16	\$ 65,000.00	\$ 270,400.00
16	4.76	\$ 65,000.00	\$ 309,400.00
17	5.02	\$ 65,000.00	\$ 326,300.00
18	3.77	\$ 65,000.00	\$ 245,050.00
19	3.8	\$ 65,000.00	\$ 247,000.00
20	5.41	\$ 65,000.00	\$ 351,650.00
21	3.09	\$ 65,000.00	\$ 200,850.00
22	7.02	\$ 75,000.00	\$ 526,500.00
23	3.41	\$ 60,000.00	\$ 204,600.00
24	10.01	\$ 65,000.00	\$ 650,650.00
25	5.75	\$ 75,000.00	\$ 431,250.00
26	5.14	\$ 75,000.00	\$ 385,500.00
27	6.25	\$ 75,000.00	\$ 468,750.00
28	5.59	\$ 75,000.00	\$ 419,250.00
29	6.39	\$ 75,000.00	\$ 479,250.00
30	5.24	\$ 75,000.00	\$ 393,000.00
31	5.3	\$ 75,000.00	\$ 397,500.00

Phase 1 - Available Now!
Phase 2 - Available Spring 2027

JOHN W. B. MCDANIEL, SIOR

214.325.4851

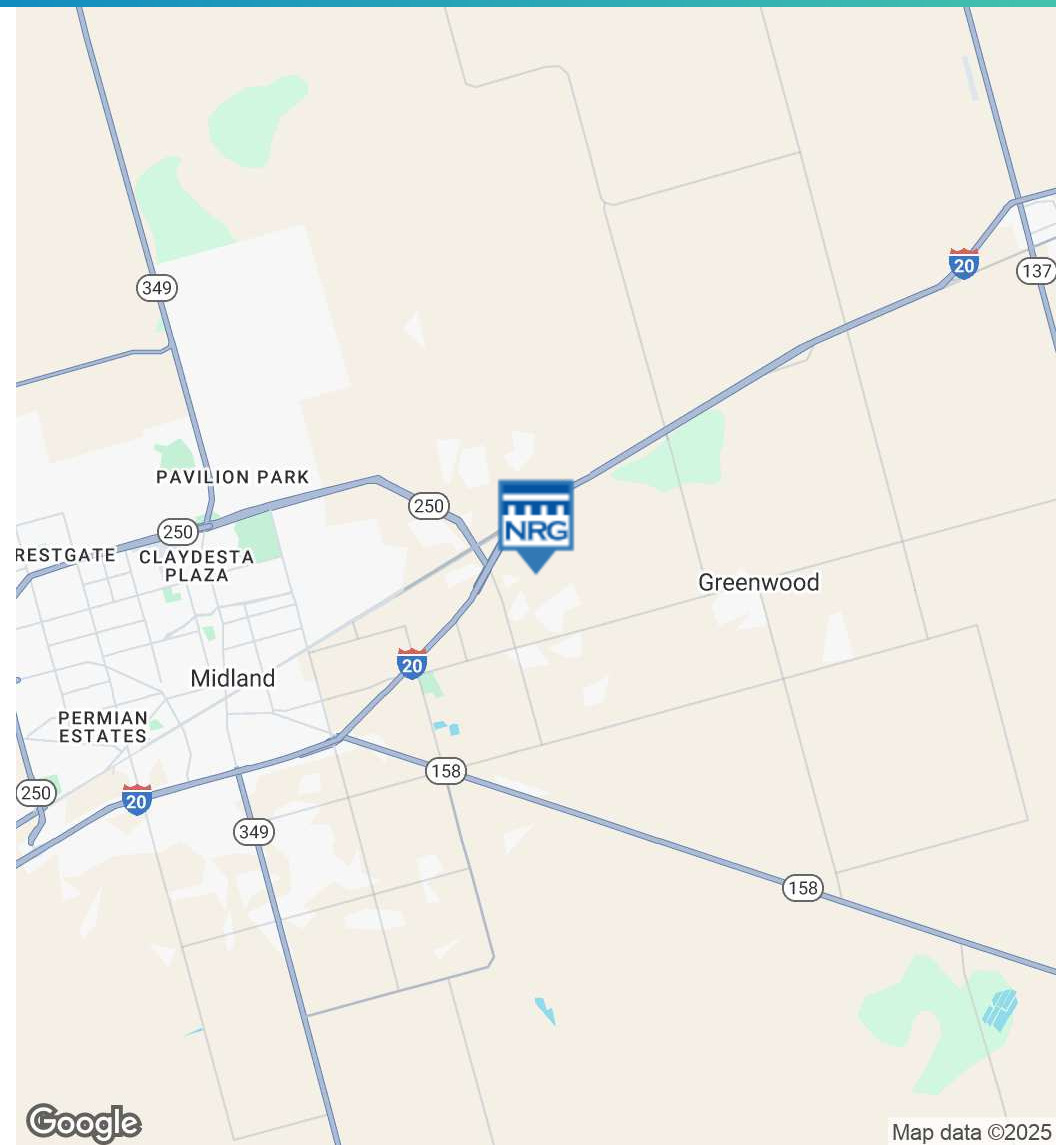
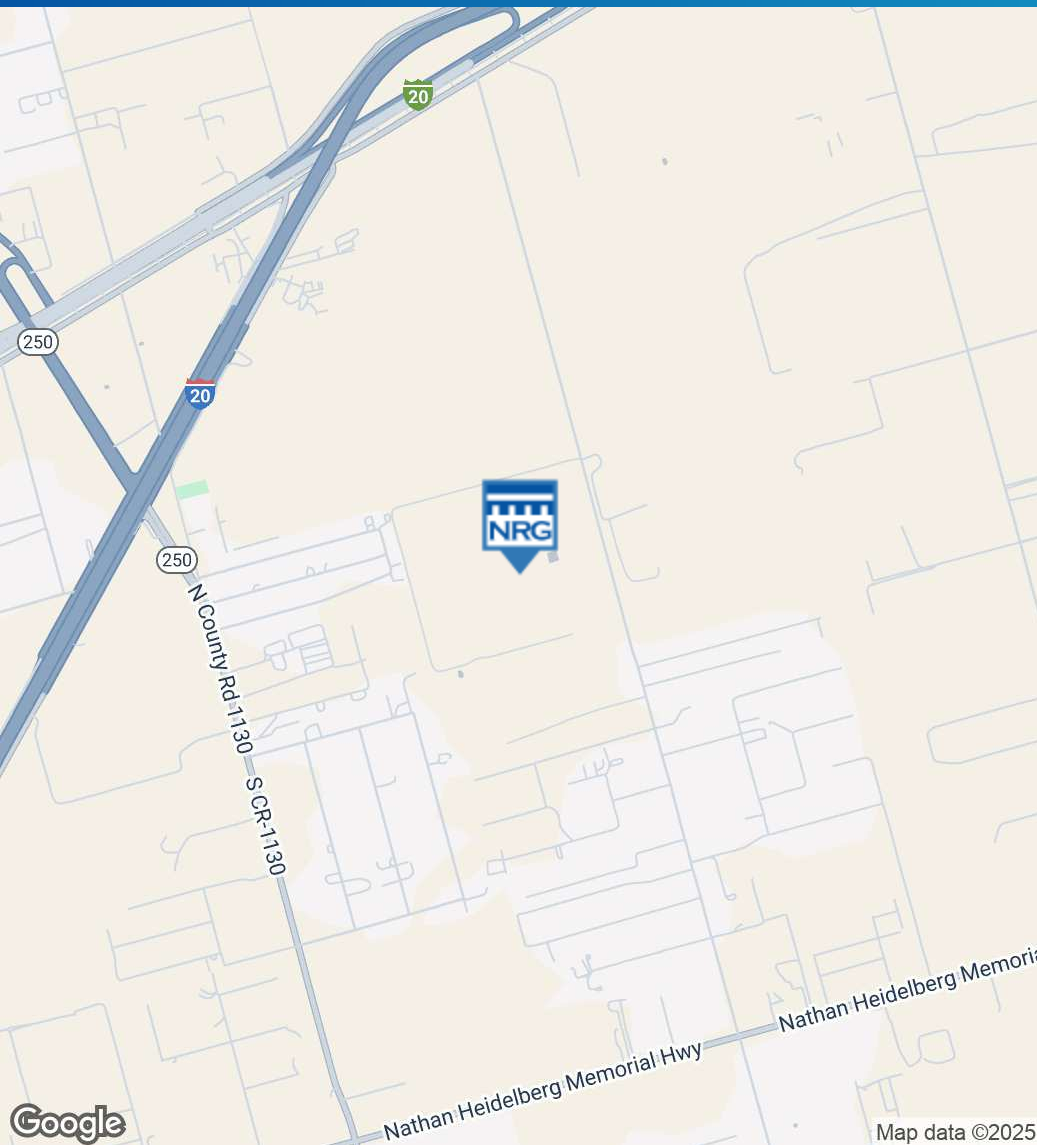
john@nrgrealtygroup.com



DUNN RANCH INDUSTRIAL PARK: 31 LOTS SPANNING 153 ACRES

DUNN RANCH S COUNTY RD 1120, MIDLAND, TX 79706

LOCATION MAP



JOHN W. B. MCDANIEL, SIOR

214.325.4851

john@nrgrealttygroup.com





Information About Brokerage Services

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

11/2/2015

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

NRG Realty Group LLC	9004023	Justin@NRGRealtygroup.com	(214)534-7976
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976+-
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038
Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (214)534-7976

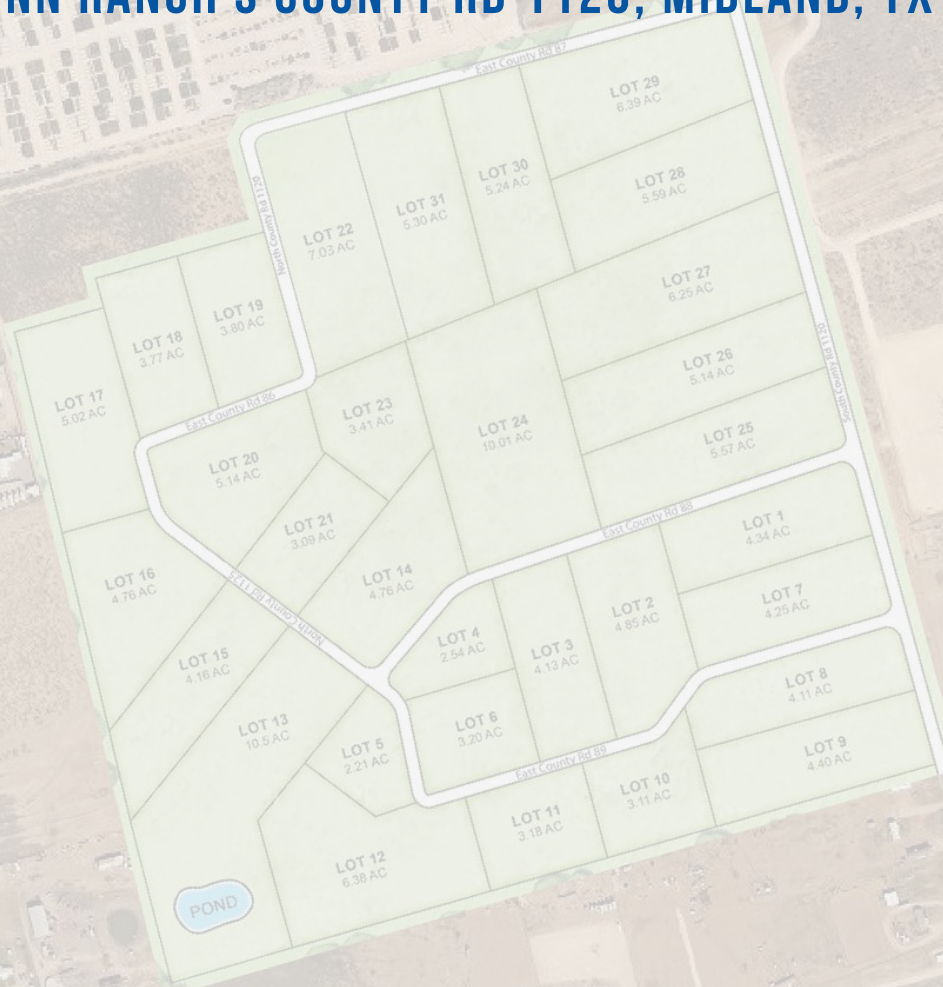
Fax:

Total Directional

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com



DUNN RANCH S COUNTY RD 1120, MIDLAND, TX 79706



CONTACT BROKERS:

JOHN W. B. MCDANIEL, SIOR

214.325.4851

john@nrgrealttygroup.com

NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX

214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX 79701

432.363.4777

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.