

PRICE: \$2,080,000

32 ACRES | I-20 FRONTAGE | LAND FOR SALE

I-20 and Warehouse Rd, Midland, TX 79706



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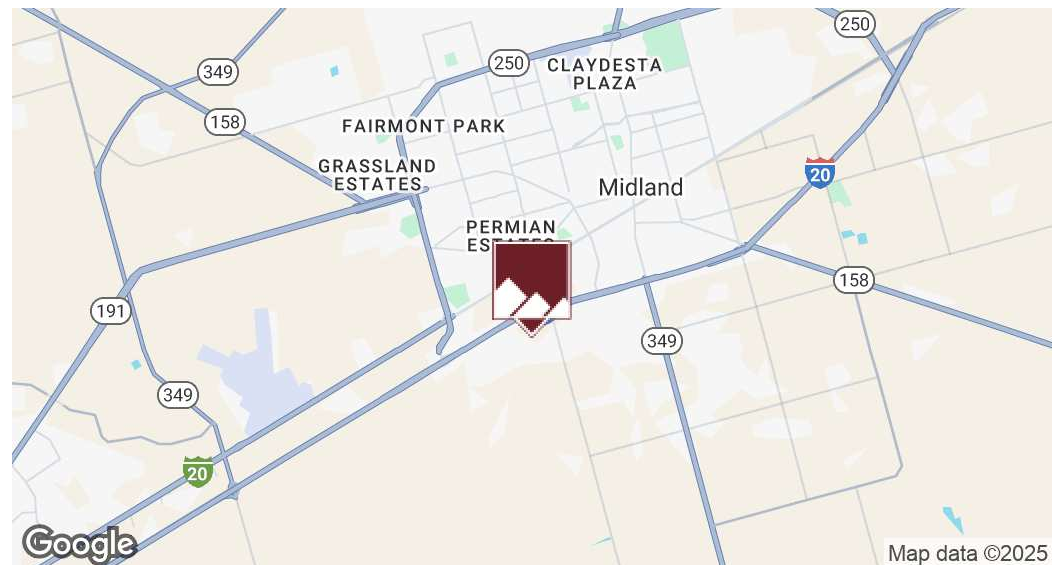
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MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$2,080,000

I-20 FRONTAGE LAND

I-20 and Warehouse Rd, Midland, TX 79706



Property Description

32.07 Acres of Raw Land with Premier Frontage on Interstate 20. Strategically located within a growing industrial corridor, this site offers exceptional potential for an Industrial Campus or Industrial Park Development. The property is surrounded by active industrial operations, primarily oilfield-related businesses, with continued development underway in the area. An ideal opportunity for developers or investors seeking to capitalize on Midland's expanding industrial market.

Property Highlights

- **Prime I-20 Frontage:** Ensures High Visibility & Direct Access
- Conducive for Heavy Truck Traffic & Industrial Use
- **Exceptional Accessibility:** 2,150 FT Frontage on I-20 Frontage Road | 750 FT Frontage on Warehouse Road with One Curb Cut | 80 FT Frontage on Midkiff Road with Two Curb Cuts
- **Utilities in place:** City Water available at entry via Midkiff Road | Electricity readily accessible on-site

Location Description

Situated directly on Interstate 20, the property offers immediate and efficient access to Business 20, Loop 250, SH-349, and SH-158. With multiple access points from I-20 Frontage Road, Midkiff Road, and Warehouse Road, the site is ideally positioned for logistics and industrial operations. This location is widely recognized as a key launch point for servicing the entire Permian Basin, making it a strategic hub for oilfield, manufacturing, and distribution activity.

Offering Summary

Sale Price:	\$2,080,000
Lot Size:	32.07 Acres

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