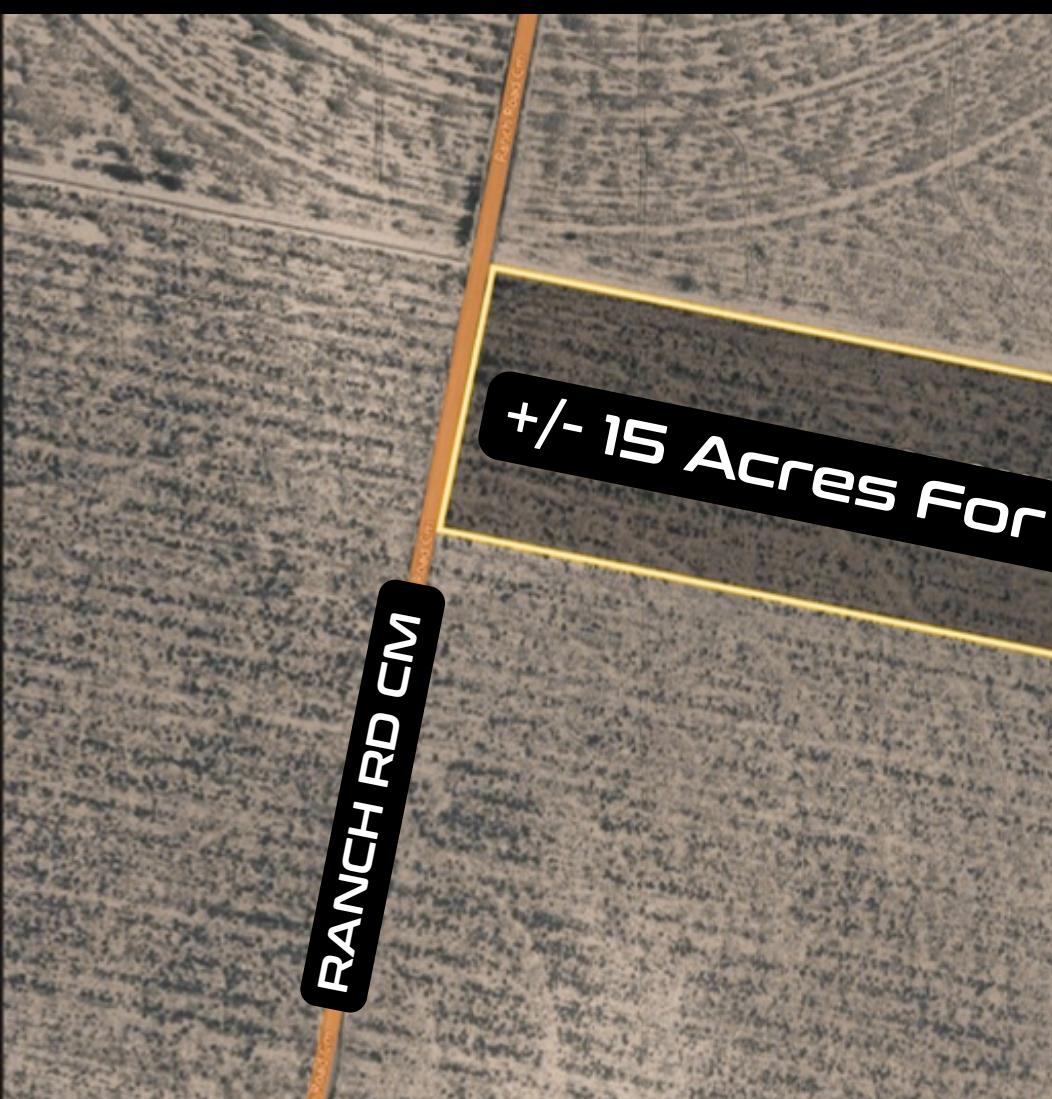
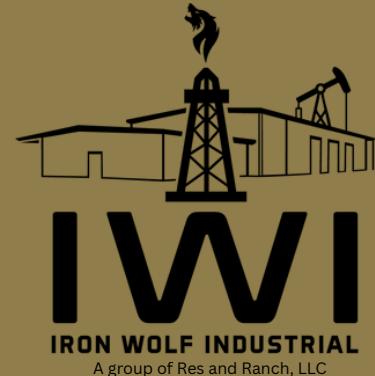


15 ACRE · BUILD-TO-SUIT OR LAY-DOWN YARDS

# FOR SALE

634 CM RANCH RD, PECOS, TX 79772



*+/- 15 Acres For Sale*



IWI REALTY IS A GROUP OF  
RES AND RANCH, LLC



**CONTACT**  
**LARRY NIELSEN**  
**C: 432.260.0088**  
**E: LARRY@IWIREALTY.COM**



**CONTACT**  
**BROKER**



# PROPERTY OVERVIEW / HIGHLIGHTS



## PROPERTY OVERVIEW

Available Acreage	15 Acres Sale
Price	\$15,500.00/ Acre
Zoning	None



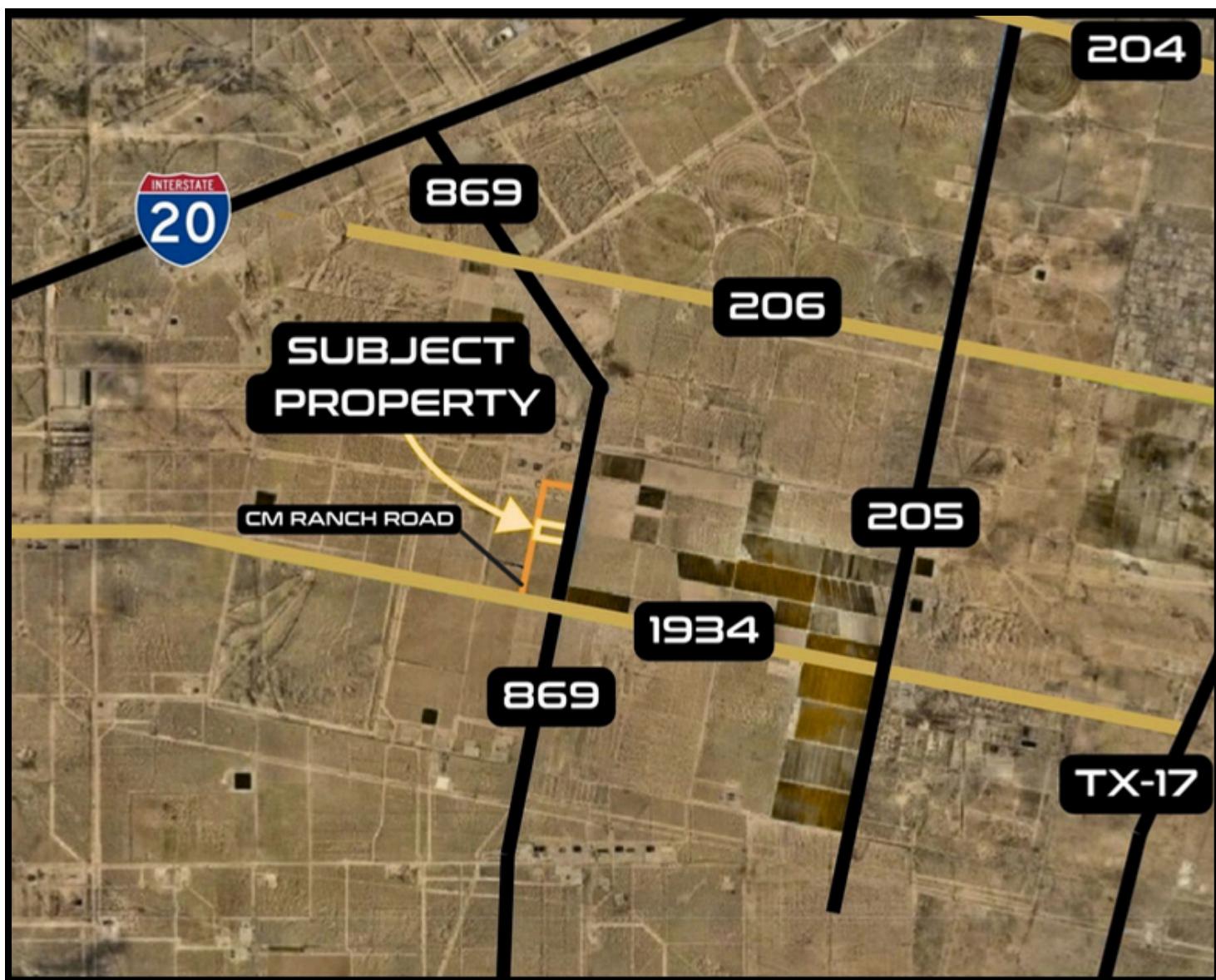
## PROPERTY HIGHLIGHTS

- 15 AC Available for Lay-Down or BTS
- Available Amenities At Tenant Request:
  - Power
  - Water
  - Septic
  - Security Fencing
  - Rocked Surface
  - Yard Lighting

# PROPERTY DESCRIPTION



15 Acres of raw land that can be subdivided at request. Owner can do a build-to-suit or simply stabilize and secure land for lay-down yards. Amenities are available at tenant request including power, utilities, fencing, rocked surface, and yard lighting.



## LOCATION OVERVIEW

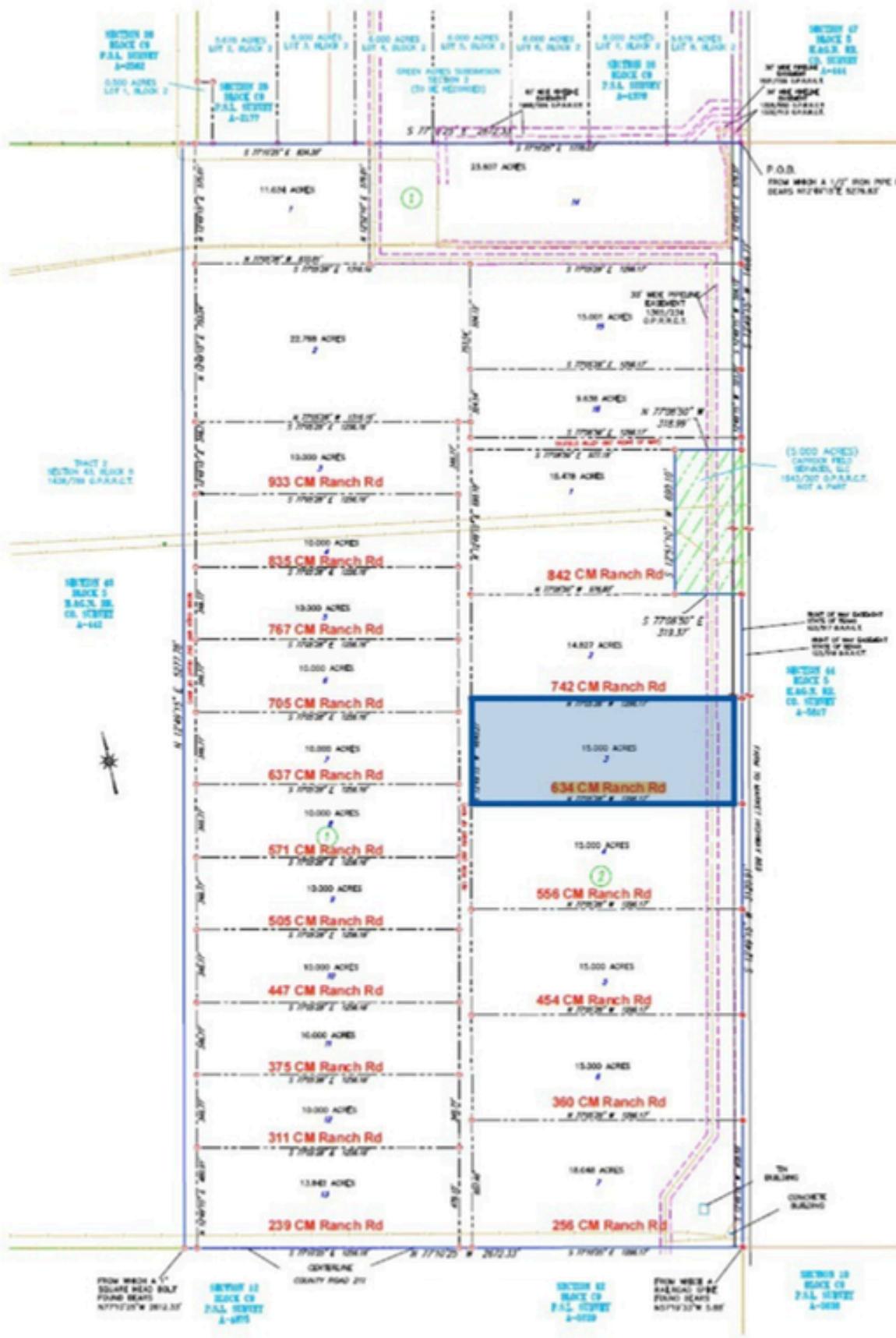
This property is located 4 miles west of Pecos and approximately 2.8 miles south of I-20 on the west- side of FM 869. FM 869 provides easy access to I-20 which travels through the Delaware Basin.



## FLOOR PLAN



FLOORPLAN



## ABOUT OUR BROKERAGE

### A Group of Res and Ranch, LLC

At Iron Wolf Industrial (IWI), we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial real estate, our expertise and resources extend across acquisitions, leasing, investment sales, and financing throughout the state and across the country.

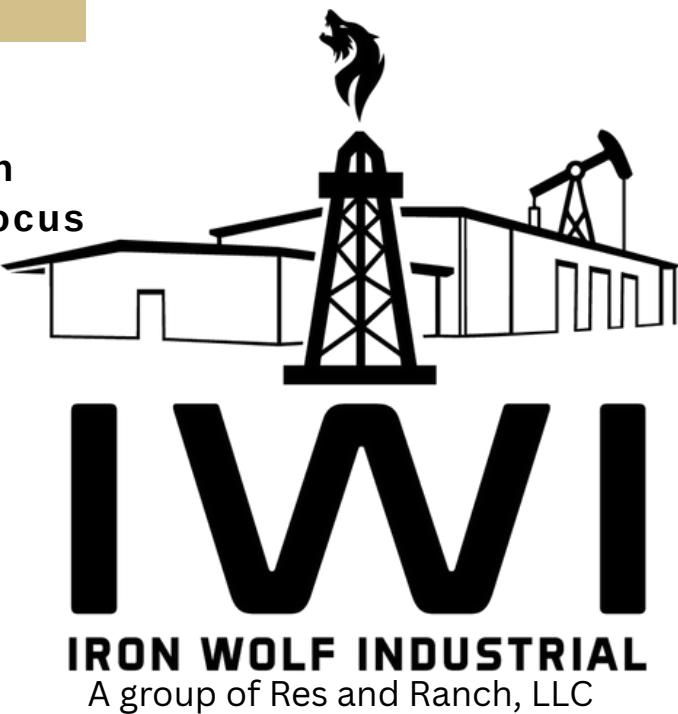
We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and securing financing, Iron Wolf Industrial delivers seamless, start-to-finish service backed by the strength 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.
- **Financing Guidance** – Streamlined access to refinancing, acquisitions, and 1031 exchange strategies.
- **Market Intelligence** – Providing valuations, data-driven analysis, and insight for smarter decisions.

## WHY CHOOSE IRON WOLF?

- ✓ Brokerage + Lending together
- ✓ 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



# 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.

<b>Res &amp; Ranch</b>	<b>9012169</b>	<b>matthewhoystx@gmail.com</b>	<b>(512)829-3580</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Matthew Hoyt</b>	<b>656276</b>	<b>matthewhoystx@gmail.com</b>	<b>(512)829-3580</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Larry Nielsen</b>	<b>680101</b>	<b>larry@iwirealty.com</b>	<b>(432)260-0088</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

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FVW Properties



# IRON WOLF INDUSTRIAL

A group of Res and Ranch, LLC

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