



PRICE: \$6,014,820.00

BIG DOG YARD

7500 West Highway 80, Midland, TX 79706

Wes Gotcher

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Property Description

This versatile multi-building industrial property features a mix of office and warehouse buildings, crane-equipped shops, and a caliche yard with perimeter fencing. With 1,080 feet of Hwy 80 frontage, multiple curb cuts, and no zoning restrictions, this property is ideal for a range of industrial operations or redevelopment into an industrial park.

Property Highlights

- Central Midland-Odessa Location
- Conducive for Heavy Truck & Industrial Use
- Hwy 80 Frontage | Multiple Curb-Cuts
- Asphalt Drive Surrounding Buildings | Perimeter Fencing
- Redevelopment Opportunities



Location Description

Positioned on 44.3 acres along Highway 80 in Midland, this property offers excellent visibility, five well-placed buildings, and seamless access across the Midland-Odessa corridor. Just 2.5 miles from Midland International Airport, it also stands to benefit from the planned S CR 1250 extension, which will improve secondary access to the rear warehouse.

Offering Summary

Sale Price:	\$6,014,820.00
Lot Size:	44.3 Acres
Building Size:	41,913 SF

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Property Overview

- **Buildings 1 & 2:** Office Buildings – (+/-25) total offices, Training Rooms, Conference Rooms, Breakroom, covered parking, *Building 1 on City Water*
- **Buildings 3:** Warehouse – (2) Cranes, (2) OH Doors, Shop Offices, Restrooms, Propane Gas, Well-Water, Septic
- **Building 4:** Warehouse – (2) 15-Ton Cranes, (2) 10-Ton Cranes, (1) 25-Ton Crane, Oil Change Pit, (17) OH Doors, (7) Drive-Thru, Propane Gas, Well-Water, Septic
- **Building 5:** Storage Building
- **Property Details:** Caliche Yard, 1,080' Hwy 80 Frontage, Perimeter Fencing
- **Location:** Not in City Limits, NO Zoning restrictions
- **Access:** Good, Multiple Curb-Cuts
- **Floodway or Floodplain:** No
- **Neighboring Properties:** Industrial & Residential
- **Highest and Best Use:** Industrial, Redevelop into Industrial Park

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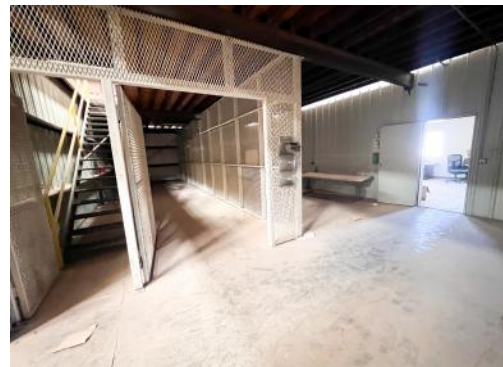
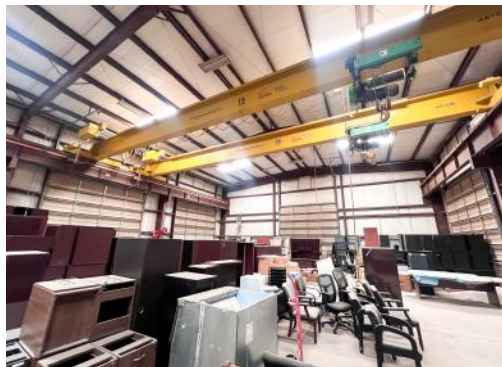
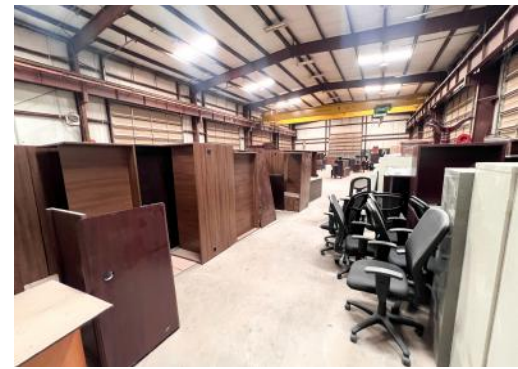
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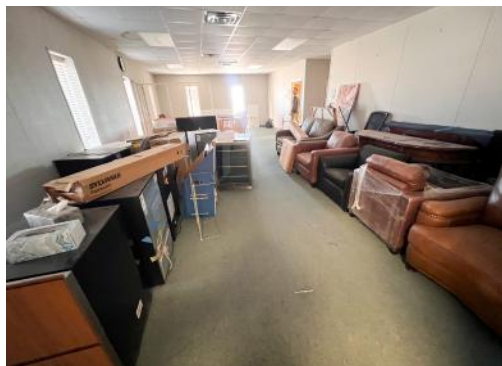
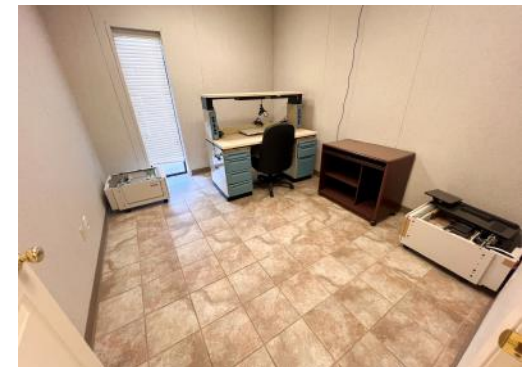
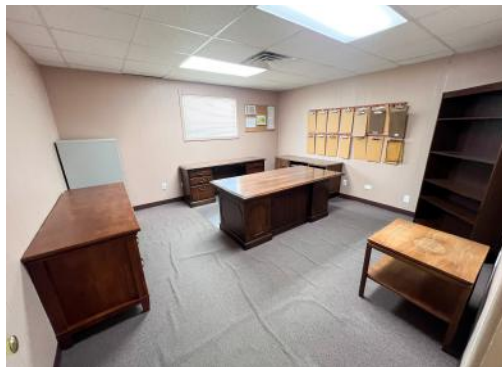
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