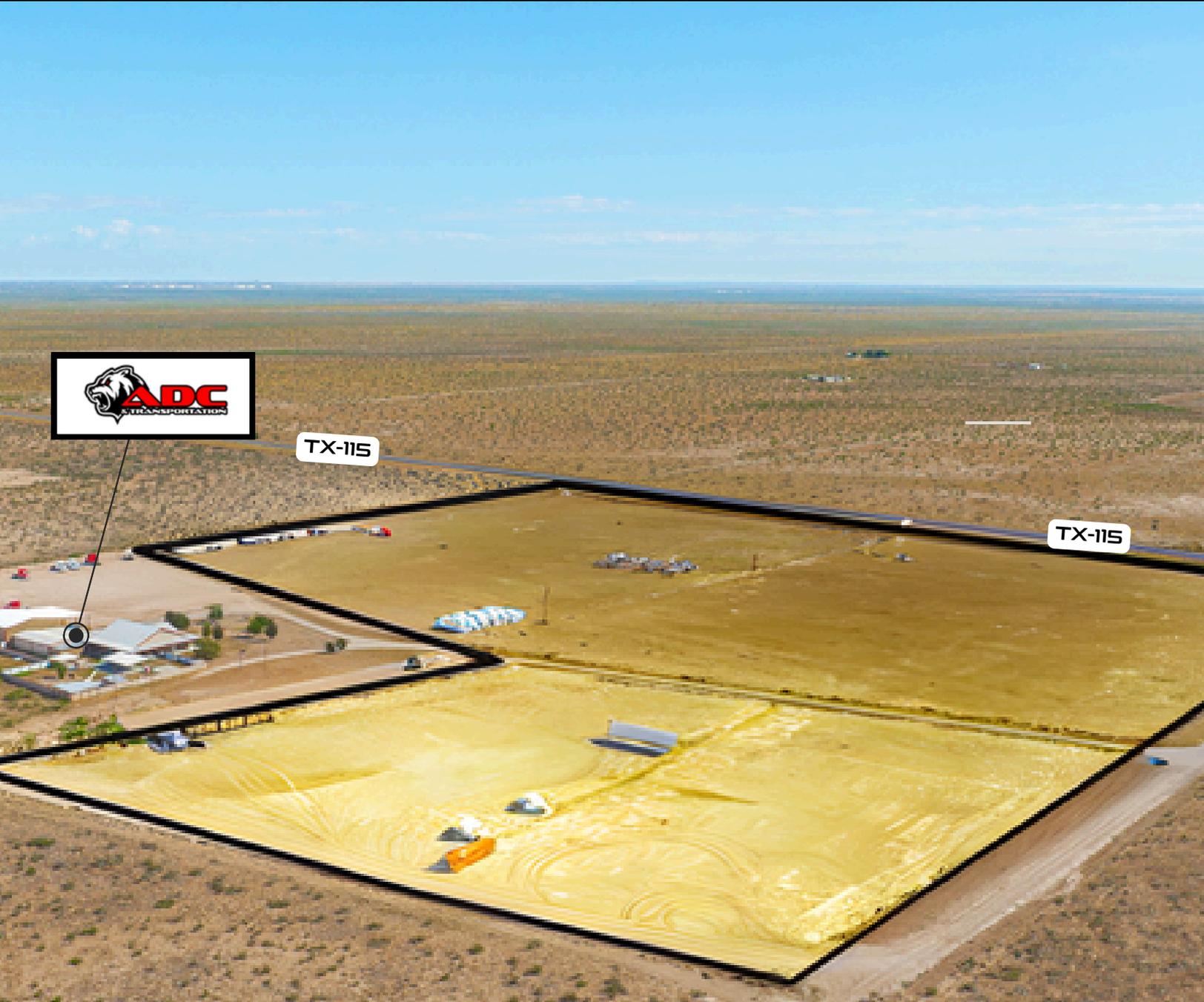


Premium 40-Acre Industrial Yard with Onsite Man Camp and RV Accommodations

FOR SALE

12209 SH-115, Winkler County, TX 79789



Larry Nielsen, President IWI REALTY
C: 432.260.0088
E: larry@IWIREALTY.COM
Website: iwiRealty.com



IWI
REALTY

A Group of Res and Ranch, LLC

PROPERTY OVERVIEW / HIGHLIGHTS

PROPERTY OVERVIEW / HIGHLIGHTS

PROPERTY OVERVIEW

Lease Price	\$1,800 Per Acre
4 RV Spots	\$125 / Week (Electricity Included)
Man Camp with 5 Rooms	\$1800 individual, \$1400 for each room if all rooms are rented.
Zoning	County- No Known Restrictions



PROPERTY HIGHLIGHTS

- **4 RV spots \$125/Week. Electricity included.**
- **Acreage can be split**
- **Easy access from Highway 115**
- **Completely stabilized acreage**
- **Shop space available**

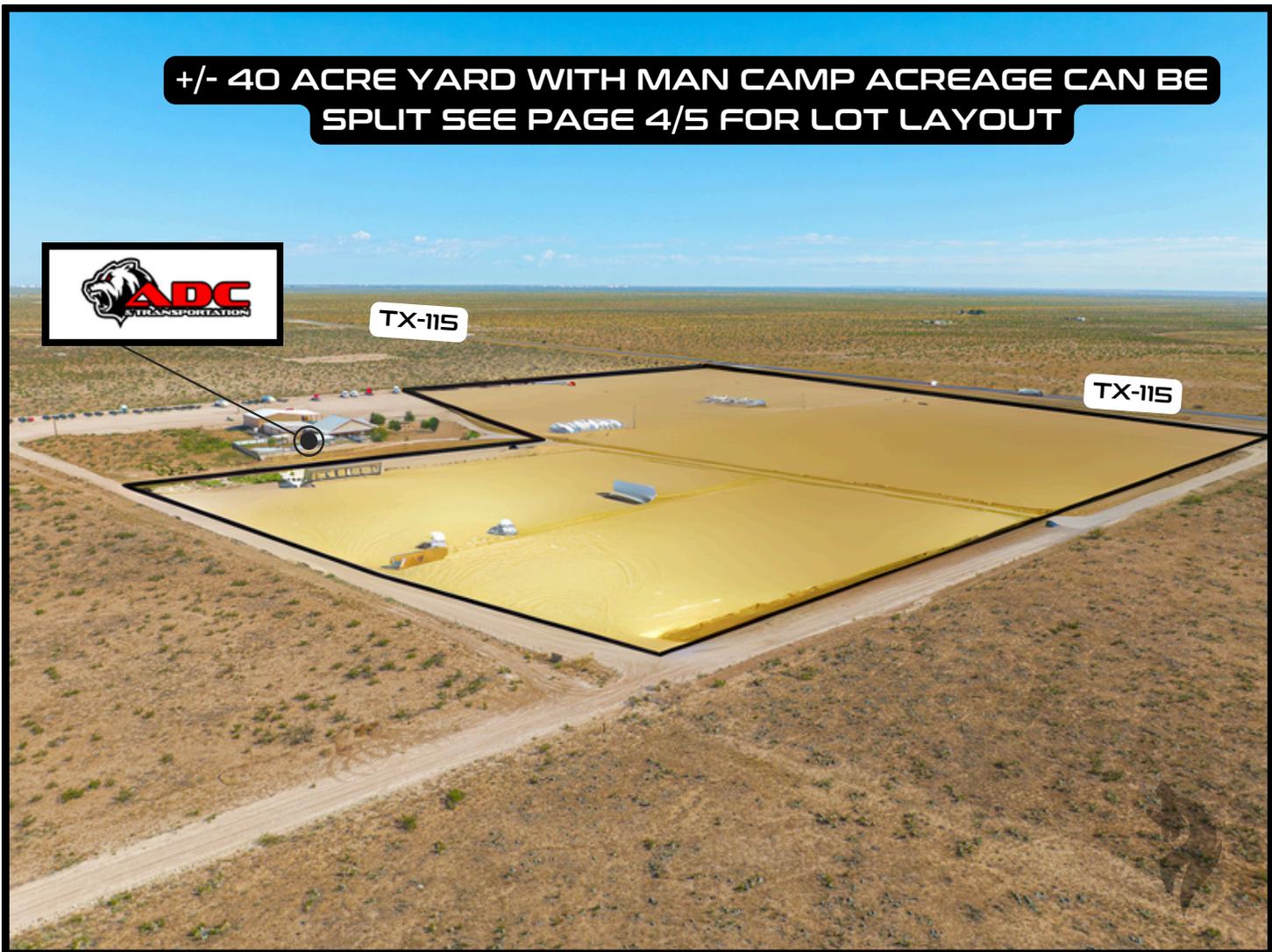


PROPERTY DESCRIPTION



IWI Realty is pleased to offer for lease a stabilized ± 40 -acre yard with prime frontage along TX Highway 115 in Winkler County, Texas. The property is fully fenced, secured with a private security system, and may be subdivided to accommodate tenant requirements subject to availability. Additional fencing can be installed upon request. On-site improvements include five (5) man camp rooms and four (4) RV hookups, offered under separate lease terms. With direct highway access and strong visibility, this property provides a secure and adaptable site suitable for a wide range of commercial uses.

+/- 40 ACRE YARD WITH MAN CAMP ACREAGE CAN BE SPLIT SEE PAGE 4/5 FOR LOT LAYOUT



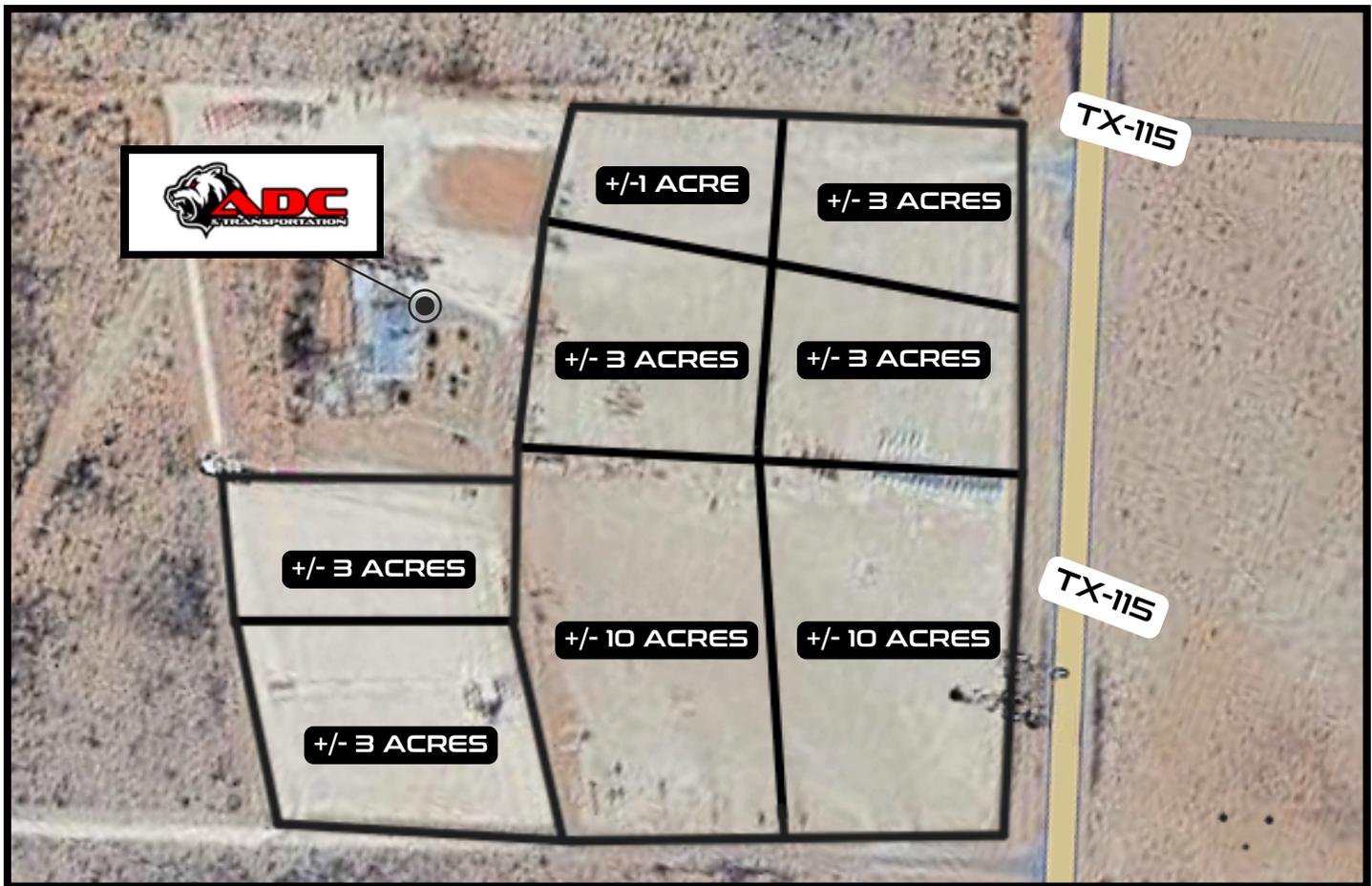
LOCATION OVERVIEW

This property is located in Winkler County, Texas, with direct access to Highway 115, a key corridor connecting to Jal, NM, and major production sites across the Permian Basin. The Permian Basin, spanning West Texas and Southeast New Mexico, is one of the leading oil and gas producing regions in the United States and supports strong demand for commercial and industrial real estate. The area's infrastructure and location make it well-suited for equipment storage, transportation, and service operations, providing tenants with efficient access to production and distribution networks.

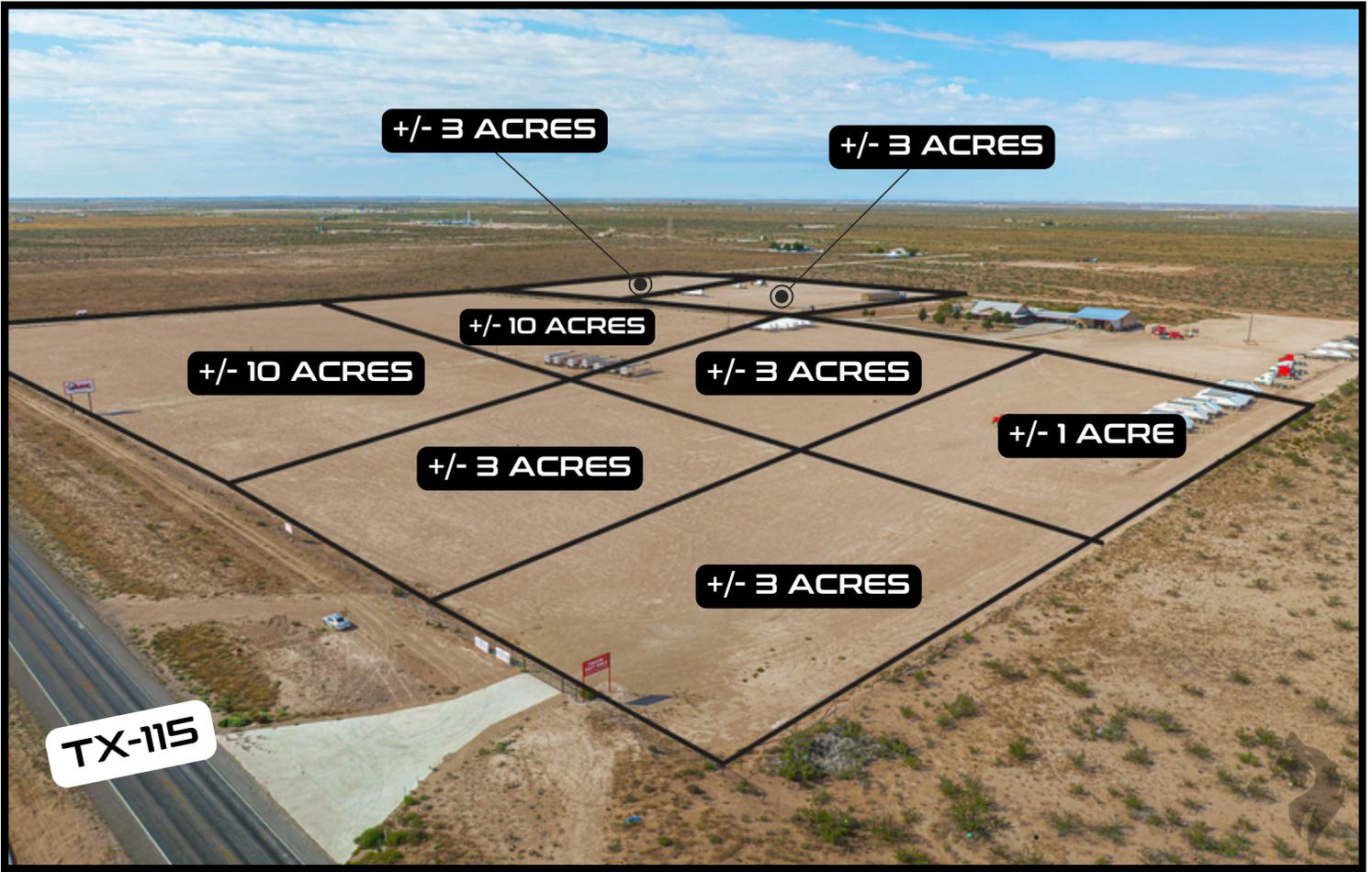
DIRECTIONS

From the intersection of Interstate 20 (Exit #66), head north on TX Highway 115 to Wink for approximately 10 miles, then take a left at ADC&T off of TX HWY 115.

 [Click Here to view on Maps](#)



PROPERTY PICTURES



PROPERTY PICTURES



LOCATION OVERVIEW/DIRECTIONS

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

AGENT

Larry Nielsen, President
Phone No. 432.260.0088
Email Address:
larry@iwirealty.com
Website: iwirealty.com
Lic. No. 680101

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BROKERAGE

Res and Ranch, LLC - Lic. No. 9012169
Matthew Hoyt - Lic. No. 656276
2123 FM 473
Kendalia, TX 78027
Phone No. 512.829.3580

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