

# HWY 191 & FM 1788 Access

**For Sale**

**TBD COUNTY RD 100  
MIDLAND, TX 79706**



**CONTACT**  
Joey Varela  
IWI REALTY  
C: 432.448-2853  
E: joey@IWIREALTY.COM



**CONTACT**  
Larry Nielsen, President  
IWI REALTY  
C: 432.260.0088  
E: larry@IWIREALTY.COM



**IWI  
REALTY**

*A Group of Res and Ranch, LLC*

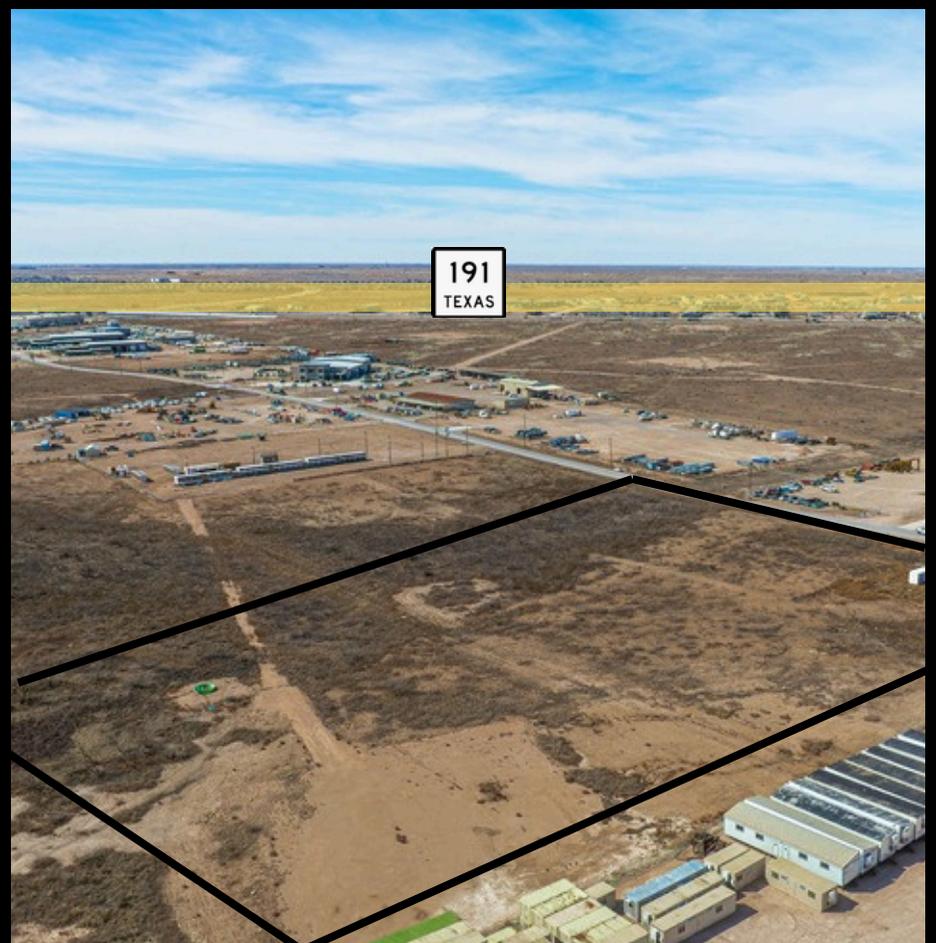


## Property Overview

<b>Sale Price</b>	<b>\$300,000.00</b>
<b>Sale Price \$/PSF/YR</b>	<b>\$2.75</b>
<b>Hwy 191 Access</b>	<b>less than .9 miles</b>
<b>Zoning</b>	<b>County- No Know Restrictions</b>

## Property Highlights

- Near high-traffic TX-191 between Midland and Odessa
- ~1.5 miles from the 100,000 SF Bass Pro Shops development
- Close to Midland International Air & Space Port
- Easy access via Yukon Rd and W County Rd 100
- 2.5 acres suitable for commercial or industrial development
- County-approved dirt work plans in place
- Prime location in the growing Permian Basin market



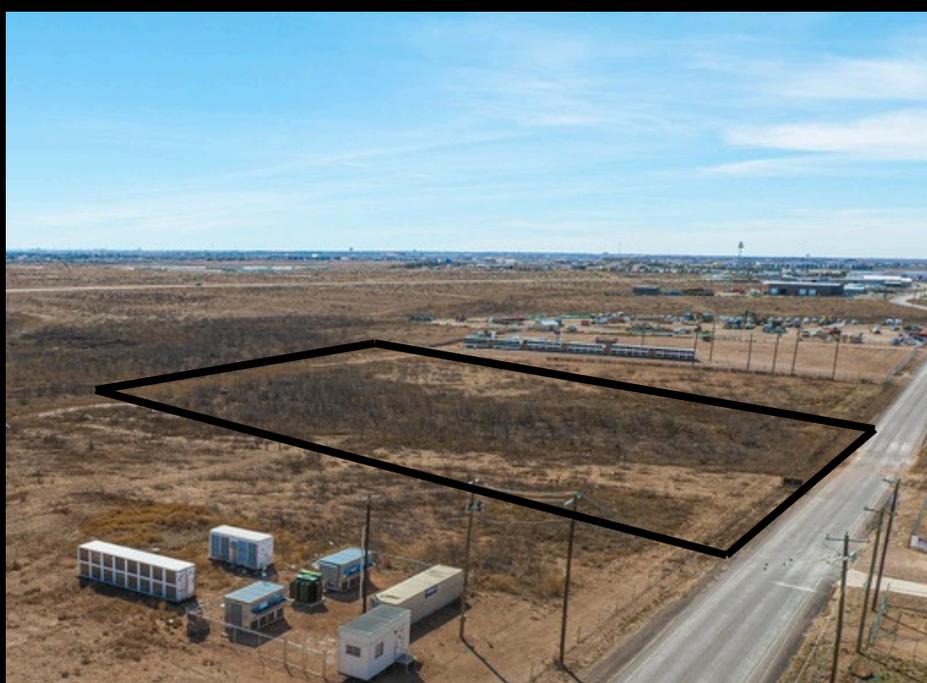
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# Property Description

Positioned in one of Midland's most active oil and gas corridors, this strategically located tract offers exceptional access to the Midland International Air & Space Port and the surrounding industrial network. The property is surrounded by established energy and service companies, making it ideally suited for operations that benefit from proximity to the Permian Basin's core infrastructure. With ample space and convenient access for equipment, materials, and logistics, the site is well-suited for uses such as oilfield service yards, equipment staging, industrial storage, logistics facilities, or energy-related support operations.

IDEAL FOR

*Oilfield service yards, equipment staging, industrial storage, logistics facilities, or energy-related support operations.*

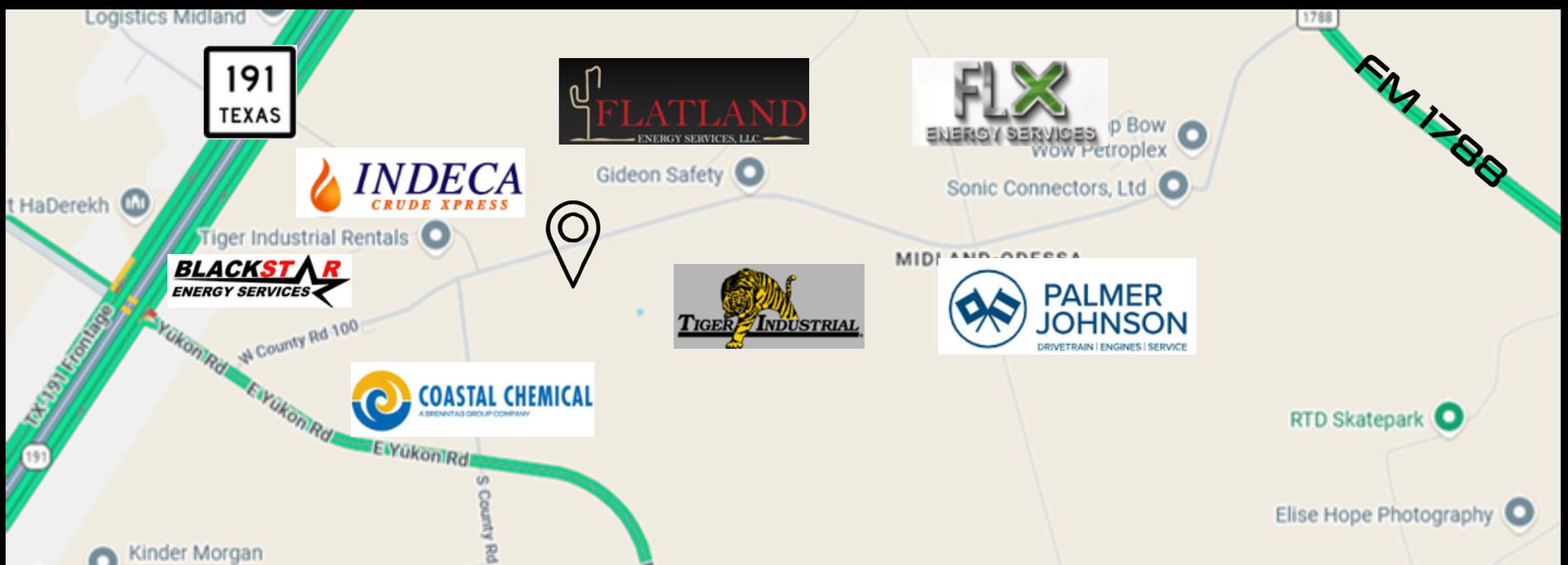


# Location Overview

The property is located on West County Road 100 in Midland, Texas, within the growing TX-191 corridor connecting Midland and Odessa—one of the Permian Basin’s most active commercial and industrial areas.

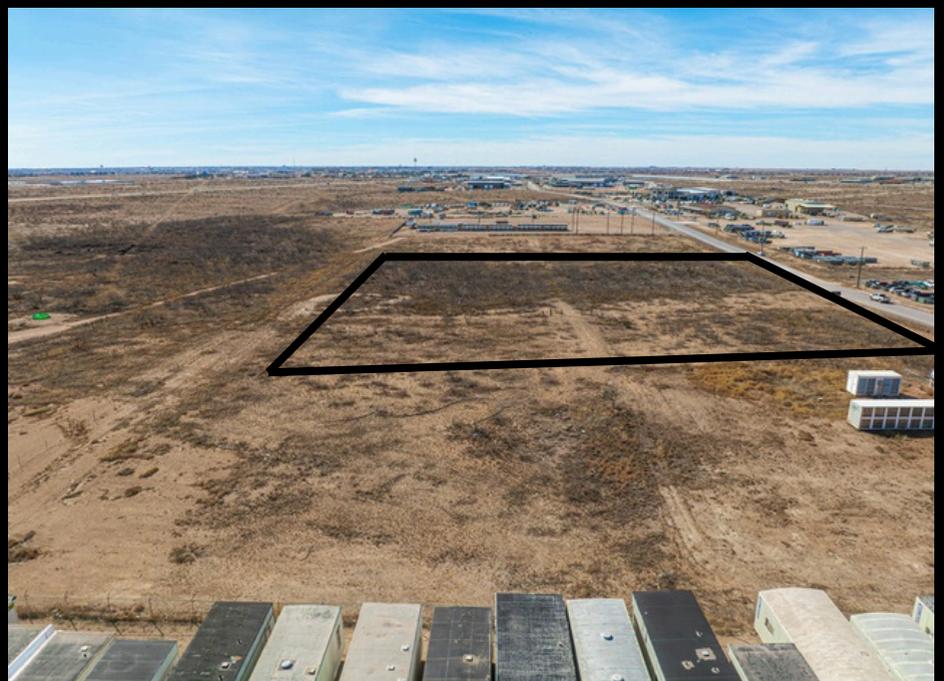
The site is approximately 1.5 miles from the 100,000 SF Bass Pro Shops development and offers convenient access via Yukon Road and TX-191.

Located just minutes from Midland International Air & Space Port, the property is well positioned for future development in a rapidly expanding market.



# Directions to the Property

From Loop 250 Take 191 West to 1788. Turn Left on 1788, Approximately 2 miles after turning on 1788, turn right on County Rd 100. Property on left about 2500 feet.



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# 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

Joey Varela

Phone No. 432-448-2853

Email Address:

[joey@iwirealty.com](mailto:joey@iwirealty.com)

Website: [iwirealty.com](http://iwirealty.com)

Lic. No. 818673

## AGENT

Larry Nielsen, President

Phone No. 432.260.0088

Email Address:

[larry@iwirealty.com](mailto:larry@iwirealty.com)

Website: [iwirealty.com](http://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