



Charlotte, TX

CALL FOR OFFERS ::::::::::::::::::::::::::::::::::

Texas Oilfield Service Properties Portfolio

Located Across Major Oil & Gas Formations

 21 Properties Throughout Texas

All Properties Sold Individually or in Any Combination

21 Oilfield Sites Located Across Texas' Major Oil & Gas Formations, Including the Permian Basin, the Eagle Ford Shale & the Barnett Shale

A Variety of Zoning Allows for Various Uses Including
Light Industrial, Commercial or Manufacturing, with
Sites Ranging from 1.24± AC to 70.36± AC

**Seven Properties Have Leased Saltwater
Disposal Wells (SWD)**

U.S. Bankruptcy Court, Western District of Texas (San Antonio).
Petition No: 25-50539-MMP | *In re: Water Energy Services, LLC.*



Stanton, TX



Lenorah, TX



Rainbow, TX

Jonathan Cuticelli
203.561.8737
jcuticelli@hilcoglobal.com

Jamie Coté
847.418.2187
jcote@hilcoglobal.com

ID#	Address	City	State	Building SF	Lot AC	Zoning	Taxes
1	U.S. 87 & County Rd. U	Ackerly	TX	N/A	1.51±	N/A	(2022) \$20.59
2	Hwy. 83 & 402 (SW Corner)	Ashmore	TX	N/A	19.00±	N/A	(2022) \$389.40
3	1135 Polk Rd.	Bowie	TX	2,275±	6.60±	Commercial District	(2022) \$540.72
4	3438 U.S. Hwy. 277	Carrizo Springs	TX	5,200±	9.11±	None - Industrial Use	(2021) \$2,476.91
5	142 WES Ln.	Charlotte	TX	18,000±	10.63± Total (5.45± & 5.17±)	Commercial - AG	(2021) \$23,165.29
6	5805 Hwy. 97	Charlotte	TX	3,300±	10.00±	None - Industrial Use	(2021) \$5,522.03
7	1230 Hwy. 83	Denver City	TX	9,135±	4.82±	None - Unincorporated Yoakum County	(2020) \$2,083.58
8	4984 Hwy. 44	Freer	TX	N/A	14.61±	None - Industrial Use	(2024) \$2,550.08
9	5245 Hwy. 44	Freer	TX	8,450±	12.50±	None - Unincorporated Duval County	(2021) \$3,064.34
10	3409 U.S. Hwy. 281	George West	TX	8,800±	20.00±	None - Industrial Use	(2021) \$2,743.42
11	FM 31134 & 137	Lenorah	TX	N/A	10.00±	N/A	(2022) \$14.17
12	4326 TX 158	Midland	TX	N/A	12.00±	None - Unincorporated Midland County	(2024) \$1,703.43
13	U.S. Hwy. 82	Plains	TX	N/A	26.89±	None - Industrial Use	(2021) \$188.76
14	3605 Hwy. 67 E.	Rainbow	TX	N/A	8.00±	None - Unincorporated Somervell County	(2021) \$3,833.51
15	Cemetery Rd. (CR 104)	Roscoe	TX	N/A	1.24±	None - AG Use	(2022) \$29.44
16	Co Rd. 306	Seminole	TX	N/A	70.36±	None - Industrial Use	(2021) 370.20
17	601 Old Lubbock Hwy.	Snyder	TX	14,633±	36.20±	M2 - Manufacturing District	(2022) \$6,370.00
18	3334 S. Service Rd. I-20	Stanton	TX	8,100±	3.94±	None - Unincorporated Martin County	(2020) \$1,267.21
19	2210 W. Broadway St.	Sweetwater	TX	5,010±	3.20±	M - Second Manufacturing District	(2022) \$2,390.84
20	565 FM 80 S.	Teague (Donie)	TX	N/A	9.60±	None - Unincorporated	(2022) \$1,190.19
21	4001 Brownfield Hwy. (SR 137)	Welch	TX	9,650±	5.89±	None - Unincorporated Dawson County	(2022) \$4,215.80
22	1609 E. Greene St. (U.S. 62)	Carlsbad	NM	1,485±	6.80±	I - Industrial	(2022) \$3,414.92

1 | U.S. 87 & County Rd. U
Ackerly, TX
Latitude: 32.541346
Longitude: -101.722388



Land Site

Lot Size: 1.51± AC
Zoning: N/A
Tax ID#: 60036-34003-00332-000000
Taxes (2022): \$20.59

- Excellent visibility from U.S. 87

2 | Hwy. 83 & 402 (SW Corner)
Ashmore, TX
Latitude: 32.914444
Longitude: -102.278889



Land Site

Lot Size: 19.00± AC
Zoning: N/A
Tax ID#: 55695
Taxes (2022): \$389.40

- Directly across from Ashmore's main intersection

3 | 1135 Polk Rd.
Bowie, TX
Latitude: 33.584771
Longitude: -97.861987



Industrial Yard with SWD

Building Size: 2,275± SF
Lot Size: 6.60± AC
Zoning: Commercial District
Tax ID#: R000013501
Taxes (2022): \$540.72

- Inactive saltwater disposal site
- Consists of a well & 2,275± SF metal building

4 | 3438 U.S. Hwy. 277
Carrizo Springs, TX
Latitude: 28.541193
Longitude: -99.883875



Industrial Site with Office Space

Building Size: 5,200± SF
Lot Size: 9.11± AC
Zoning: None - Industrial Use
Tax ID#: 74404
Taxes (2021): \$2,476.91

- 5,200± SF service building with approx. 1,040± SF office space

5 | 142 WES Ln.
Charlotte, TX
Latitude: 28.89806
Longitude: -98.63237



Industrial Site with Office Space

Building Size: 18,000± SF
Lot Size: 10.63± Total Acres (5.45± & 5.17±)
Zoning: Commercial - AG
Tax ID#: 209909 & 209908
Taxes (2021): \$23,165.29

- Year Built: 2019
- 18,000± SF service facility with two drive-thru bays & two drive-in doors
- 2,700± SF of designated office space

6 | 5805 Hwy. 97
Charlotte, TX
Latitude: 28.865989
Longitude: -98.703117



Former SWD Site

Building Size: 7,612± SF
Lot Size: 10.00± AC
Zoning: None - Industrial Use
Tax ID#: 00282-00-000-000901
Taxes (2021): \$5,522.03

- Inactive SWD
- One 3,300± SF building built in 2012
- One 4,312± SF shed
- Excellent highway visibility

7 | 1230 Hwy. 83
Denver City, TX
Latitude: 32.963843
Longitude: -102.860267

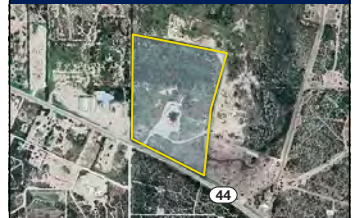


Industrial Site with Office Space

Building Size: 9,135± SF
Lot Size: 4.82± AC
Zoning: None - Unincorporated Yoakum County
Tax ID#: 3930; 3929; & 3928
Taxes (2020): \$2,083.58

- Three contiguous tax parcels
- 8,260± SF metal building & small 875± SF storage building (total of 9,135± SF)
- Approx. 2,400± SF is designated office space

8 | 4984 Hwy. 44
Freer, TX
Latitude: 27.87955
Longitude: -98.5713251



Leased SWD Site

Lot Size: 14.61± AC
Zoning: None - Industrial Use
Tax ID#: N/A
Taxes (2024): \$2,550.08

- The property contains a disposal well & associated equipment
- The property has been partially improved with gravel & is fenced
- Leased to Mid River Midstream as operator of SWD

9 | 5245 Hwy. 44
Freer, TX
Latitude: 27.882715
Longitude: -98.592217



Industrial Site with Office Space

Building Size: 8,450± SF
Lot Size: 12.55± AC
Zoning: None - Unincorporated Duvall County
Tax ID#: 14245 & 14264
Taxes (2021): \$3,064.34

- On-site buildings total 8,450± SF
- One 3,650± SF office building
- Various service center bays
- Good highway visibility

10 | 3409 U.S. Hwy. 281
George West, TX
Latitude: 28.362163
Longitude: -98.141891



Leased Industrial Service Site with Office Space

Building Size: 8,800± SF
Lot Size: 20.00± AC
Zoning: None - Industrial Use
Tax ID#: 2010-4000-0270-00
Taxes (2021): \$2,743.42

- Property includes a fabrication service shop totaling approx. 6,000± SF
- 2,800± SF modular office, which was primarily used as storage
- Leased to Mid River Midstream as operator of SWD

11 | FM 31134 & Hwy. 137
Lenorah, TX
Latitude: 32.299515
Longitude: -101.856967



Leased SWD Site

Lot Size: 10.00± AC
Zoning: N/A
Tax ID#: 6108
Taxes (2022): \$14.17

- Contains saltwater disposal well
- Improved by perimeter fencing
- Leased to Mid River Midstream as operator of SWD

12 | 4326 TX 158
Midland, TX
Latitude: 31.970011
Longitude: -101.996886



Leased SWD Site

Lot Size: 12.00± AC
Zoning: None - Unincorporated Midland County
Tax ID#: R000000909
Taxes (2024): \$1,703.43

- Vacant piece of land
- Several water tanks present
- Leased to Mid River Midstream as operator of SWD

13 | U.S. Hwy. 82
Plains, TX
Latitude: 33.183267
Longitude: -102.848986



Leased SWD Site

Lot Size: 26.89± AC
Zoning: None - Industrial Use
Tax ID#: 5160
Taxes (2021): \$188.76

- Irregularly shaped parcel
- Contains disposal well & associated equipment
- Located on along south side of U.S.-82 & approx. one mile west of Plains
- Leased to Mid River Midstream as operator of SWD

14 | 3605 Hwy. 67 E.
Rainbow, TX
Latitude: 32.263151
Longitude: -97.70258



Saltwater Disposal Site

Lot Size: 8.00± AC
Zoning: None - Unincorporated Somervell County
Tax ID#: R000009868 & R000011600
Taxes (2021): \$3,833.51

- Two parcels along the north side of U.S. 67
- Inactive SWD

15 | Cemetery Rd. (CR 104)
Roscoe, TX
Latitude: 32.433911
Longitude: -100.51728



Industrial Site with Frac Tanks

Lot Size: 1.24± AC
Zoning: None - AG Use
Tax ID#: N0466-0002-01
Taxes (2022): \$29.44

- Former water pit
- Contains a well, two loadout connection ports, & one storage building

16 | Co Rd. 306
Seminole, TX
Latitude: 32.678046
Longitude: -102.715044



Leased SWD Site

Lot Size: 70.36± AC
Zoning: None - Industrial Use
Tax ID#: 77725
Taxes (2021): \$370.20

- Contains disposal well & associated equipment
- Leased to Mid River Midstream as operator of SWD

17 | 601 Old Lubbock Hwy.
Snyder, TX
Latitude: 32.734538
Longitude: -100.922453



Industrial Building & Inactive SWD

Building Size: 14,633± SF
Lot Size: 36.20± AC
Zoning: M2 - Manufacturing District
Tax ID#: 20214, 20215 & 21205
Taxes (2020): \$6,370

- Consists of 36.20± AC on three parcels
- Contains one 14,633± SF building primarily used for service, storage & office space
- Inactive SWD

18 | 3334 S. Service Rd.
(I-20), Stanton, TX
Latitude: 32.129291
Longitude: -101.815994



Industrial Site with Office Space

Building Size: 8,100± SF
Lot Size: 3.94± AC
Zoning: None - Unincorporated Martin County
Tax ID#: 00360-01015-02520-000000
Taxes (2020): \$1,267.21

- Located along I-20
- Consists of 8,100± SF building used primarily for service & storage with approx. 3,720± SF designated as office space

19 | 2210 W. Broadway St.
Sweetwater, TX
Latitude: 32.460439
Longitude: -100.439502



Industrial Site with Storage Yard

Building Size: 5,010± SF
Lot Size: 3.20± AC
Zoning: M - Second Mfg District
Tax ID#: 17893
Taxes (2022): \$2,390.84

- Two buildings totaling 5,010± SF
- Approx. 900± SF used for office & 4,110± SF used for warehousing & service
- Property incl. storage yard

20 | 565 FM 80 S.
Teague (Donie), TX
Latitude: 31.554878
Longitude: -96.267998



Leased SWD

Lot Size: 9.60± AC
Zoning: None - Unincorporated
Tax ID#: 00018-00037-00000-000000
Taxes (2022): \$1,190.19

- Leased to Rush Service Company as operator of the SWD

21 | 4001 Brownfield Hwy.
(SR 137), Welch, TX
Latitude: 32.92544
Longitude: -102.122845



Industrial Site with Office Space

Building Size: 9,650± SF
Lot Size: 5.89± AC
Zoning: None - Unincorporated Dawson County
Tax ID#: 70510-06000-00000-000000 & 60534-04040-05038-00000
Taxes (2022): \$4,215.88

- 7,450± SF main building used for service & storage
- 2,200± SF building used for office & dispatch training

22 | 1609 E. Greene St.
(U.S. 62), Carlsbad, NM
Latitude: 32.434116
Longitude: -104.186677



Industrial Site with Office Space

Building Size: 1,485± SF
Lot Size: 6.80± AC
Zoning: I - Industrial
Tax ID#: 4-159-126-515-324
Taxes (2022): \$3,414.92

- Metal 1,485± SF office with small attached awning
- Three drive-thru awnings



Midland, TX



Midland, TX

ALL PROPERTIES SOLD INDIVIDUALLY OR IN ANY COMBINATION



Texas Oil & Gas Fields

- Barnett Shale
- Haynesville Bossier Shale
- Eagle Ford Shale
- Permian Basin



George West, TX



Charlotte, TX

21 Properties Throughout Texas & One in New Mexico

LOCAL INFORMATION

Texas is the number one producer of oil and natural gas in the nation, providing the United States with energy security and independence. The industry directly employs over 400,000 people across the state and supports education, infrastructure and other public services through billions of dollars in tax contributions.

Texas' oilfield services sector plays a vital role in supporting oil and gas exploration, drilling, production and transportation. Key segments include drilling services, water treatment, well completion, equipment manufacturing, waste management and logistics. The industry generates billions in revenue and employs thousands, with the Permian Basin serving as the primary hub. Advances in automation and digital technology continue to drive efficiency and innovation across the sector and state of Texas.



Subject to approval by U.S. Bankruptcy Court Western District of Texas (San Antonio), Petition No: 25-50539-MMP | In re: Water Energy Services, LLC. The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2025 Hilco Global, LLC.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Real Estate (HRE) website at www.HilcoRealEstateSales.com.

BID SUBMISSION

All bids should be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Jonathan Cuticelli at jcuticelli@hilcoglobal.com and Jamie Coté at jcote@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

Jonathan Cuticelli

203.561.8737
jcuticelli@hilcoglobal.com

Jamie Coté

847.418.2187
jcote@hilcoglobal.com

855.755.2300

HilcoRealEstateSales.com

