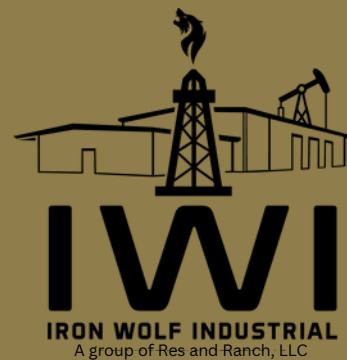


+/- 21.98 acres off I-20

FOR SALE

7601 WCR 116, MIDLAND, TX 79705



**+/- 21.98 Acres
Raw LAND**



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



IWI REALTY IS A GROUP OF
RES AND RANCH LLC



CONTACT
BROKER

PROPERTY DESCRIPTION



Formerly known as The Desert Thunder Raceway, this approximately 21.98-acre parcel of land can be purchased as a whole or divided into lots (see details below). Located just off Interstate 20, the property fronts South County Road 1250 with approximately 700 feet of frontage and West County Road 116 with approximately 1,230 feet.

This property sits between two heavily trafficked highways, Interstate 20 and Highway 80 (Business 20). In 2023, traffic counts were 14,303 cars per day (I-20) and 12,259 cars per day (Business 20).

The location features a cell tower lease that generates approximately \$1,300 monthly revenue. The property is outside the flood zone, fully fenced, and secured with two cantilever gates, providing access from SCR 1250 and WCR 116.

Additionally, the property is within the city limits and situated in the Nonresidential Zoning District, designated BP (Business Park District, I-20). For more information, please contact Larry Nielsen.



PROPERTY OVERVIEW /HIGHLIGHTS



PROPERTY OVERVIEW

Sale Price

\$2,297,908.99



PROPERTY HIGHLIGHTS

- +/- 21.98 Acres
- Can be divided
- +/-700' Frontage – SCR 1250
- +/-1,230' WCR 116
- Water across the street to the East
- Not in Flood Zone per Midland GIS
- Zoned: BP (Business Park District, I-20)
- Fully Fenced and Secured
- +/- 900' to I-20 and new overpass on SCR 1250



LOCATION OVERVIEW

The property is on CR 1250 and 116, one block south of I-20 and one block North of HWY 80. It is 10 miles from Midland International Air and Spaceport. It lies in the middle of other industrial parks and sits on the caddy corner from the Schlumberger HQ in Midland, TX.

7601 S. County Road 116 is situated in Midland, Texas, a central hub within the Permian Basin—one of the most prolific shale plays in the United States. Midland is a key city in this oil-rich region, known for its extensive oil and gas exploration and production activity. The property is conveniently located within the heart of the Permian Basin, providing easy access to the numerous drilling sites, oil fields, and industry infrastructure that characterize this world-leading energy corridor.

The Permian Basin covers over 90,000 square miles and spans parts of western Texas and southeastern New Mexico. Midland is a significant city within this basin and acts as a strategic center for oilfield services, transportation, and administrative operations. The 7601 S. County Road 1160 location is close to major transportation routes such as Interstate 20, facilitating quick access to other key sites across the basin. This position is advantageous for involvement in the ongoing energy development that has made the Permian Basin the most prolific shale player in the nation.



LOT BREAK OUT



LOT BREAK OUT

Sale Price \$2,297,908.99

**+/-21.98
Acres**

Sale Price \$1,149,999.95 (per 11 Acre Lot)

+/-11.00 Acres

+/-11.00 Acres

LOT BREAK OUT



LOT BREAK OUT

Sale Price \$923,136.32 (per 8.38 Acre Lot)

+/- 8.38

+/- 8.38

Sale Price \$250,909.08 (per 2.4 Acre Lot)

+/- 2.4

+/- 2.4

PROPERTY PICTURES



PROPERTY PICTURES



7601 WCR 116, MIDLAND, TX 79705

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.

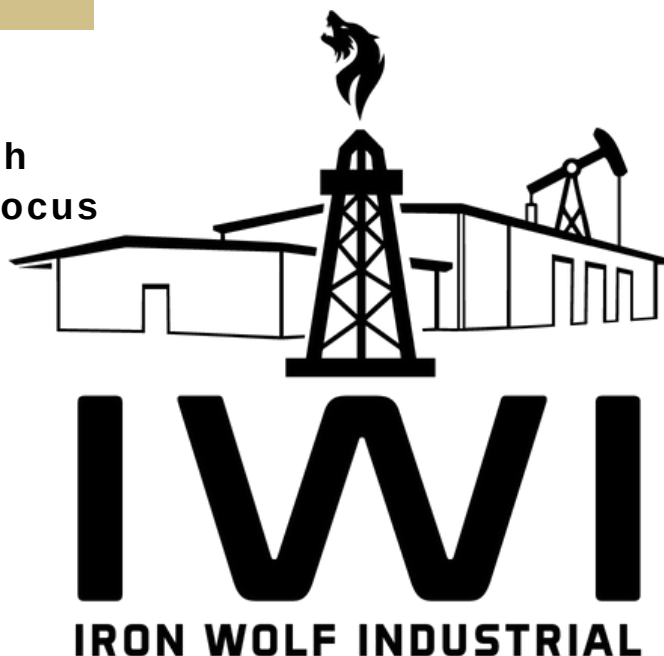
We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and securing financing, Iron Wolf Industrial delivers seamless, start-to-finish service backed by the strength 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



A group of Res and Ranch, LLC



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.

2-10-2025



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.

Res & Ranch	9012169	matthewhoyttx@gmail.com	(512)829-3580
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Matthew Hoyt	656276	matthewhoyttx@gmail.com	(512)829-3580
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Nielsen	680101	larry@iwirealty.com	(432)260-0088
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

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IABS 1-1
FYW Properties,



IWI

IRON WOLF INDUSTRIAL

A group of Res and Ranch, LLC

CONTACT

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President

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Lic. No. 680101



BROKERAGE

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