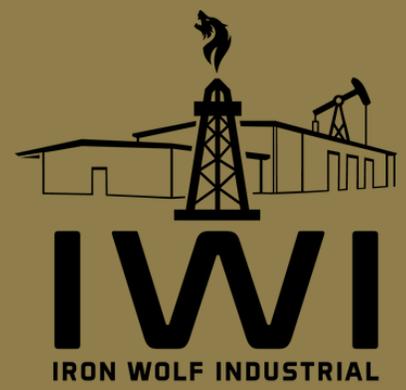


10,125 SF Crane-Ready Shop on +/- 4.57 Acres

FOR SALE

5522 S County Rd 1160, Midland, TX 79706



IRON WOLF INDUSTRIAL IS A GROUP OF RES AND RANCH, LLC



CONTACT
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**CONTACT
BROKER**



PROPERTY OVERVIEW / HIGHLIGHTS



PROPERTY OVERVIEW

Sale Price	\$1,800,000
Sale Price \$/PSF/YR	\$140
Year Built	2019
Zoning	County jurisdiction – No Known Zoning Restrictions



PROPERTY HIGHLIGHTS

- 7,600 SF total improvements on ±4 acres
- 3,600 SF office buildout featuring 7 offices, reception area, and conference room
- 4,500 SF primary shop equipped with crane and 3-phase power
- Second shop (2,400 SF) – crane ready, single-phase power
- Third shop (2,400 SF) – single-phase power
- 4 drive-through bays
- (4) 18' overhead doors and (2) 16' overhead doors
- 3 restrooms, including one separate from shop areas
- Secured yard with perimeter fencing and gated access
- Serviced by septic system

PROPERTY DESCRIPTION



This 10,125 SF Industrial property sits on +/- 4.57 acres of outside storage located on Midland's east side. The property consists of a 2,000 SF office (40'x50'x12') and contains (5) private offices (10'x12'), a reception area, an 18'x12' conference room, a coffee area, and (2) restrooms. The shop is 6,500 SF (100'x65'x24') with (2) shop restrooms, of which one has an employee shower area. The shop is also 5-ton crane-ready with (6) OH doors (14' x16') that make up (3) drive-through bays. The covered wash bay is 1,625 SF (25'x65'x24') and has a centrally located drain system that drains into (2) 1,500 buried poly tanks. The property is served by 3-phase power, a water well, and a septic system. The property is fully fenced and secured with egress and ingress consisting of (2) 20' cantilever gates. For more information or to tour, contact Larry Nielsen.



LOCATION OVERVIEW

This property is 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 is a strategic center for oilfield services, transportation, and administrative operations. The property location is close to major transportation routes such as Interstate 20 and Highway 158, facilitating quick access to other key sites across the basin.



PROPERTY PICTURES



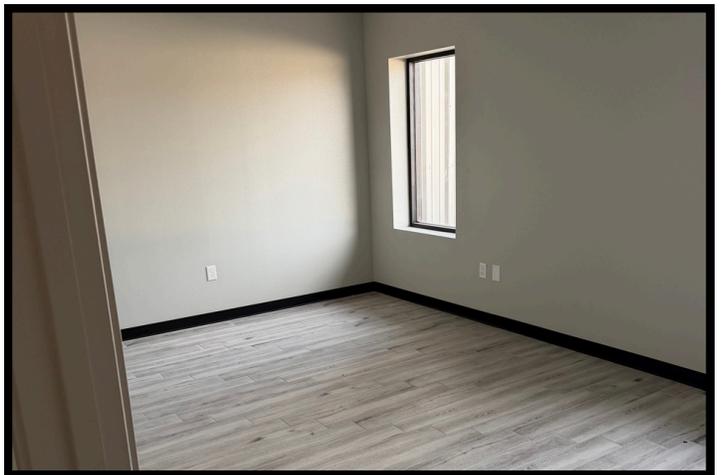
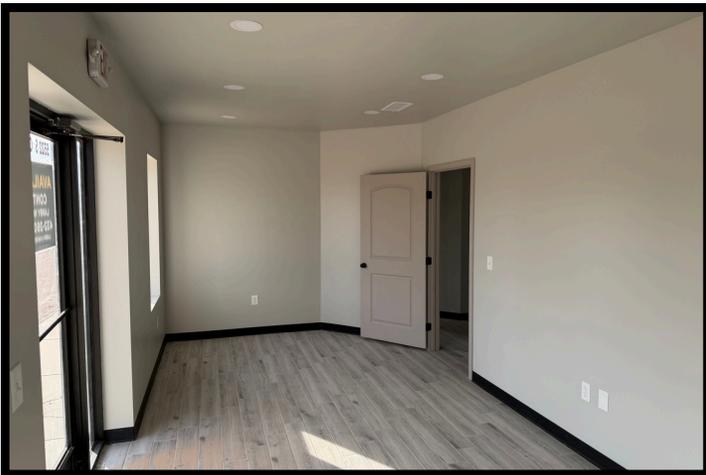
PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



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.

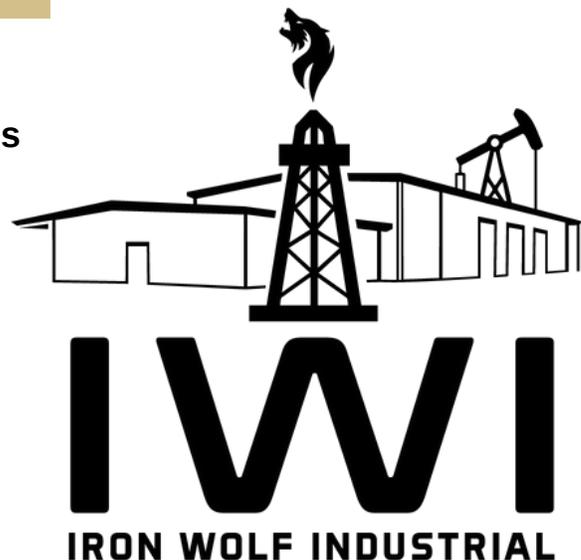
We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and securing financing, Iron Wolf Industrial delivers seamless, start-to-finish service backed by the strength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

- ✓ 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



INFORMATION ABOUT BROKERAGE SERVICES



2-10-2025



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.



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Larry Nielsen</u>	<u>680101</u>	<u>larry@iwirealty.com</u>	<u>(432)260-0088</u>
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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FYW Properties,



IWI

IRON WOLF INDUSTRIAL

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