

6-Acre Industrial Facility with Yard and Office in  
Monahans Energy Corridor

# FOR SALE OR LEASE

165 N Industrial Rd, Monahans, TX 79756



**CONTACT**  
Joey Varela  
C:432.448,2853  
E:Joey@IWIREALTY.COM



**CONTACT  
BROKER**



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



# PROPERTY OVERVIEW / HIGHLIGHTS



## PROPERTY OVERVIEW

Sale Price	\$525,000
Rental Rate	\$6,000/Month + NNN
Total Improvements	3,340 SF
Zoning	No Known Restrictions



## PROPERTY HIGHLIGHTS

- 1.3 miles from highway
- 2 Gates, 1 pedestrian door/gate
- 240 electric
- 2 water wells, one high volume agricultural
- Septic water



## PROPERTY DESCRIPTION



This industrial facility at 165 N Industrial Rd offers a versatile and well-improved yard site in the heart of Monahans' energy corridor. Situated on approximately 6 acres of stabilized land, the property includes a secure fenced perimeter, dual gated access, and a combination of shop and office improvements suited for heavy-equipment operations, oilfield services, or logistics. The site features ample yard space for laydown or fleet parking, convenient access to Interstate 20, and proximity to major regional operators and infrastructure. Utilities are available through 2 water wells and septic, making it an ideal base for industrial users seeking immediate functionality and long-term positioning within the Permian Basin.





## LOCATION OVERVIEW

Strategically positioned just north of Interstate 20, 165 N Industrial Road sits within Monahans' thriving industrial hub. Minutes from major oilfield service companies, transportation providers, and key regional infrastructure. This location offers unmatched access across the Permian Basin.

## DIRECTIONS

From Interstate 20, take Exit 76 for Monahans and Business I-20. At the end of the ramp, turn right onto Business I-20 (Sealy Avenue) and continue east through Monahans. Turn left onto North Industrial Road and follow it north. The property at 165 N Industrial Road will be on the left, located within the established industrial area just north of the main highway corridor.





# PROPERTY PICTURES



PROPERTY PICTURES





# PROPERTY PICTURES



PROPERTY PICTURES





# 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.

<u>Res and Ranch, LLC</u>	<u>90112169</u>	<u>matthewhoytx@gmail.com</u>	<u>(512)829-3580</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Matthew Hoyt</u>	<u>656276</u>	<u>matthewhoytx@gmail.com</u>	<u>(512)829-3580</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Larry Nielsen</u>	<u>680101</u>	<u>larry@iwirealty.com</u>	<u>(432)260-0088</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<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

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Arthem Advisors, LLC, 2560 King Arthur Blvd Suite 124-37 Lewisville TX 75056-5818  
Larry Nielsen

Phone: (432)369-8888  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Fax:  
[www.lwof.com](http://www.lwof.com)

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## IRON WOLF INDUSTRIAL

A Group of Res and Ranch, LLC

### CONTACT

**Larry Nielsen**

**President**

**Phone No. 432,688,8200**

**Email Address: [Larry@iwirealty.com](mailto:Larry@iwirealty.com)**

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

**Lic. No. 680101**



### BROKERAGE

**Matthew Hoyt, Res and Ranch, LLC**

**2123 FM 473**

**Kendalia, TX 78027**

**Phone No. 512,829,3580**

**Website: [www.resandranch.com](http://www.resandranch.com)**

**Lic. No. 90112169**

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