

+/- 16,493 Versatile Industrial Property with City Utilities!

*the*  
**Real Estate**  
*Ranch*

# FOR SALE

2045 S Loop 250 W Midland, TX 79703



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**CONTACT BROKER**



This industrial property offers approximately 16,493 square feet of versatile space situated on about 1.32 acres with high visibility near South Loop 250 W in Midland, TX. The building features a spacious +/- 7,500 SF shop, measuring 50' x 150', with heavy 3-phase power and gas heating for efficient climate control. It includes two (2) drive-in bays with overhead doors measuring 10' x 10' and 12' x 12', along with sky lighting to enhance natural illumination. An +/- 800 SF enclosed wash area is attached to the warehouse, providing additional functionality.

In addition to the shop, the property boasts +/- 8,193 SF of office space comprising multiple private offices, dedicated training and storage areas, private restrooms, and a large break area. With city water and sewer services available, the property is conveniently located outside the city zoning area, ensuring flexibility in use. The premises are securely fenced. This property represents a strategic investment opportunity for institutional buyers seeking a prime industrial location. For further details or to schedule a property tour, please contact Larry Nielsen.

#### Building Features:

- Shop Area: +/- 7,500 SF (50' x 150')
- Equipped with heavy 3-phase power
- Gas heating for efficient climate control
- Two drive-in bays with overhead doors (10' x 10' and 12' x 12')
- Sky lighting to enhance natural illumination
- Attached +/- 800 SF enclosed wash area
- Approximately 16' eave

#### Office Space: +/- 8,193 SF

- Comprises multiple private offices
- Dedicated training and storage areas
- Private restrooms to accommodate staff
- Spacious break area for employee comfort

Size: Approximately 16,493 SF

Lot Size: Approximately 1.32 acres

Zoning: County – No known restrictions

Utilities: City water and sewer (outside city zoning area)

Asking Price: \$1,700,000.00

Price/PSF: \$103.08





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## LOCATION OVERVIEW

Located in a prime industrial zone of Midland, Texas, the property at 2045 S Loop 250 W offers strategic access to key transportation corridors, including Loop 250, Highway 80, and Interstate 20, within the Permian Basin—one of the most prolific oil and gas regions in the world. This advantageous position facilitates seamless logistics and distribution capabilities for industrial operations in a rapidly growing market driven by the booming energy sector.

The area is characterized by a vibrant economy, an expanding workforce, and a business-friendly environment, ensuring sustained demand for industrial space. Midland's proximity to essential services, including retail and housing, further supports the operational needs of businesses in the region. The property's high visibility along major thoroughfares enhances exposure and accessibility for clients and employees.







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# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with the client on behalf of the broker.

## ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest 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 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.

**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.

**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 interest 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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	License No.	Email	Phone
<b>Sales Agent/Associate's Name</b>	<b>Buyer/Tenant/Seller/Landlord Initials</b>	<b>Date</b>	

Regulated by the Texas Real Estate Commission

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

**IABS I-O Date**