

+/- 40 ACRES FOR SALE IN MIDLAND, TX

FOR SALE

the
Real Estate
Ranch

TBD E COUNTY ROAD 140, MIDLAND, TX



LARRY NIELSEN
C:432.260.0088
E:Ironwolfrealtygroup@gmail.com

CONTACT BROKER



Land for sale in Midland, TX! This parcel offers +/- 40 acres, which can be divided into 10-20 acre lots for development. The property is located outside of city limits and is not within a flood zone. This land is ideal for industrial development and serves as an excellent canvas for your projects. The southeast Midland area is experiencing rapid commercial and industrial growth.

For more details on this land opportunity, please contact Larry Nielsen.

- +/- 40 Acres of Land
- Can be Divided to 10-20 Acre Lots
- Outside Flood Zone
- Outside City Limits
- Near Industrial/Residential Growth

Sale Price: \$57,00.00 / Acre

Lot Size: +/- 40 Acres

Zoning: Outside City Limits



TBD E COUNTY ROAD 140, MIDLAND, TX

the Real Estate Ranch

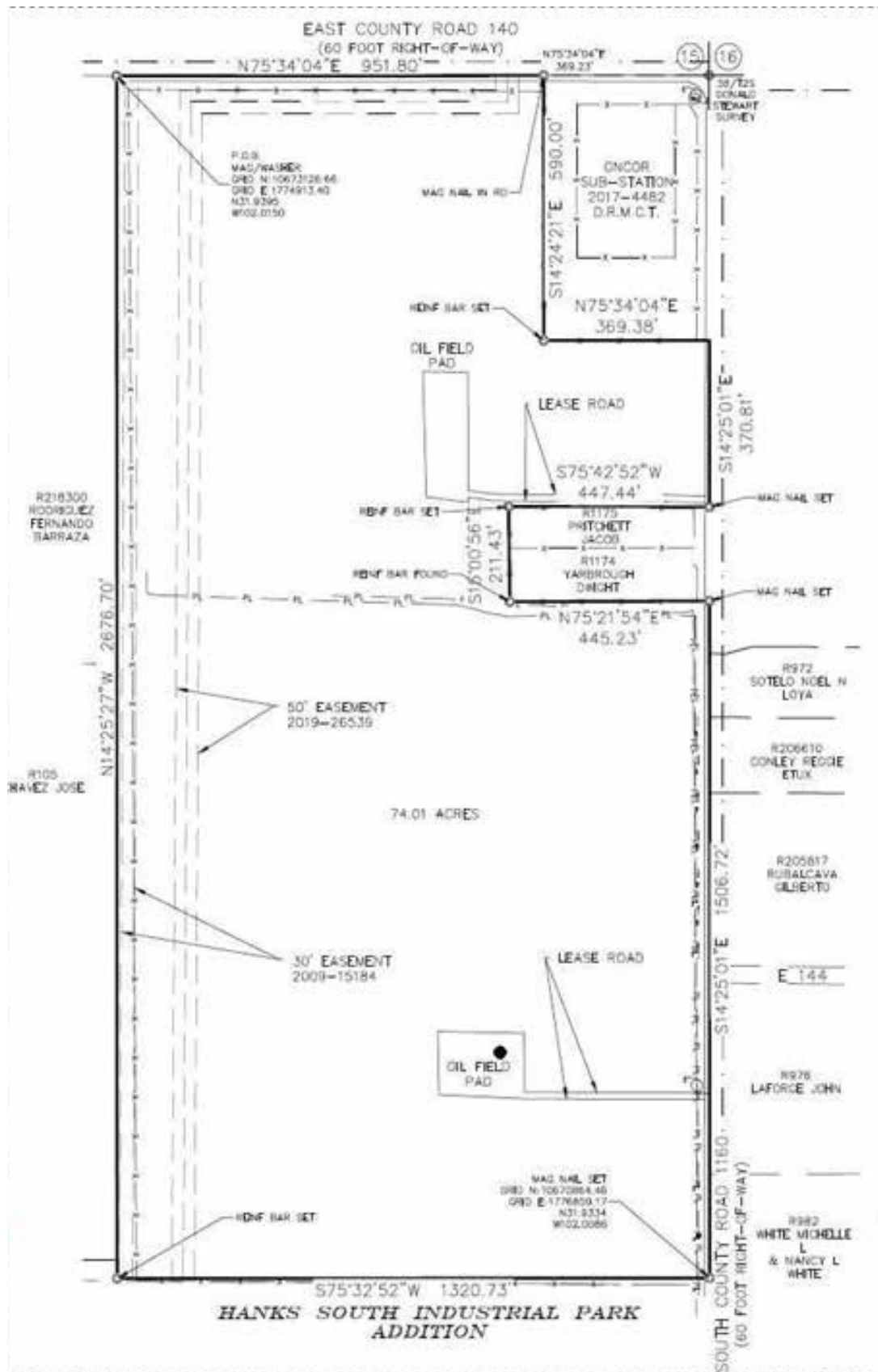
LOCATION OVERVIEW

The property is located in Southeast Midland, TX, 3.95 miles Southeast of the intersection of E. Interstate 20 and S. Fairgrounds Road (FM 715).

DIRECTIONS

From the intersection of E. Interstate 20 and FM 715, travel South approximately 3.12 miles to County Road 140, turn East, and drive .83 miles to property on the South of County Road 140.







TBD E COUNTY ROAD 140, MIDLAND, TX

the Real Estate Ranch





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 clients 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 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.

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 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.

The Real Estate Ranch LLC	9007202	realestateranch@aol.com	(432)934-3333
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Johnston	0542176	realestateranch@aol.com	(432)934-3333
	License No.	Email	Phone
Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Nielsen	680101	ironwolfrealtygroup@gmail.com	(432)688-8200
	License No.	Email	Phone

Sales Agent/Associate's Name _____
Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS I-0 Date