

DAHLIA WAREHOUSE DISTRICT: FM 1788 & 191

TBD FM 1788, Midland, TX 79707

BUILD TO SUIT TRACTS



JUSTIN DODD

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Contact Broker
Lot Size:	2.5 - 6+ Acres (Lots can be combined)
Lease Rate:	Based on Improvements, Term, & Tenant Credit
Lease Term:	7.5 - 10+ Years
Utilities:	Water Well, Septic, Natural Gas, ATT Fiber available
Flood plain:	None

[VIEW VIDEO](#)

PROPERTY OVERVIEW

This 135-acre tract on FM 1788 north of Highway 191 offers build-to-suit opportunities from local developer, Dahlia Development, with tracts available individually or combined for larger acreage needs. Located outside city limits, the property is equipped with essential infrastructure, including 3-phase power, fiber internet, and natural gas, making it ideal for a range of commercial or industrial projects. The property's visibility and proximity to key thoroughfares make it ideal for companies seeking new and customized facilities. Typical projects will range from 7,500 SF to over 100,000 SF.

LOCATION OVERVIEW

These 36 plots are strategically located along FM 1788, logistical flexibility and convenience for future development. With expansive road frontage, this location provides seamless access to major highways, ensuring efficient transportation and connectivity.

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SITE PLAN



NORTH LOTS

LOT 1	SOLD	LOT 15	2.24 ACRES
LOT 2	SOLD	LOT 16	3.10 ACRES
LOT 3	2.50 ACRES	LOT 17	2.50 ACRES
LOT 4	2.50 ACRES	LOT 18	2.40 ACRES
LOT 5	2.56 ACRES	LOT 19	2.50 ACRES
LOT 6	2.02 ACRES	LOT 20	2.50 ACRES
LOT 7	2.02 ACRES	LOT 21	SOLD
LOT 8	2.53 ACRES	LOT 22	2.50 ACRES
LOT 9	1.53 ACRES	LOT 23	2.50 ACRES
LOT 10 & 13	80,000 SF	LOT 24	2.50 ACRES
	DISTRIBUTION CENTER	LOT 25	2.50 ACRES
LOT 11	2.50 ACRES	LOT 26	2.50 ACRES
LOT 12	1.16 ACRES	LOT 27	2.50 ACRES
LOT 14	2.50 ACRES		

SOUTH LOTS

LOT 28-30	KODIAK GAS SERVICES	LOT 34	CROSS COUNTRY INFRASTRUCTURE SERVICES INC.
LOT 31	6.67 ACRES	LOT 35	SOLD
LOT 32	6.65 ACRES	LOT 36	SOLD
LOT 33	6.63 ACRES		

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NEIGHBORHOOD MAP

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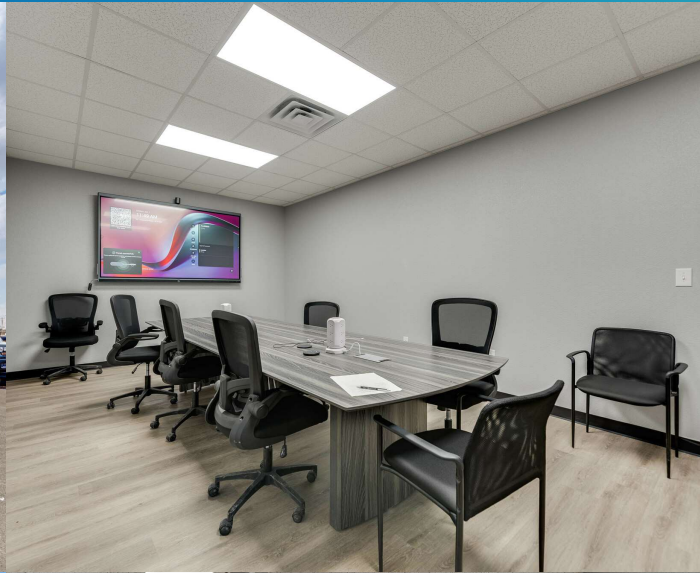
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DAHLIA BUILD: PREMIUM OILFIELD



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DAHLIA BUILD: PRO-VAC



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DAHLIA BUILD: STRIKE



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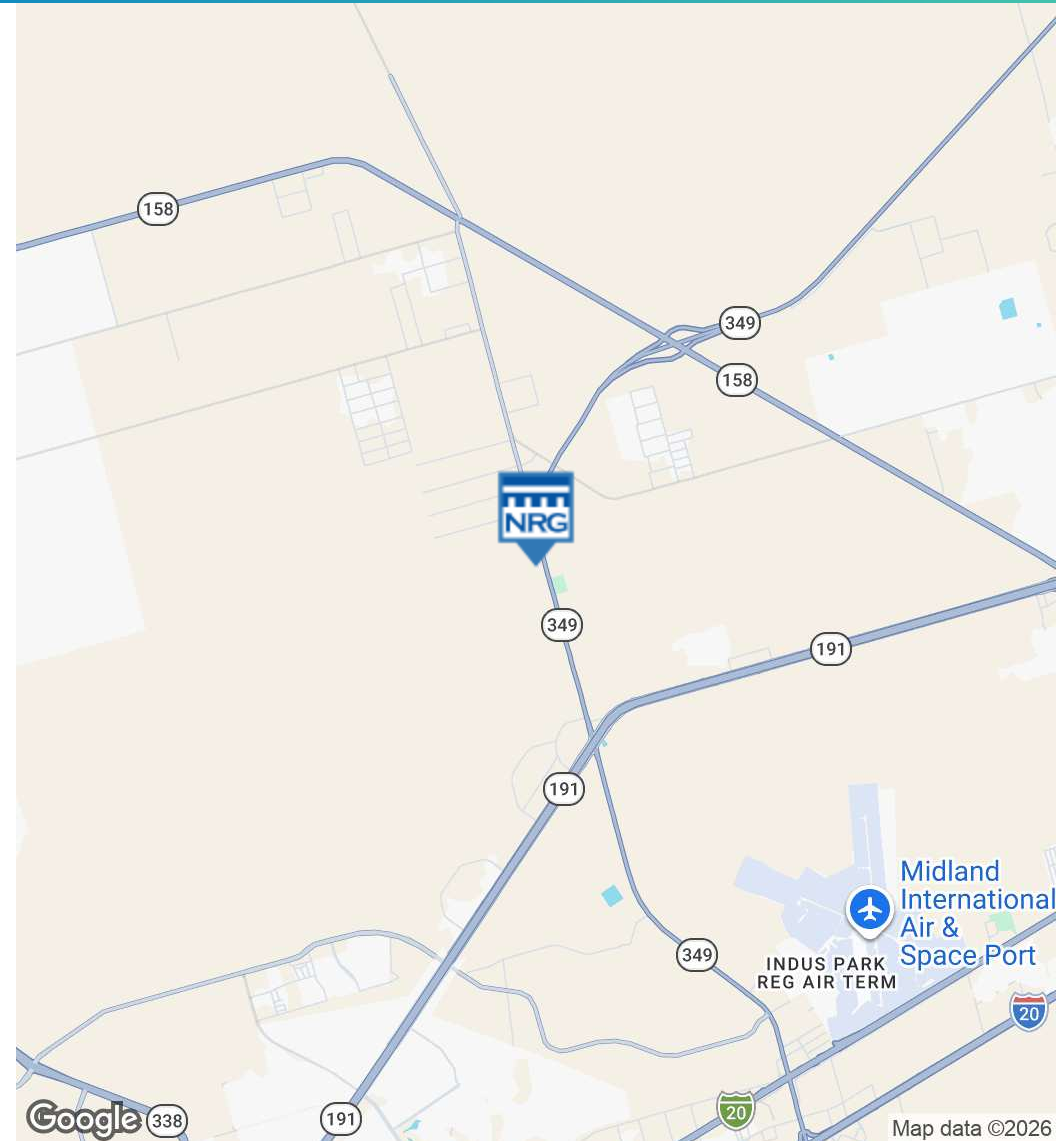
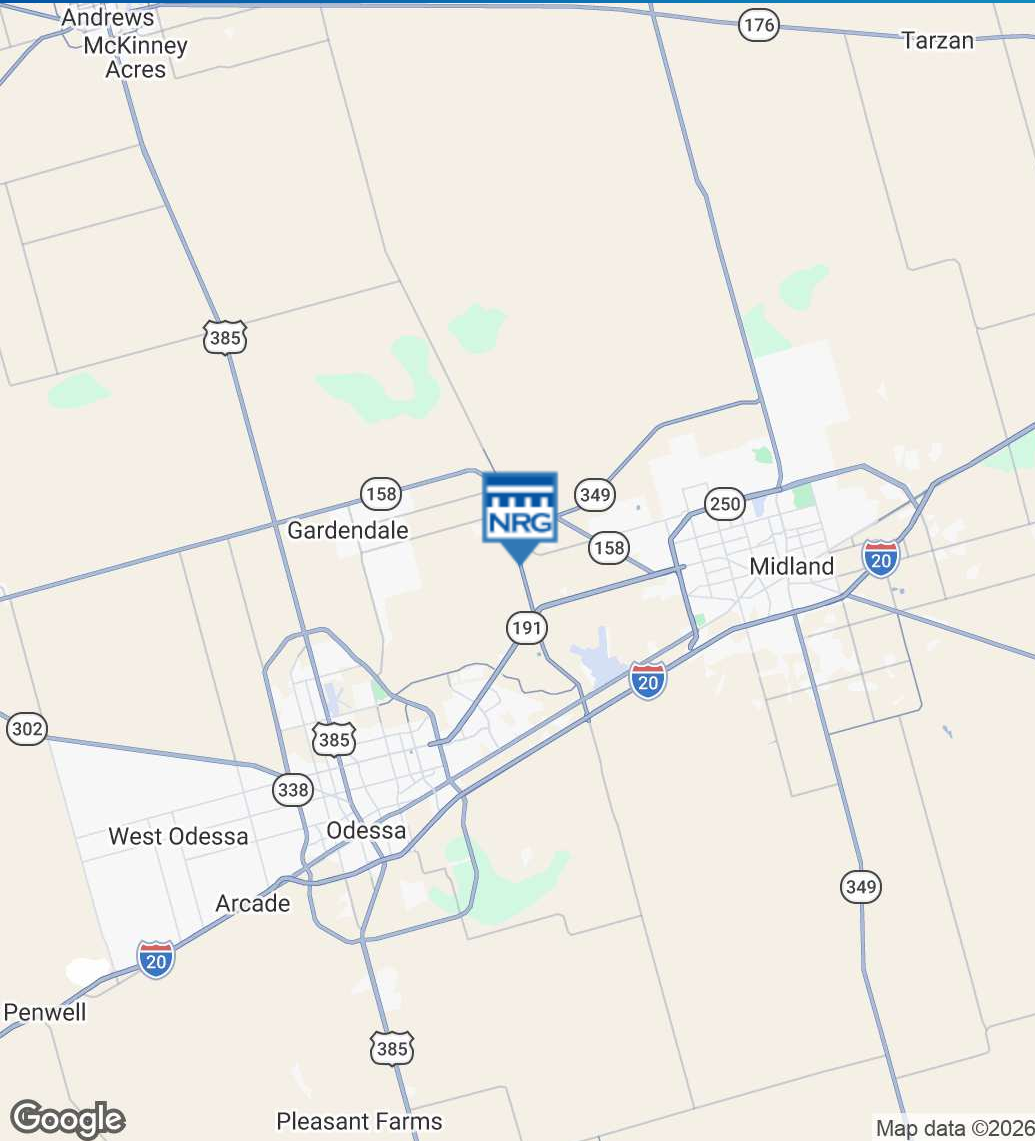
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LOCATION MAP

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FARM TO MARKET ROAD 1788, MIDLAND, TX 79707



CONTACT BROKERS:

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