

GREAT DEVELOPMENT OPPORTUNITY – 3± ACRES IN MIDLAND, TX

AE-ZONED LAND WITH ESTATE, BARNDOMINIUM & POTENTIAL TWO-HOMESITE DEVELOPMENT

7500 ELKINS ROAD MIDLAND, TX 79705

FOR SALE



SALE PRICE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- 3± AC of Raw / Vacant Land
- Zoned AE – Agricultural Estate District
- Rural Residential & Agricultural Setting
- AE Zoning Allows Single-Family Detached Residential Development with a 2-Acre Minimum Lot Size
- Property is Platted – No Platting Process Required Prior to Development
- Potential for Custom Country Estate or Barndominium-Style Residence, Subject to Applicable Requirements
- Potential Guest House Opportunity, Subject to City Approval & Applicable Requirements
- Suitable for Agricultural, Hobby-Farm, Barn or Stable Uses, Subject to AE Zoning & Applicable Regulations
- No Townhomes, Duplexes, or Mobile/Manufactured Homes
- Potential Seller Financing May Be Considered
- City Water Does Not Currently Extend to the Property; Well May Be a Potential Water Source
- No City Sewer Lines Nearby; Septic System Likely Required, Subject to City Health Department Permitting
- No Survey Currently Available
- APN: 11050
- Property Boundaries, Acreage, Legal Description, Utilities, Development Potential & All Applicable Requirements to Be Independently Verified by Buyer

PROPERTY OVERVIEW

7500 N. Elkins Road presents approximately 3± acres of vacant land offering an opportunity for residential, agricultural, or long-term investment use. The property is zoned AE – Agricultural Estate District, which allows detached single-family residential development in a rural setting with a 2-acre minimum lot size, as well as agricultural uses.

The property is already platted, eliminating the need to complete the platting process prior to development. Potential concepts include a custom country estate, barndominium-style residence, private barn or stables, hobby farm, and potential guest house or accessory improvements, subject to applicable zoning and approval requirements. Seller financing may also be considered.

City water does not currently extend to the property, although a well may be a potential water source. With no City sewer lines nearby, a septic system would likely be required, subject to applicable permitting. No survey is currently available, and buyers should independently verify acreage, boundaries, legal description, utilities, development potential, and all applicable requirements during due diligence.

Alonso Hernandez

Sales Agent

432.425.9692

alonso.hernandez@erescompanies.com

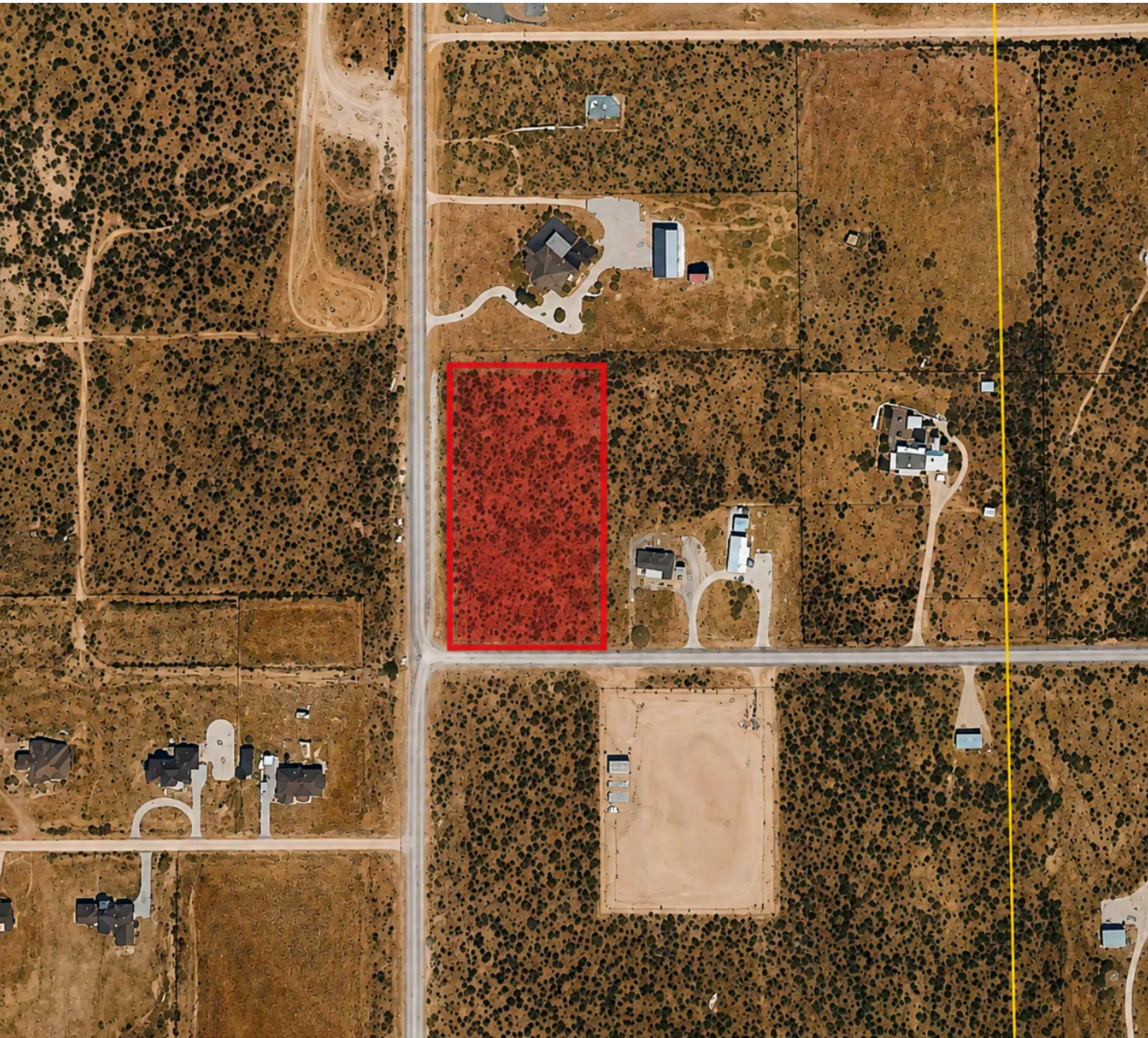


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CONCEPTUAL RENDERINGS



CUSTOM COUNTRY ESTATE

Create your dream single-family residence.



BARNDOMINIUM RESIDENCE

Modern living with rural charm.



CUSTOM HOME + POTENTIAL GUEST HOUSE

One primary residence with potential for a guest house, subject to city approval & applicable requirements.



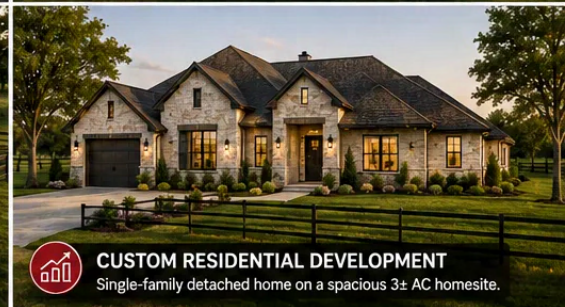
PRIVATE STABLES / HORSE PROPERTY

Ideal for equestrian use, subject to regulations.



AGRICULTURAL / HOBBY FARM USE

Grow, cultivate and enjoy country living.



CUSTOM RESIDENTIAL DEVELOPMENT

Single-family detached home on a spacious 3± AC homesite.



SPACIOUS RURAL HOMESITE

3± AC in a peaceful rural setting.



FLEXIBLE LIFESTYLE POTENTIAL

Perfect for a custom estate, hobby farm, or long-term land investment.



These renderings are conceptual and for illustrative purposes only. Actual use, layout, and improvements are subject to buyer due diligence and applicable approvals, including zoning, utility availability, permitting, and other regulations.

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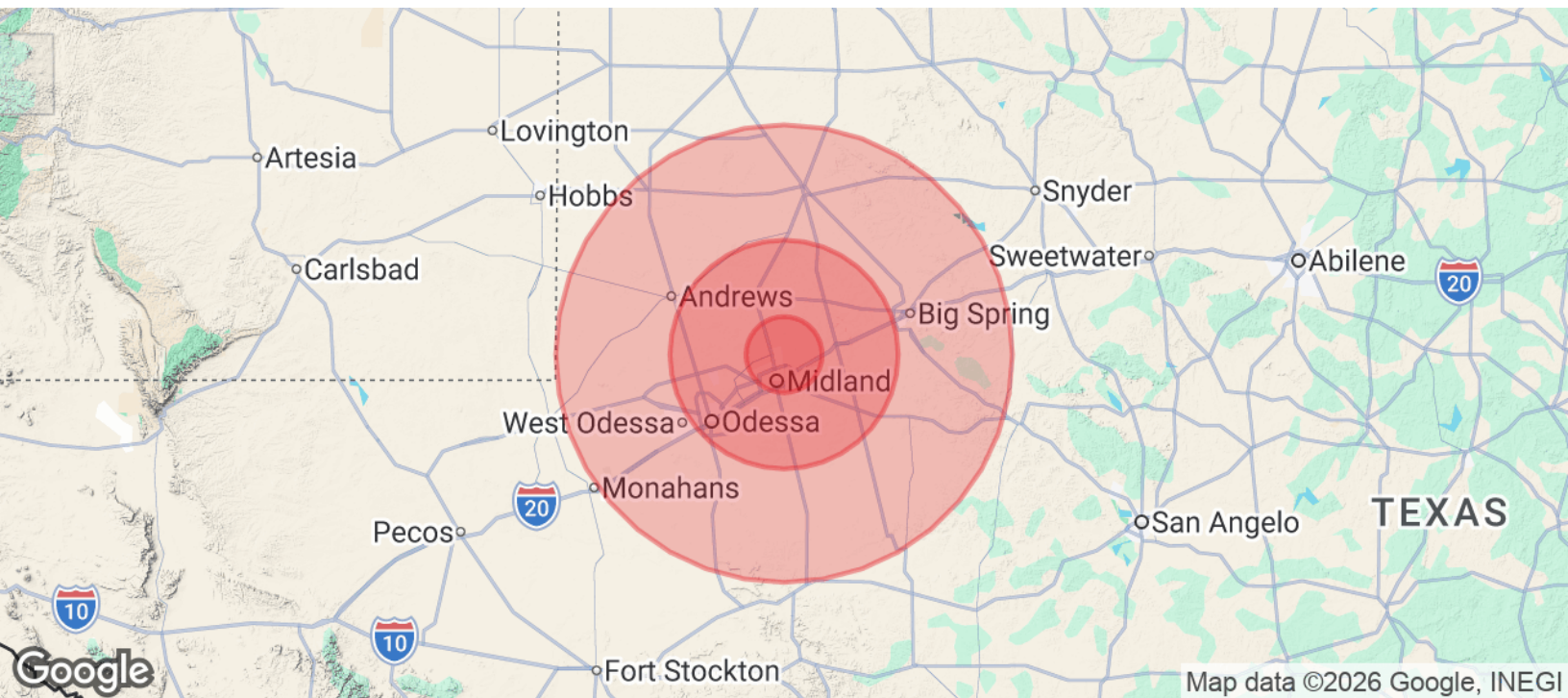


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POPULATION	60 MILES	30 MILES	10 MILES
Total Population	428,976	312,017	129,705
Average Age	33.2	33.1	33.7
Average Age (Male)	32.4	32.1	32.9
Average Age (Female)	34.2	34.2	34.2

HOUSEHOLDS & INCOME	60 MILES	30 MILES	10 MILES
Total Households	162,916	121,332	52,022
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$106,536	\$111,377	\$122,754
Average House Value	\$240,274	\$274,690	\$322,685

2023 American Community Survey (ACS)

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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.

2-10-2025



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date