

±8,960 Shop | RV Sites | Owner Financing Available | ±8.5 Acres  
Industrial Yard

# FOR SALE

2619 FARM RD 3033, STANTON, TX 79782

Price  
Improvement



Larry Nielsen, President IWI REALTY  
C: 432.260.0088  
E: [Larry@IWIREALTY.COM](mailto:Larry@IWIREALTY.COM)  
Website: [IWIREalty.com](http://IWIREalty.com)



# PROPERTY OVERVIEW / HIGHLIGHTS

<b>Price/ SF</b>	<b>\$\$110.49/SF</b>
<b>Sale Price</b>	<b>\$990,000</b>
<b>Year Built</b>	<b>1993</b>
<b>Zoning</b>	<b>County- No Know Restrictions</b>



- **8,960 SF on +/- 8.5 Acres**
- **2,080 SF Office**
- **5 Offices, Reception, Break Area**
- **4,960 SF Shop**
- **2 Drive-through Bays**
- **(4) 16' Grade-level Overhead Doors**
- **16' Eave Height**
- **1,920 SF Canopy Wash Bay**
- **No on-site well; tenant access to metered water through adjacent property**
- **Single-phase/240V**
- **Serviced by Septic System**
- **(2) 200-amp Mobile Home Hook-ups With Water & Sewer**
- **10 RV Sites With 50-amp Service, Water, and Sewer**
- **Secured Yard Is Fenced and Gated**
- **Low-cost water access (~\$0.02/gallon)**

## IDEAL FOR

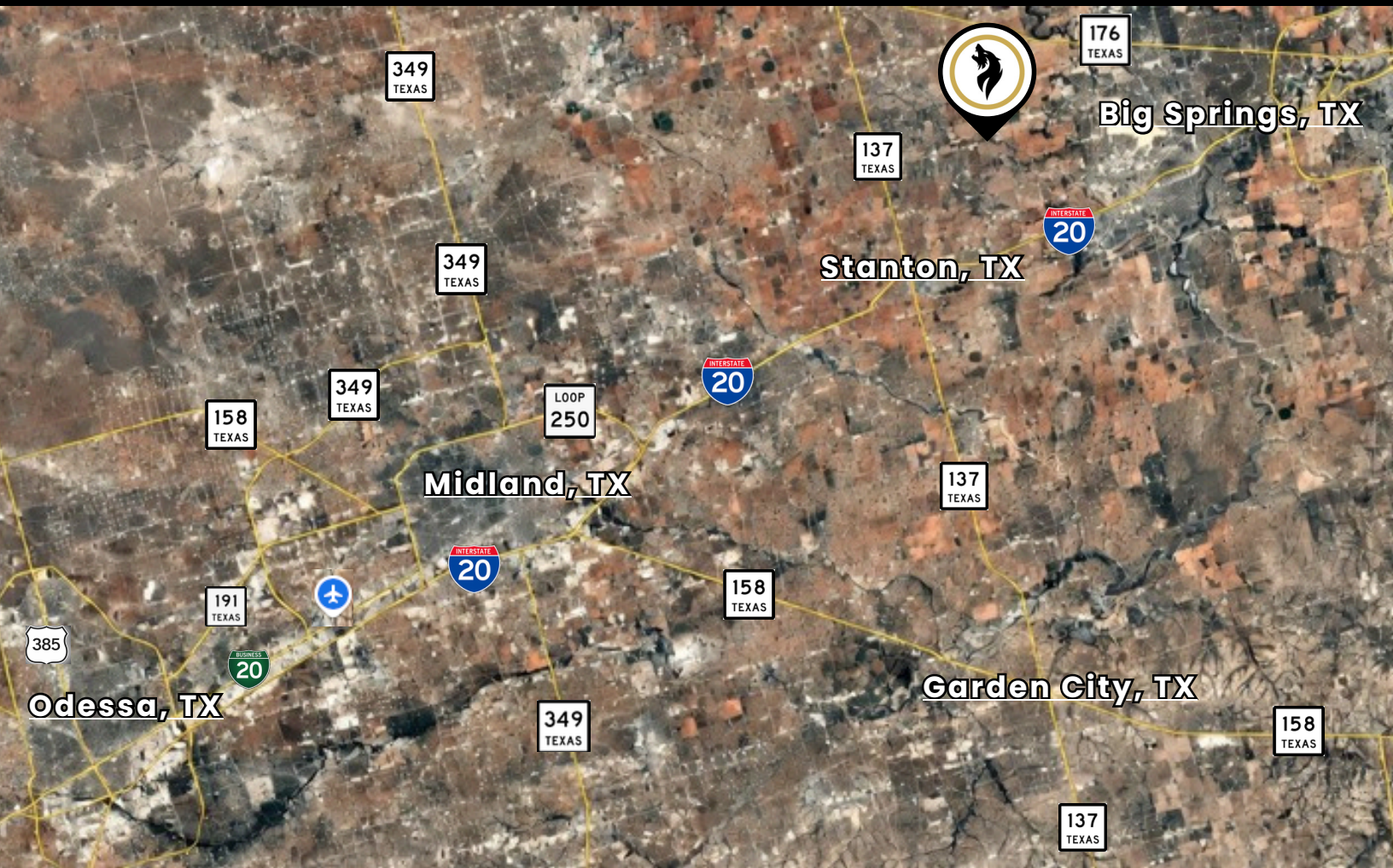
- *Oilfield service company yard*
- *Equipment storage & staging*
- *Trucking/logistics hub*
- *Workforce housing (RV sites)*
- *Owner-user with supplemental income*



## LOCATION OVERVIEW

2619 Farm Road 3033 is ideally situated in Stanton, Texas, in the heart of the Permian Basin—one of the most prolific oil & gas producing regions in North America. Positioned between Midland/Odessa and Big Spring, the property benefits from immediate access to key operational hubs, labor pools, and critical infrastructure supporting upstream and midstream activity.

The site offers direct connectivity to Interstate 20, enabling efficient movement of equipment, materials, and personnel across the basin. Its proximity to Midland/Odessa—recognized as the region’s primary service and logistics center—enhances accessibility to vendors, supply chains, and field services.



### Access is straightforward from both directions:

- From the East (Big Spring): I-20 West to Exit 158, north frontage road ~7.3 miles, then north (left) on Farm Rd 3033 for 4.5 miles.
- From the West (Midland/Odessa): I-20 East to Exit 165, north frontage road ~4.2 miles, then north (right) on Farm Rd 3033 for 4.5 miles.

## LOCATION OVERVIEW

Located along Farm Rd 3033, a well-trafficked corridor for oilfield activity, the property is positioned to support a variety of uses, including yard operations, equipment storage, logistics staging, or service-related functions.

With its central basin location, strong transportation access, and proximity to major production areas, this site presents a compelling opportunity for operators and investors seeking strategic positioning within the Permian.



# PROPERTY PICTURES

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# About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial and retail real estate, our expertise and resources extend across acquisitions, leasing, and investment sales throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and navigating complex deals, IWI Realty delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

## What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

### Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach







# IWI REALTY

## **AGENT**

Larry Nielsen, President

Phone No. 432.260.0088

Email Address:

[larry@iwirealty.com](mailto:larry@iwirealty.com)

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

Lic. No. 680101



## **BROKERAGE**

Res and Ranch, LLC – Lic. No. 9012169

Matthew Hoyt – Lic. No.656276

2123 FM 473

Kendalia, TX 78027

Phone No. 512.829.3580

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