



FOR SALE OR FOR LEASE

DUNN RANCH INDUSTRIAL PARK

1007 S COUNTY RD 1120, Midland, TX 79706

Wes Gotcher

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PREMIUM BUILD TO SUIT INDUSTRIAL DEVELOPMENT

DUNN RANCH INDUSTRIAL PARK

1007 S COUNTY RD 1120, Midland, TX 79706



Property Description

Dunn Ranch Industrial Park is a master-planned industrial development located in the Midland market with multiple sites and facilities available for purchase. The park is designed to accommodate oilfield service, energy, transportation, equipment, and other heavy industrial users requiring office/shop space, secured yard, and access for trucks and equipment.

Available opportunities range from industrial lots for development to completed office/shop facilities, allowing users to purchase based on their operational requirements. Located approximately one mile from I-20 with access to Highway 307, Dunn Ranch provides direct connectivity to Midland, Odessa, and operations throughout the Permian Basin.



Location Description

Strategically located along S County Road 1120 in Midland County, Dunn Ranch Industrial Park offers a central location for companies operating throughout the Permian Basin. The development sits approximately one mile south of Interstate 20 and one mile north of Highway 307, providing quick access to Midland, Odessa, and the surrounding oilfield service corridors. With convenient access to I-20 and the Midland-Odessa industrial market, Dunn Ranch is well positioned for oilfield service, energy, transportation, equipment, and industrial users requiring efficient movement of employees, trucks, and equipment throughout the Basin. The park's location provides the accessibility of a major industrial corridor while remaining outside the City of Midland.

Dunn Ranch Animation Video

https://youtu.be/WRxYVc_IKpo

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SALE PRICE: \$1,749,000 | LEASE RATE: \$22.50/SF/YR

APEX BUILD

1007 S COUNTY RD 1120, Midland, TX 79706



Apex Build Description

The Apex Build offers approximately 10,500 SF, including 2,300 SF of finished office space and 8,200 SF of shop space, combining a professional appearance with a highly functional industrial layout. The building features a dramatic 21-foot glass entryway with a vaulted ceiling, exposed beams, can lighting, an automatic sliding entry door, and a statement chandelier. Premium finishes throughout include 8-foot solid-core doors and granite countertops. The property is offered for sale at \$1,749,000 or for lease at \$22.50/SF/YR.

Designed for demanding industrial use, the shop features a 24-foot eave height, 15-ton crane-ready construction, six 16' x 16' bay doors with an optional seventh door, and 400-amp, 480-volt, three-phase power. An optional 1,500 SF washout bay and additional 1,500 SF of second-story office or living space are also available.

Additional features include a custom illuminated monument sign, chip-base parking, landscaped green spaces, mature pine trees, and rustic ranch-style fencing. Covered parking for up to 10 vehicles is available as an additional option.

Apex Build Highlights

- **Grand Opening Special: 6 Months Free Rent with a 7-Year Lease**
- 10,500 SF Total | 2,300 SF Office + 8,200 SF Shop
- Sale Price: \$1,749,000 | Lease Rate: \$22.50/SF/YR
- 15-Ton Crane Ready | 24' Eave Height
- Six 16' x 16' Bay Doors | Optional 7th Door
- 400-Amp, 480-Volt, 3-Phase Power
- Premium Office Finishes | Granite Countertops + 8' Solid-Core Doors
- Optional 1,500 SF Washout Bay & 1,500 SF Second-Story Space

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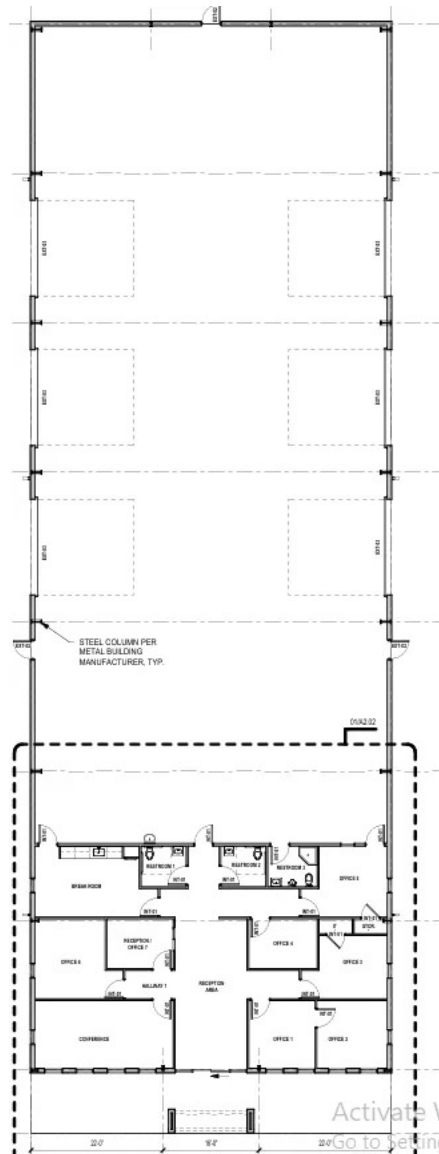
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APEX FLOOR PLAN

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SALE PRICE: \$1,725,000 | LEASE RATE: \$22.50/SF/YR

NEXUS BUILD

1007 S COUNTY RD 1120, Midland, TX 79706



Nexus Build Description

The Nexus Build offers approximately 10,500 SF, including 2,300 SF of office space and 8,200 SF of shop space, combining a polished professional presence with a highly functional industrial layout. The building features a striking 10-foot-high glass entryway with a 17-foot vaulted ceiling, exposed beams, elegant can lighting, an automatic sliding entry door, and a statement overhead fixture. Premium finishes throughout include 8-foot solid-core doors and granite countertops. The property is offered for sale at \$1,725,000 or for lease at \$22.50/SF/YR.

Designed for demanding industrial use, the shop features a 24-foot eave height, 15-ton crane-ready construction, six 14' x 16' bay doors with an optional seventh door, and 400-amp, 480-volt, three-phase power. An optional 1,500 SF washout bay and additional 1,500 SF of second-story office or living space are also available.

Additional features include a custom illuminated monument sign, chip-base parking, landscaped green spaces, mature pine trees, and rustic ranch-style fencing. Covered parking for up to 11 vehicles is also available as an option.

Nexus Build Highlights

- **Grand Opening Special: 6 Months Free Rent with a 7-Year Lease**
- 10,500 SF Building | 2,300 SF Office + 8,200 SF Shop
- Sale Price: \$1,725,000 | Lease Rate: \$22.50/SF/YR
- 15-Ton Crane Ready | 24' Eave Height
- Six 14' x 16' Bay Doors | Optional 7th Door
- 400-Amp, 480-Volt, 3-Phase Power
- Premium Office Finishes | Granite Countertops + 8' Solid-Core Doors
- Optional 1,500 SF Washout Bay & 1,500 SF Second-Story Space

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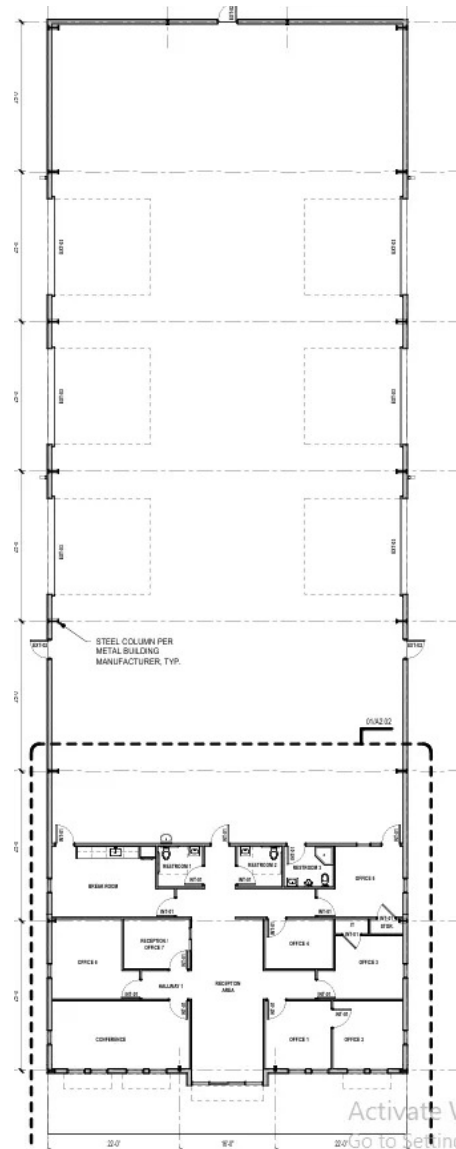
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SALE PRICE: \$1,725,000 | LEASE RATE: \$22.50/SF/YR

NEXUS FLOOR PLAN

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MORIAH
BROKERAGE SERVICES, LLC

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DUNN RANCH LOT PRICES

1007 S COUNTY RD 1120, Midland, TX 79706

Phase 1

Lot Number	Lot Size	Lot Sale Price
1	4.34	\$434,000
2	4.85	\$412,250
3	4.13	\$351,050
4	2.54	\$215,900
5	2.21	\$187,850
6	3.2	\$272,000
7	4.25	\$425,000
8	4.11	\$411,000
9	4.4	\$440,000
10	3.11	\$264,350
11	3.18	\$238,500
12	6.38	414,700
13	10.5	577,500
14	4.76	\$380,800
15	4.16	\$353,600
16	4.76	\$380,800
17	5.02	\$401,600
18	3.77	\$320,450
19	3.8	\$304,000
20	5.41	\$432,800
21	3.09	\$262,650

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LOT PRICING (PERMIAN ACRES TO BE DEVELOPER ON ANY LOTS SOLD)

DUNN RANCH LOT PRICES

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Phase 2

Lot Number	Lot Size	Lot Sale Price
22	7.02	\$596,700
26	5.14	\$514,000
27	6.25	\$625,000
28	5.59	\$559,000
29	6.39	\$639,000
30	5.24	\$445,400
31	5.3	\$450,500

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