



INVESTMENT OPPORTUNITY - 4001 SCR  
1232, MIDLAND, TX 79706



**FOR SALE**

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MIDLAND, TX 79706

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**CONTACT**  
**THOMAS JOHNSTON**

**432-934-3333**





# HIGHLIGHTS



- INVESTMENT PROPERTY
- 100 SPOTS @\$250.00 A SPOT
- 95% OCCUPIED
- LIGHTS & CAMERAS
- TRUCK PARKING
- 20% CAP RATE
- FENCED IN & CALICHERED
- OWNER IS CURRENTLY WORKING ON FULL AUTOMATION, AND INSTALLING EXTRA WIDE CONCRETE APPROACHES OFF ANTELOPE TRAIL AND LOOP 250

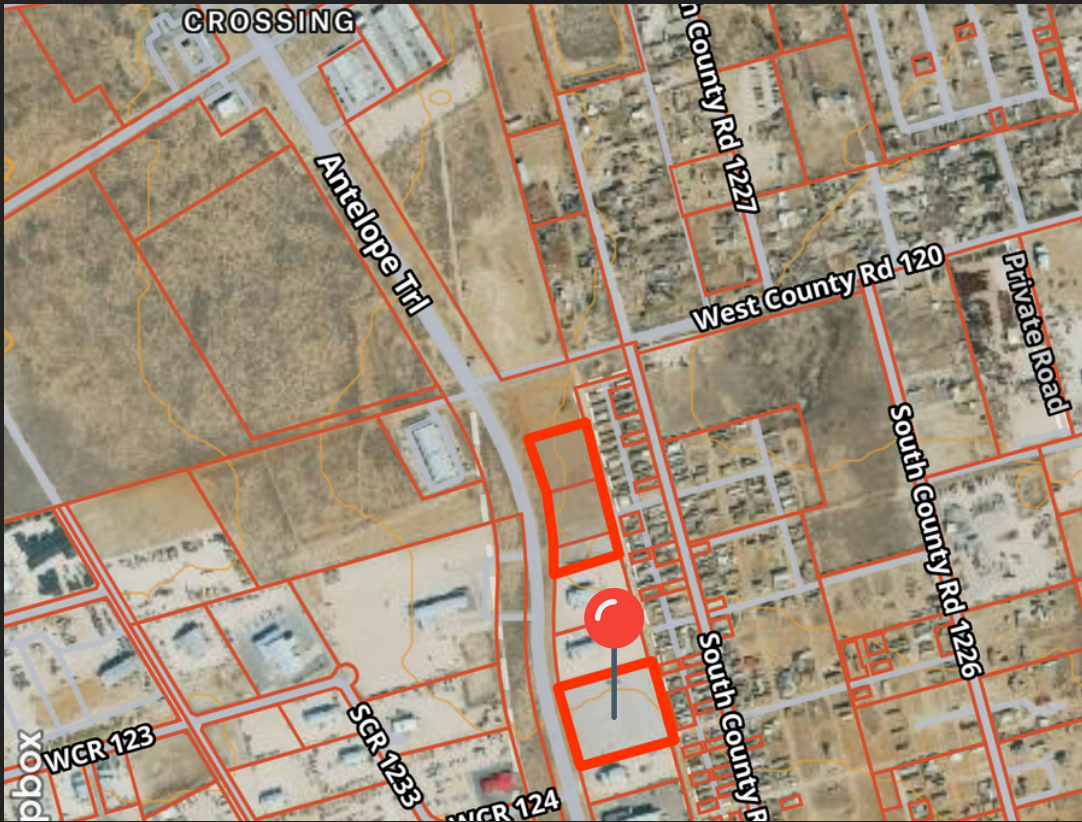


# Description



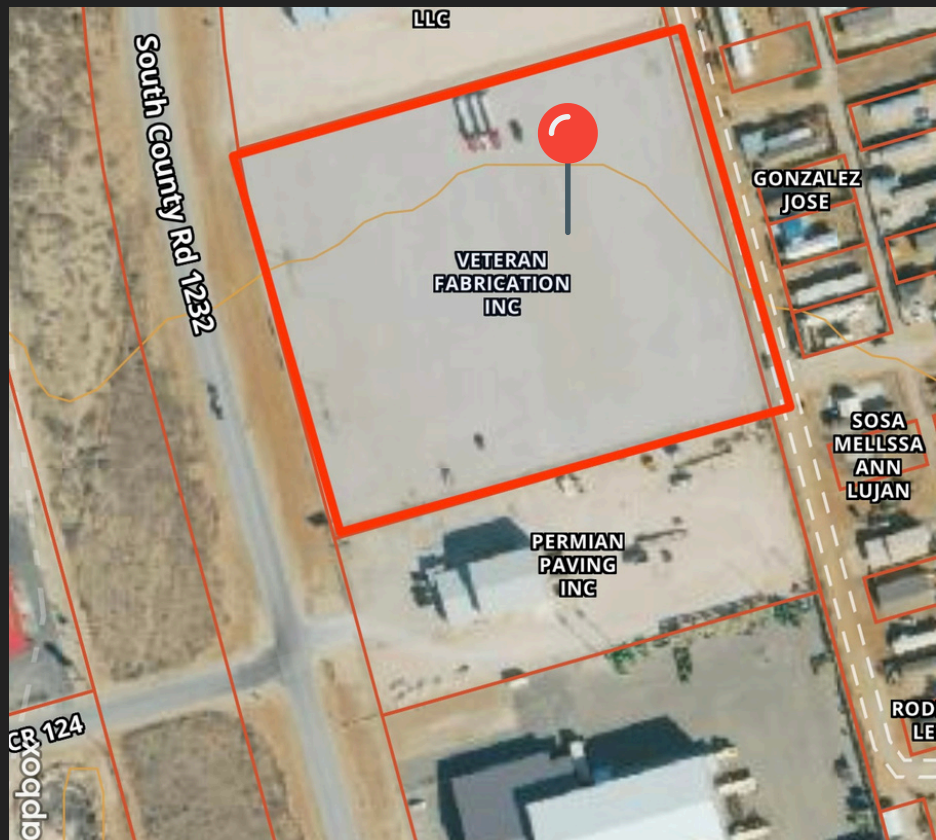
**Amazing Fenced Calched Yard in One of the Premier Industrial Locations Surrounded by Chevron Production, Heavy Hitting O & G Companies, & Small lot Community's / Neighborhoods Surrounding Location in need of Truck Parking. Lights, Camera's, & Action 100 spots @ \$250 a spot, so 25k if full, 23k if 95% full, which is Current Occupancy. Owner is in process of being Fully Automated it so it can all be done remotely & installing extra wide concrete approaches off Loop aka Antelope Trail. RFID entry w/ Gate Code as well, All the signage and spot numbers. High Elevation on this tract not anywhere close to flooding. Keep as a Truck Yard w/ built in Return or Build Shop of Envy. 20% Cap-rate if kept as current usage.**





## Directions

South of I-20 - 3/4 : .75  
miles, on East Side of  
Road.













# *the Real Estate Ranch*

**4001 SCR 1232**  
**Midland, TX 79706**



**Presented By**  
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