

SELMAN INDUSTRIAL LOTS FOR SALE - HWY 158/W CO. RD 30, GARDENDALE, TX



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SUBJECT PROPERTY: -TX HWY 158/CO RD 30 GARDENDALE (17 LOTS)



OFFERING SUMMARY

Sales Price	\$75,000 PER ACRE
Year Built	N/A
Building Sq Ft	N/A
Lot Size	17 LOTS
Zoning	In the County

PROPERTY OVERVIEW: RV PARK

Welcome to Gardendale TX Equally North of Midland & Odessa sitting on the County Line of Ector / Midland / Andrews - All Tracts Sit inside Midland Co. This area is Known for Great Water & Industrial Yards with Ease of Access to Northern Permian Basin / Western Texas / New Mexico. Yards Sizes in All Sizes to meet Any Companies Needs. Minimal Restrictions to give Maximum uses, Tract sizes 2.5 acres to 12 acres 5 lots w/ frontage on Hwy 158 & 4 w/ Frontage to CR 30 aka Goldenrod. Gardendale Water may be requested, yet no sewer is nearby septic's will be required. Tracts can be changed or combined & limited tracts with paved frontage & will be initially offered at \$75k an acre.

Selman Industrial Park is located in Gardendale, Texas, positioned equally North of Midland and Odessa, on the county line of Ector, Midland, and Andrews, within Midland County. This area is recognized for its abundant water supply and suitability for industrial yards, offering convenient access to the Northern Permian Basin, Western Texas, and New Mexico.

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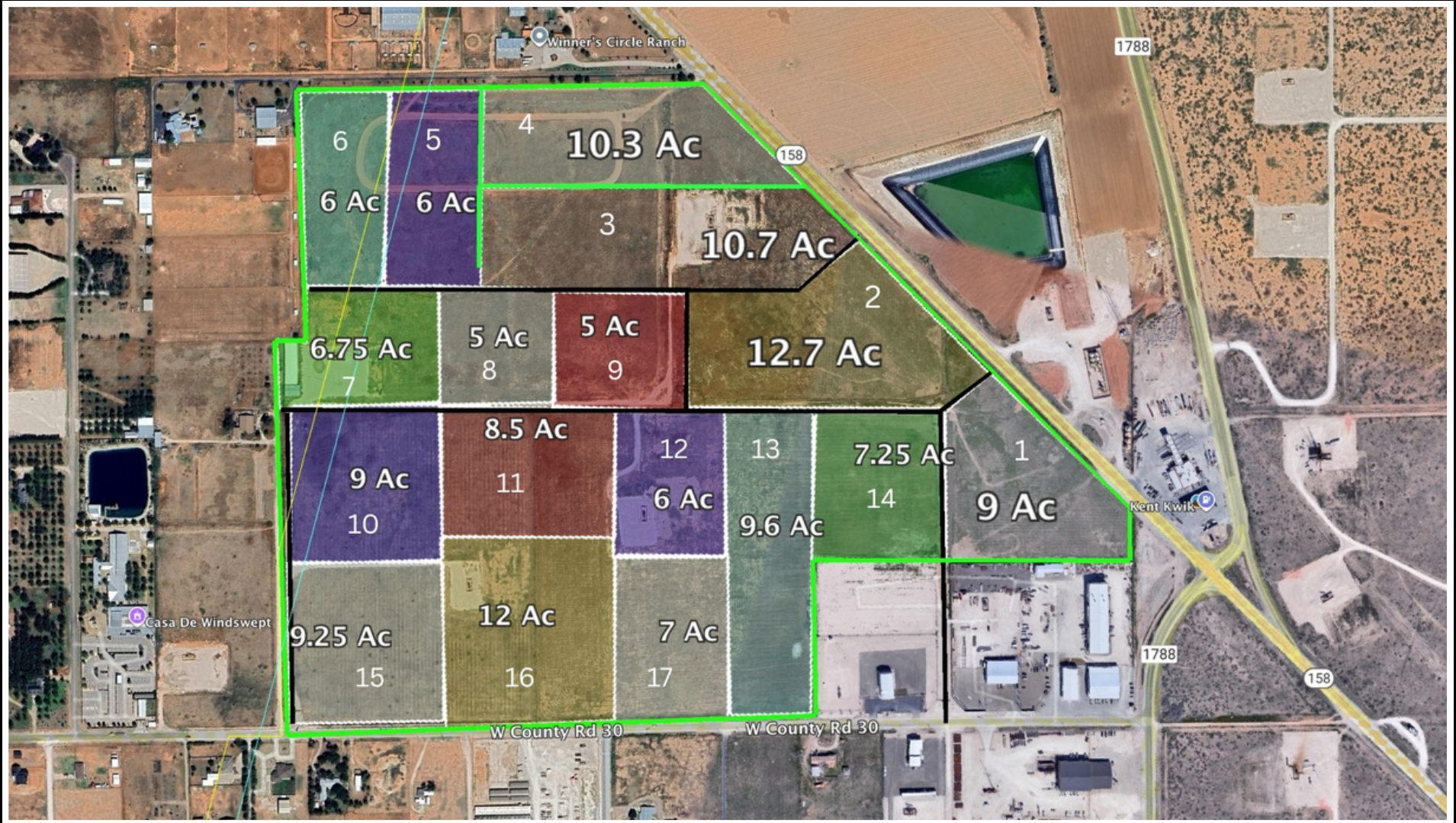
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PROPERTY PLAT:



LOCATION OVERVIEW

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PROPERTY OVERVIEW:

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Key Details:

- **Tract Sizes:** Range from 5 acres to 12.7 acres, with the ability to modify or combine tracts to suit specific needs.
- **Frontage:** Five lots have frontage on Hwy 158, and four lots have frontage on CR 30 (Goldenrod).
- **Pricing:** Initial offering at \$75,000 per acre.
- **Utilities:**
 - Water: Gardendale Water service may be requested.
 - Sewer: No sewer infrastructure nearby; septic systems are required.
- **Restrictions:** Minimal restrictions to allow for maximum use flexibility.
- **Location Benefits:** Strategic positioning for industrial operations with access to major regional markets.

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PROPERTY OVERVIEW:

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- Lot 1: 9 acres frontage on 158 - \$675,000.00
- Lot 2: 12.7 acres frontage on 158 - \$952,500.00
- Lot 3: 10.7 acres frontage on 158 - \$802,500.00
- Lot 4: 10.3 acres frontage on 158 - \$772,500.00
- Lot 5 - 6 acres - \$450,000.00
- Lot 6: - 6 acres - \$450,000.00
- Lot 7 - 6.75 acres along Waldrop Avenue - \$506,250.00
- Lot 8 - 5 acres - \$375,000.00
- Lot 9 - 5 acres - \$375,000.00
- Lot 10 - 9 acres off Waldrop Avenue - \$675,000.00
- Lot 11 - 8.5 acres - \$637,500.00
- Lot 12 - 6 acres - \$450,000.00
- Lot 13 - 9.6 acres off W Co Rd 30 - \$720,000.00
- Lot 14 - 7.25 acres \$543,750.00
- Lot 15 - 9.25 acres off Waldrop Ave & W CR 30 - \$ 693,750.00
- Lot 16 - 12 acres off W Co Rd 30 - \$900,000.00
- Lot 17 - 7 acres off W Co Rd 30 - \$525,000.00

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Presented By
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