

**INTERSTATE 20 INDUSTRIAL YARD
1401 IH-20, Monahans, TX 79756**

8.7± ACRES



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PROPERTY – 1401 IH-20, Monahans, TX 79756 (8.7 ACRES)



1,568± SF brick field office with covered drive-through canopy.

OFFERING SUMMARY

Sales Price	\$350,000
Lot Size	8.7± Acres
Building SF	1,568± SF
Year Built	2014
Price Per Acre	\$40,229
County	Ward County, TX

PROPERTY OVERVIEW

Exceptional opportunity to acquire 8.7 acres of highly visible industrial property with direct frontage on Interstate 20 in Monahans, Texas. Approximately 4 acres are fenced and caliched, providing an ideal setup for equipment storage, trucking operations, oilfield service companies, construction yards, or industrial businesses. The property includes an approximately 1,568-square-foot field office and a 2014 double-wide manufactured home currently serving as additional office or residential space.

INVESTMENT HIGHLIGHTS

- 8.7± total acres with direct Interstate 20 frontage
- Approximately 4 acres fenced and caliched
- 1,568± SF brick field office with covered drive-through canopy
- 2014 double-wide manufactured home — Model 1210GRM2856C, 28' x 56'
- City water and on-site septic already serving the improvements
- Excellent visibility and access from Interstate 20
- Currently vacant — available for immediate occupancy

8.7±

TOTAL ACRES

≈4

ACRES FENCED & CALICHED

1,568±

SF FIELD OFFICE

I-20

DIRECT FRONTAGE

2014

YEAR BUILT

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PROPERTY SPECIFICATIONS

A turn-key yard on an interstate corridor: fenced and caliched working surface, a permanent brick office, a second office/residence unit, and utilities already in place.

LAND	
Total Acreage	8.7± acres
Fenced / Caliched	≈ 4 acres
Configuration	Two adjoining tracts
Topography	Level
Floodplain	None
Easements	One pipeline easement (NE quarter)

IMPROVEMENTS	
Field Office	1,568± SF, brick, built 2014
Office Canopy	Steel-frame covered drive-through
Second Unit	2014 double-wide manufactured home
Model / Size	1210GRM2856C — 28' x 56'
Stories	One
Ceiling Height	Under 20 ft

UTILITIES	
Water	City water
Wastewater	On-site septic system
Electric	Service on site, yard lighting
Site Security	Perimeter fencing, gated entry

ACCESS	
Road Frontage	Interstate 20
Road Surface	Paved
Secondary Access	W 15th Street corridor
Nearest Interchange	SH 18 / I-20, Monahans

LEGAL & TAX	
Legal	8.7 ac out of Lot 1-A Blk 4 & Lot 1 Blk 4
Subdivision	Monahans Industrial Sub #4
County	Ward County, Texas
Geo ID	00269-00004-00101-000000
Property IDs	0706802 · 0703159 · 707744
Taxes	Per Ward County CAD

TRANSACTION	
List Price	\$350,000
Price / Acre	\$40,229
Price / SF (bldg)	\$223.21
Occupancy	Vacant — immediate
Terms	Cash or conventional
MLS #	YS0097456A

All measurements and figures are approximate and drawn from Ward County CAD and MLS records. Buyer to verify independently.

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MONAHANS & WARD COUNTY – MARKET PROFILE

Monahans is the seat of Ward County, at the intersection of Interstate 20 and State Highway 18 on the western side of the Permian Basin. The corridor in front of this property carries heavy commercial traffic, and Ward County is presently host to one of the largest power-generation projects under construction in West Texas.

POPULATION (2025 EST.)	
Monahans	7,427
Ward County	11,125
Odessa	122,707
Ector County	173,801
Midland	147,615
Midland County	187,855

MEDIAN HOUSEHOLD INCOME	
Monahans	\$70,677
Ward County	\$65,952
Odessa	\$73,472
Midland	\$89,585
Winkler County	\$86,900
Ward Co. per capita	\$35,097

I-20 TRAFFIC (TxDOT 2025)	
AADT — station at property	21,981
AADT — east Monahans	28,366
Truck share, I-20 Ward Co.	46.3%
Trucks per day	10,131
Frontage road AADT	2,664
AADT 2020 → 2025	+22%

DRIVE DISTANCES	
Kermit	23 mi · 35 min
Odessa	36 mi · 41 min
Pecos	41 mi · 40 min
Fort Stockton	50 mi · 72 min
Midland	58 mi · 63 min
El Paso	249 mi

AREA EMPLOYERS & OPERATORS	
Atlas Energy Solutions	Frac sand, ≈4M tons/yr
Freedom Proppant	Sand plant, to 5.5M tons/yr
Troy Vines / Summit Materials	Ready-mix concrete
Luminant Permian Basin	447 MW gas plant
Monahans-Wickett-Pyote ISD	≈310 staff
Ward Memorial Hospital	25-bed critical access

DEMAND DRIVERS	
CPV Basin Ranch Energy Center	\$1.88B · 1,350 MW
Status	Under construction, Ward Co.
Rail	UP interchange at Monahans
Texas & New Mexico RR	105 mi, unit-train capable
Ward Co. oil output (2021)	44.8 MMbbl — 9th in Basin
Roy Hurd Memorial Airport	4,268 ft runway, 100LL/Jet A

Population and income: U.S. Census Bureau QuickFacts, Vintage 2025 estimates and ACS 2020–24. Traffic: TxDOT Annual AADT and 24-hour truck classification counts, 2025. Distances computed from Monahans city center. CPV Basin Ranch per CPV and the Office of the Governor of Texas.

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PARCEL – 1401 IH-20, MONAHANS, TX



Subject property outlined in red — two adjoining tracts held by Baiza Properties Inc.

PARCEL & ADJACENT OWNERS

The offering is made up of two adjoining tracts under common ownership. The southern tract carries the Interstate 20 frontage and holds the improvements — the brick field office, the covered canopy, the manufactured home, and the fenced, calched working yard. The northern tract runs back toward the W 15th Street industrial corridor and is open, giving a buyer immediate room to expand the yard, add laydown area, or build.

Because both tracts convey together, a buyer gets a working yard on day one and unimproved acreage behind it — without assembling parcels or negotiating with a second owner.

ADJACENT OWNERS

- North — Downhole Inspection Inc
- East — Inland Resources Inc
- West — Troy Vines Inc
- Southwest — Cedar Bend Land LLC
- Nearby — Quikrete
- South — Interstate 20 frontage road and I-20 mainlanes

Ownership names and boundaries shown are per Ward County appraisal district mapping and are for illustration only; they do not substitute for a survey or title commitment.

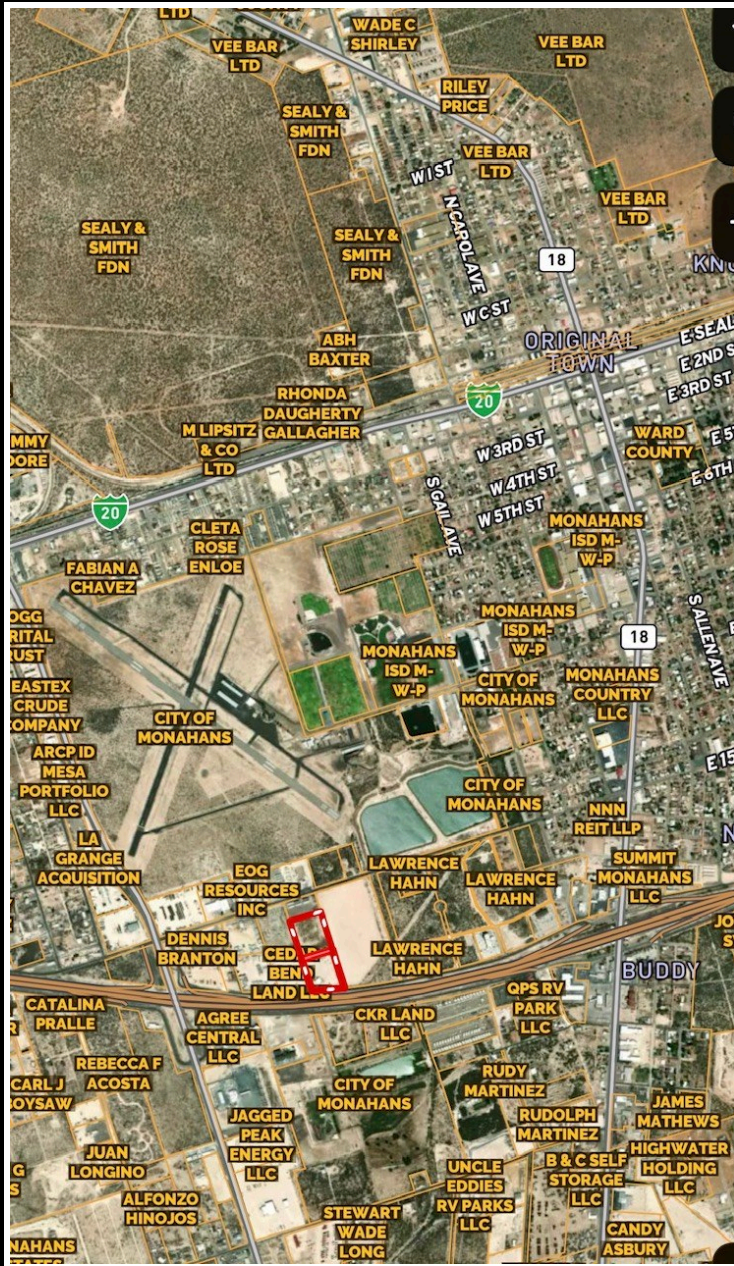
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LOCATION – MONAHANS, WARD COUNTY, TEXAS



Subject property in red — west Monahans, fronting I-20 and adjoining the airport district.

LOCATION & REGIONAL ACCESS

Monahans sits at the intersection of Interstate 20 and State Highway 18 in northeast Ward County, roughly 36 miles southwest of Odessa, and is the county seat. It is a working Permian Basin town: oil and gas exploration and production is the primary employer, alongside manufacturing and agriculture.

The property sits on the west side of town with direct I-20 frontage, immediately south of the Roy Hurd Memorial Airport district and inside an established industrial corridor. From the gate, a crew is on the interstate in under a minute — east toward Odessa and Midland, west toward Pecos and the Delaware Basin. State Highway 18 runs north to Kermit and the New Mexico line and south to Grandfalls and Fort Stockton, putting rigs and yards in three directions within a normal workday.

LOCATION HIGHLIGHTS

- Direct frontage on Interstate 20 — the Permian Basin's primary east-west corridor
- ≈ 36 miles southwest of Odessa; Midland beyond it on the same interstate
- SH 18 interchange in Monahans — north to Kermit and New Mexico, south to Fort Stockton
- Adjoins the Roy Hurd Memorial Airport (E01) district
- Interstate signage exposure to through traffic in both directions
- Surrounded by established industrial users, including Inland Resources and Quikrete

Distances are approximate. Odessa mileage per the City of Monahans; buyer to verify all figures.

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WHO THIS PROPERTY FITS



Fenced, caliched, gated, and utility-served on an interstate corridor — the site is set up for operations that move equipment and crews, not for a tenant looking for finished space.

Oilfield Service

Yard, laydown, and dispatch within a short run of Basin activity in three directions, with an office already built.

Trucking & Logistics

Direct interstate access with room to turn and stage equipment inside a fenced, gated perimeter.

Equipment Storage

Roughly four caliched acres behind fence, with unimproved acreage behind it for overflow.

Construction Yard

Materials storage, crew parking, and a permanent brick office with covered work area.

Owner-Operator HQ

Office plus a second living or office unit — a small company can run everything from one address.

Hold & Expand

Open northern tract along a corridor of active industrial users leaves room to build or lease out.

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AERIAL — SITE & INTERSTATE 20 FRONTAGE



FIELD OFFICE & IMPROVEMENTS



the Real Estate Ranch

YARD, FENCING & GATED ACCESS



Interstate 20 Industrial Yard
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