



Hwy 158 & FM 1788
Midland, TX 79707

**Don't Wait to Buy Real Estate,
Buy Real Estate and Wait.**

InvestTexas.com
(432) 777-7022

Site Description

Hwy 158 & FM 1788, Midland, TX 79707

Description

Situated on the north corner of Hwy 158 and FM 1788, this exceptional property offers it all—featuring thousands of feet of frontage along both highways, invaluable water resources, and multiple proven revenue streams with significant development potential.

Improvements

- 1 Million Barrel Frac Pond
- 16 Irrigation Wells
- 600+ Combined GPM
- (2) Equipment Shops - 7,350 SF +-
- (2) Residences

Highlights

- 3,700' of frontage along Hwy 158
- 1,650' of Frontage along FM 1788
- Multiple Revenue Streams
- Variety of Development Options
- Water Commitment with CTR



Income Summary

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Recurring Income

Category	Term	Renewal Date	Renewal Amount	Notable Terms
Frac Pond Lease	Annually	1/1/2026	\$20,000.00	\$0.45/Bbl paid to Land Owner
Pipeline ROW	10 Years	7/29/2029	\$157,564.50	20% Increase every 10 Years
Cell Tower Lease	40 Years	12/15/2056	Renegotiate	N/A

Past 3 Years Water Sales

Year	Bbl Sold	Price/Bbl	Income
2023	1,196,271	\$0.45	\$538,321.76
2024	1,255,883	\$0.45	\$565,147.30
2025 YTD	1,238,759	\$0.45	\$557,441.44
Average			\$553,636.83



Continental Resources recently acquired 20 acres on the northern portion of the property and has executed a Term Agreement granting the Seller a first right of refusal to supply freshwater for drilling and completion operations at a rate of \$0.50 per barrel. Continental has indicated plans to drill one initial well followed by up to three additional wells within approximately 36 months of first production. Each well is expected to utilize an estimated 500,000–550,000 barrels of freshwater, representing a total projected demand of approximately 2.0–2.2 million barrels over the development period.

Multi-Purpose Development

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Site Layout

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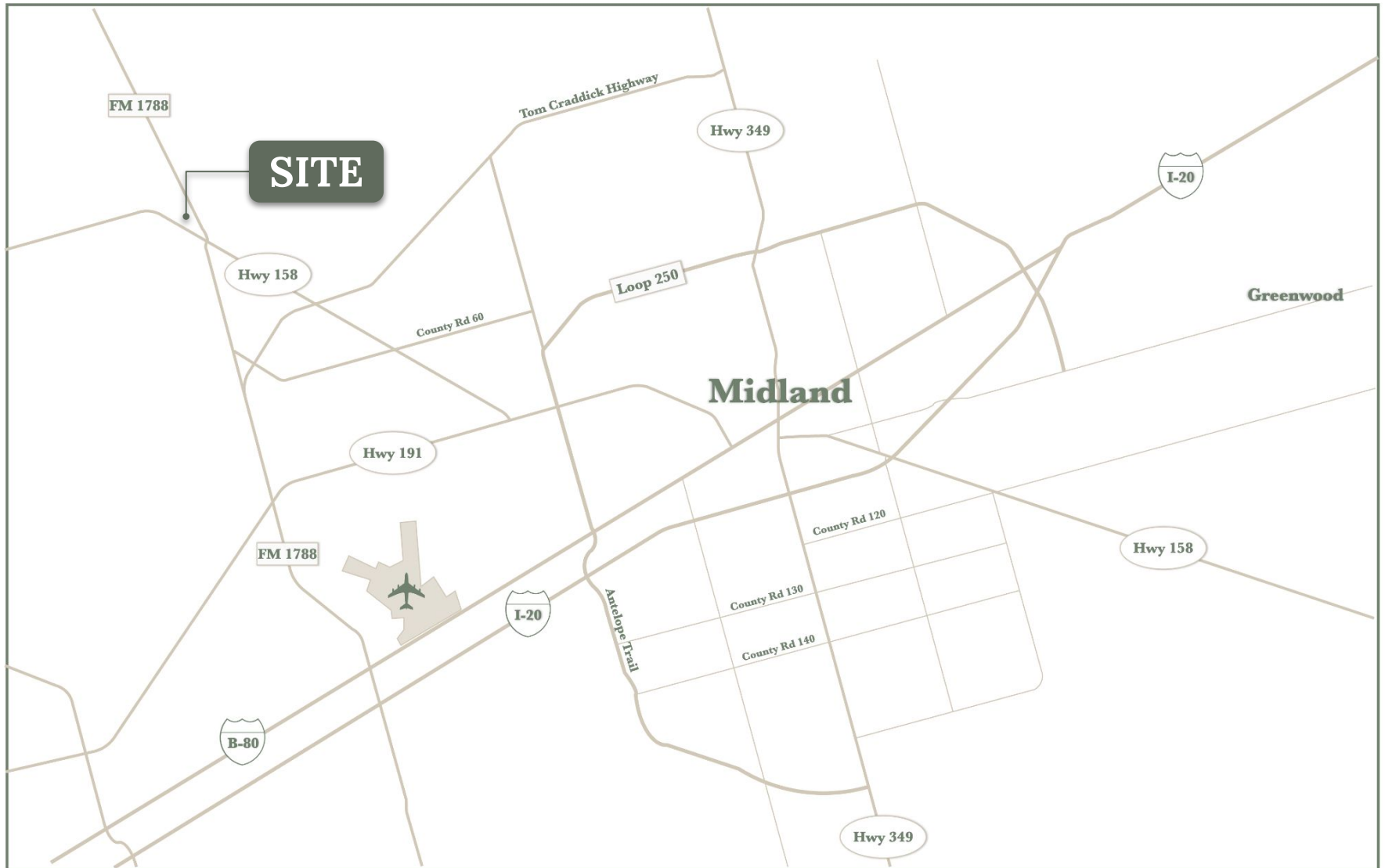
Local Map

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Regional Map

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Creating Wealth Through Real Estate

Invest Texas Real Estate, LLC is a premier commercial brokerage dedicated to delivering tailored, client-focused solutions across investment, land, and commercial transactions, leveraging deep market expertise, innovative strategies, and a commitment to accountability, integrity, and long term relationships.

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Investment



Land



Commercial