






PRICE REDUCED

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166.5 Total Acres

1 Million BBL Frac Pond

HWY 158
3,700' Frontage

FM 1788
1,650' Frontage

**KENT
KWIK**

Investment Highlights

Price	\$8,907,750
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Price Per Acre	\$53,500
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Acreage	166.5
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Proposed Uses

Commercial Development

Residential Development

Water Development

Water Wells	16
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Combined GPM	600+
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Equipment Shops	7,500 SF
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Water Sales

2023	\$538,321.76
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2024	\$565,147.30
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Frac Pond Lease

Payment Date	Dec 31st
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Annual Total	\$20,000
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Pipeline Renewal

Renewal Date	7/29/2029
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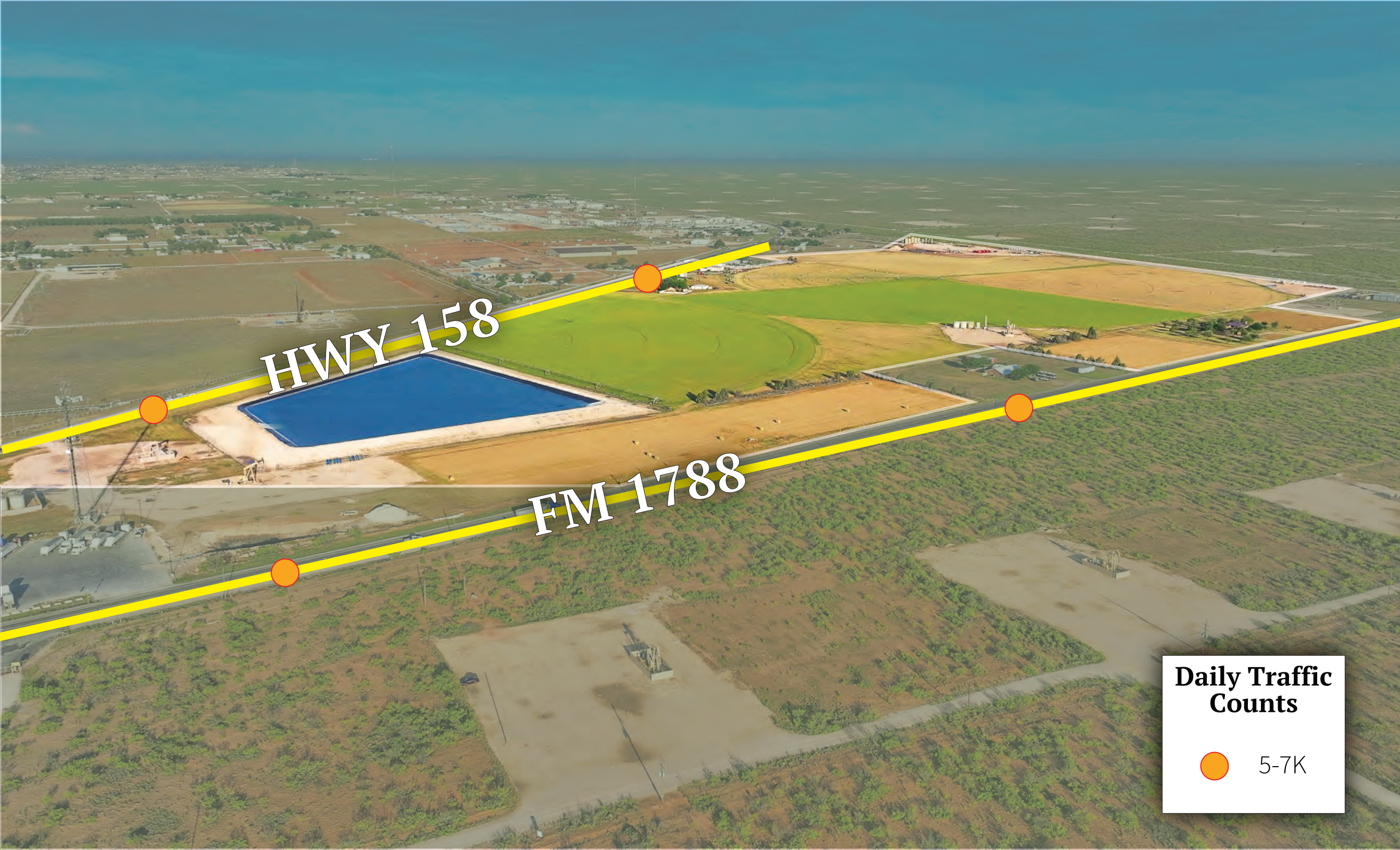
Renewal Amount	\$157,564.50
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(Continues to renew every 10 years with a 20% increase each 10 year period)

Cell Tower

Renewal Date	12/15/2056
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Renewal Amount	Re-Negotiate
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HWY 158

FM 1788

Daily Traffic Counts

● 5-7K

WATER RESOURCES



One Million BBL Frac Pond | 16 water wells | 600+ gallons per minute (GPM)

Water is a critical resource for operations in the Permian Basin, whether in industrial or municipal settings. Its vital role extends across various stages of oil and gas production, including drilling, hydraulic fracturing (fracking), and enhanced oil recovery (EOR) techniques. Additionally, ensuring water security sets the stage for potential residential development in this area. This valuable resource, combined with the central location, will lead to significant profitability for its next owner and operator.











158
TEXAS

349
TEXAS



191
TEXAS





PROPOSED DEVELOPMENT PLAN

HWY 158

FM 1788

**Daily Traffic
Counts**



5-7K

JC **JACAM CATALYST** **VES**
PATRIOT **PROCOIL** **MidCentral**
WELLHEAD TUBING ENERGY SERVICES

158
SUNLAND PARK

N DERBY AVE

SUNVALLEY ESTATES

N WICHITA AVE

N DALE WADE AVE

SELMAN POINT

W COUNTY RD 30

W COUNTY RD 30

KENT KWIK

ConocoPhillips
LUCKY SERVICES INC. **GSI GULFSTREAM**
NEXMILE **RK SUPPLY**
A NEXTIER COMPANY
HALLIBURTON

158

158



Invest Texas

REAL ESTATE

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