

± 2,423 ACRES FOR SALE 2216 N-IH 20, Sweetwater, TX 79556





RAILWAY



mwrealestate.com

UNION

jake@mwrealestate.com (325) 721-2353

Jake Wilkinson, President Morgan Hamilton, Senior Advisor morgan@mwrealestate.com (214) 542-1239



± 2,423 ACRES FOR SALE 2216 N-IH 20, Sweetwater, TX 79556

Property Description

- +/- 2 Miles of Frontage along the BNSF Railroad;
- +/- 1.4 Miles of Frontage along the Union Pacific Railroad;
- 69kV Transmission Line Running through the Property;
- +/- 650' from Oncor Substation

Location Description

- 1/2 Mile of Frontage Along the North Side of Interstate 20;
- 11 Miles East of Sweetwater;
- 140 Miles East of Midland/Odessa;
- 200 Miles West of Dallas/Fort Worth

Offering Summary

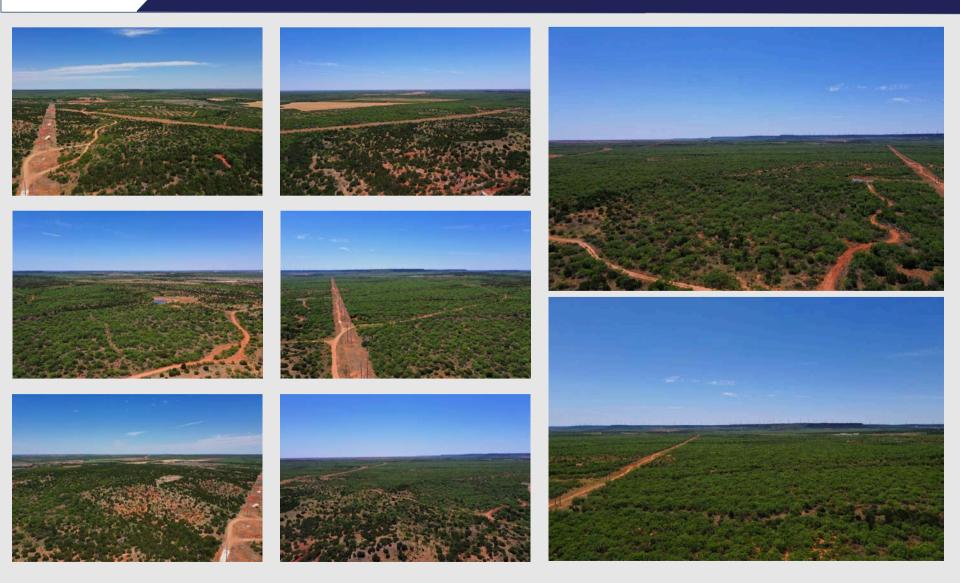
Sale Price:	\$7,874,750
Lot Size:	2,423 Acres





± 2,423 ACRES FOR SALE

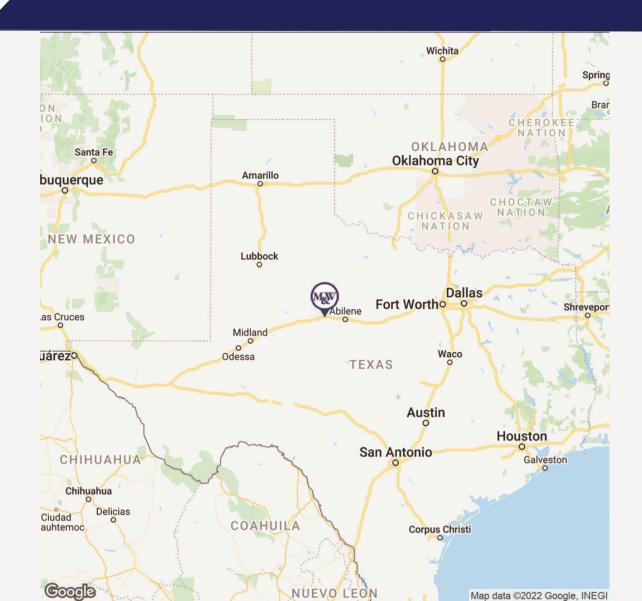
2216 N-IH 20, Sweetwater, TX 79556





± 2,423 ACRES FOR SALE

2216 N-IH 20, Sweetwater, TX 79556



Information available at www.trec.texas.gov	Information availa	Commission	Regulated by the Texas Real Estate Cor
	Date	Buyer/Tenant/Seller/Landlord Initials	Buyer/Ter
Phone	Email	License No.	Sales Agent/Associate's Name
Phone	Email	License No.	Licensed Supervisor of Sales Agent/ Associate
Phone	Email	License No.	Designated Broker of Firm
Phone	Email	License No.	Licensed Broker /Broker Firm Name or Primary Assumed Business Name
not create an obligation for records.	nformation purposes. It does r w and retain a copy for your re	3N: This notice is being provided for i knowledge receipt of this notice belo	LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.
RLY ESTABLISH: nt. nt will be calculated.	LD BE IN WRITING AND CLEAR r the representation agreemer be made and how the paymen	VOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH: The broker's duties and responsibilities to you, and your obligations under the representation agreement. Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.	 TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARI The broker's duties and responsibilities to you, and your obligations under the representation agreemen Who will pay the broker for services provided to you, when payment will be made and how the payment
ement to represent the owner first.	transaction without an agree ust place the interests of the c	a subagent when aiding a buyer in a t does not represent the buyer and m	AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agree buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the o
must first obtain the written r and, in conspicuous bold or y: ver to each party (owner and arty to the transaction. broker in writing not to	en the parties the broker m ate who will pay the broker a who acts as an intermediary: er associated with the broker er associated with the broker is a written offer; and is a written offer; and is a written offer; the br	GENT FOR BOTH - INTERMEDIARY : To act as an intermediary between the parties the broker must first obtain the writement of <i>each party</i> to the transaction. The written agreement must state who will pay the broker and, in conspicuous boln rlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: Must treat all parties to the transaction impartially and fairly; May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. Must not, unless specifically authorized in writing to do so by the party, disclose: that the owner will accept a price less than the written asking price; that the buyer/tenant will pay a price greater than the price submitted in a written offer; and any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law. 	 AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of <i>each party</i> to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: Must treat all parties to the transaction impartially and fairly: May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. Must not, unless specifically authorized in writing to do so by the party, disclose: that the owner will accept a price greater than the written asking price;; that the buyer/tenant will pay a price greater than the price submitted in a written offer; and any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.
the buyer, usually through a nust inform the buyer of any to the agent by the seller or	nt by agreeing to represent t minimum duties above and m cluding information disclosed t ;otiable.	oker becomes the buyer/tenant's age er's agent must perform the broker's or transaction known by the agent, in is are not set by law and are fully neg	AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.
agent through an agreement with the owner, must perform the broker's minimum duties transaction known by the agent, including agent fees are not set by law and are fully	rty owner's agent through an vner's agent must perform th property or transaction knov An owner's agent fees are n	RD): The broker becomes the prope erty management agreement. An ov iny material information about the agent by the buyer or buyer's agent.	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.
	÷	RTY IN A REAL ESTATE TRANSACTION	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:
;; ;	arty that the broker represent interests; action received by the broker; om the client; and	DKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represent Put the interests of the client above all others, including the broker's own interests; Inform the client of any material information about the property or transaction received by the broker; Answer the client's questions and present any offer to or counter-offer from the client; and Treat all parties to a real estate transaction honestly and fairly.	 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents): Put the interests of the client above all others, including the broker's own interests; Inform the client of any material information about the property or transaction received by the broker; Answer the client's questions and present any offer to or counter-offer from the client; and Treat all parties to a real estate transaction honestly and fairly.
d by the broker.	ned by sales agents sponsored behalf of the broker.	S OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.	 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all broke A SALES AGENT must be sponsored b
2-10-2025 tion about	xerage Services give the following informati enants, sellers and landlords	Information About Brokerage Services Texas law requires all real estate license holders to give the following informatic brokerage services to prospective buyers, tenants, sellers and landlords.	Inf