

HOUSING, STORAGE, WASH-BAY ON 6.06 ACRES

5105 S Veronica St, Monahans, TX 79756

INDUSTRIAL FOR SALE AND FOR LEASE



BRIAN STEFFENILLA

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NRG REALTY GROUP

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$600,000
Price / SF:	\$66.15
Lease Rate:	Contact Broker
Building Size:	9,070 SF
Lot Size:	6.06 Acres
Year Built:	2021
Zoning:	County

PROPERTY OVERVIEW

Available for sale or lease, this industrial property offers multiple buildings totaling of 9,070 SF on 6.06 acres, with the opportunity to acquire up to an additional 6 acres at \$40,000/acre. The site is well-suited for owner-users or investors seeking a flexible layout with workforce accommodations, storage, and operational infrastructure. Features include a 2,500 SF (50' x 50') residential structure offering 3 bedrooms, ideal for on-site management or office conversion. An additional 1,350 SF mancamp trailer provides 3 bedrooms, each equipped with 3 bunk beds. A 1,200 SF wash-bay, a 720 SF locker room and shower facility with 3 showers, and a 1,500 SF metal storage building complemented by 2 covered overhangs totaling 1,800 SF (900 SF each) also sit on-site. The property is serviced by Single-Phase power, city water and septic and offers ample yard space with room for expansion, parking, and equipment storage. Contact Brian Steffenilla for more details.

LOCATION OVERVIEW

The property is located on South Veronica Street, approximately 0.6 miles from TX-464 Loop and TX-18 in Monahans, TX. Situated just 3.4 miles south of Interstate 20, the site offers convenient access throughout the Permian Basin.

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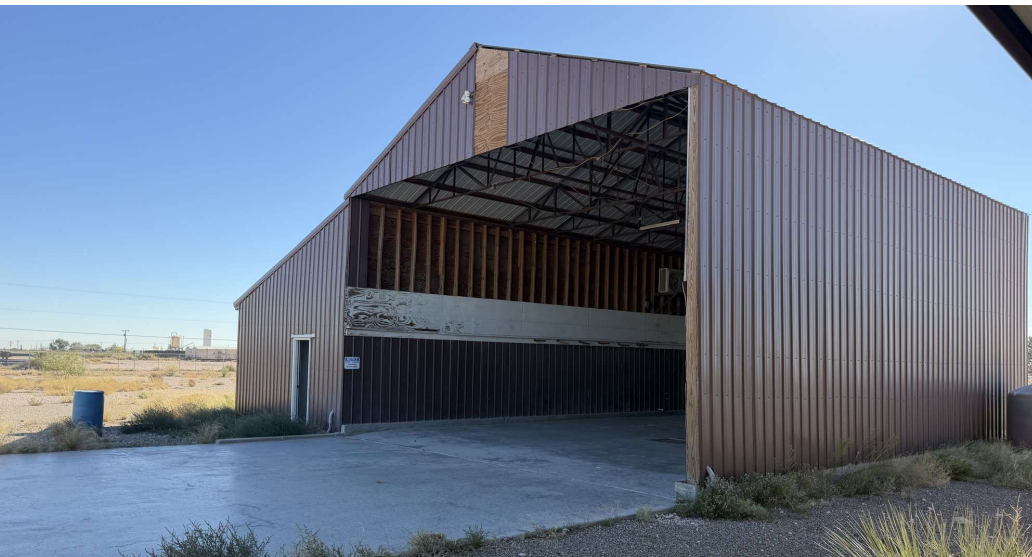
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Multiple Structures Totaling 9,070 SF on 6.06 Acres
- Option to Acquire up to 6 Additional Acres (\$40,000/AC)
- 2,500 SF, 3 Bedroom Residential House
- 1,350 SF, 3 Bunk Mancamp
- 1,200 SF Wash-Bay
- 720 SF Locker Room & Shower Facility
- 1,500 SF Metal Storage Building w/ (2) 900 SF Overhangs
- City Water, Septic System, Single-Phase Power



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ADDITIONAL PHOTOS



BRIAN STEFFENILLA

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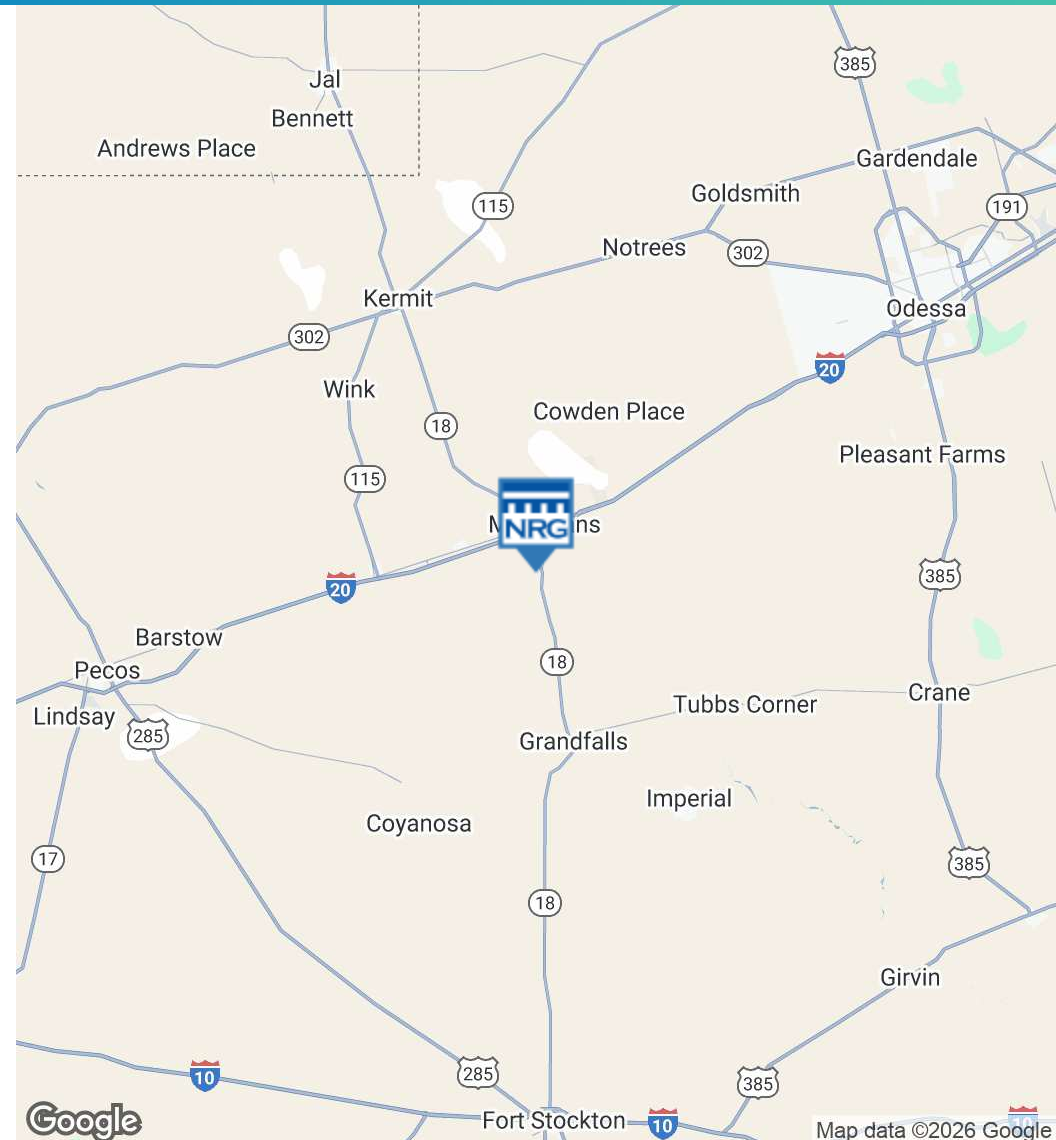
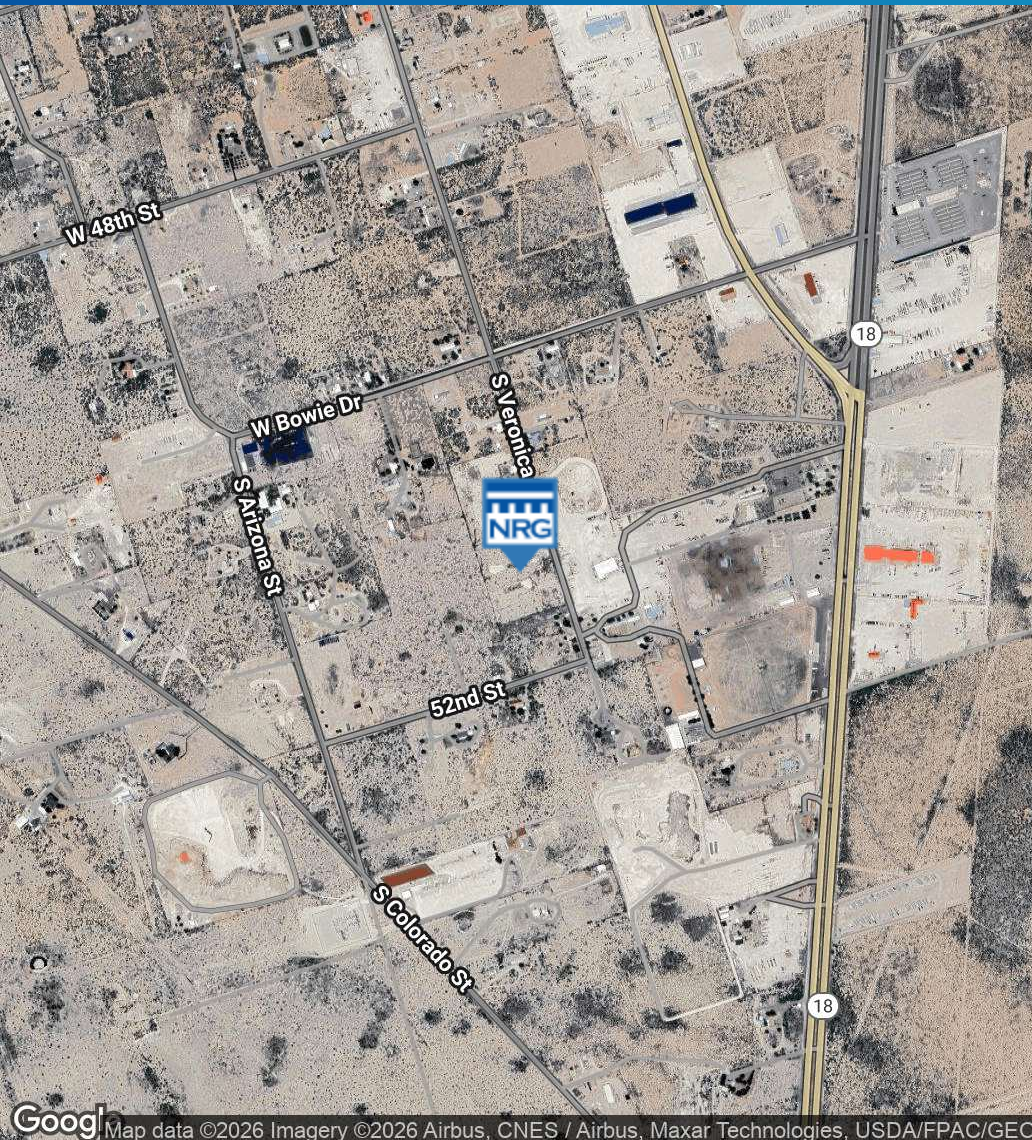
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LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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.

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.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* 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 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 SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID 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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BRIAN STEFFENILLA	822999	brian@nrgrealtygroup.com	214-998-8675
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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CONTACT BROKERS:

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