



LAND SALE OFFERING

40 AC WITH I-20 SERVICE ROAD FRONTAGE

INTERSTATE 20, WARD COUNTY, TX 79756



Rooted in Experience.

Defined by Excellence.

SUMMARY

The land lies within the natural landscape of the picturesque and historic rolling sandhills of West Texas immediately south of the Monahans Sandhills State Park, located 30 miles west of Midland-Odessa, 5 miles East of Monahans, and a convenient 45 minute drive to Midland International Air and Space Port. Currently, there is about 900 feet of I-20 Service Road frontage and 40 AC available. The area experiences significant traffic, being a key hub for the oil industry and cross-country trucking with convenient access to both East and West service roads. Easy on/off access is a major advantage. The existing infrastructure, including interstate traffic flow, electricity, abundant water supply, and excellent soil permeability, presents a unique opportunity for development with on-site utilities.



The 25 AC and I-20 Service Road frontage is situated directly behind the Pilot Travel Center! This is an exceptional opportunity for multi-use development, whether for commercial, retail, or industrial purposes. High voltage electricity is readily available nearby, and the property is located directly across from Sandhills State Park. Located in Ward County, this property benefits from the absence of city taxes and is in close proximity to the Delaware Basin Shale and several sand plants.

Please contact Heather Prichard for additional information. Up to 40 AC available, \$10,000 per AC.



AERIAL PHOTO



PHOTOS



PHOTOS



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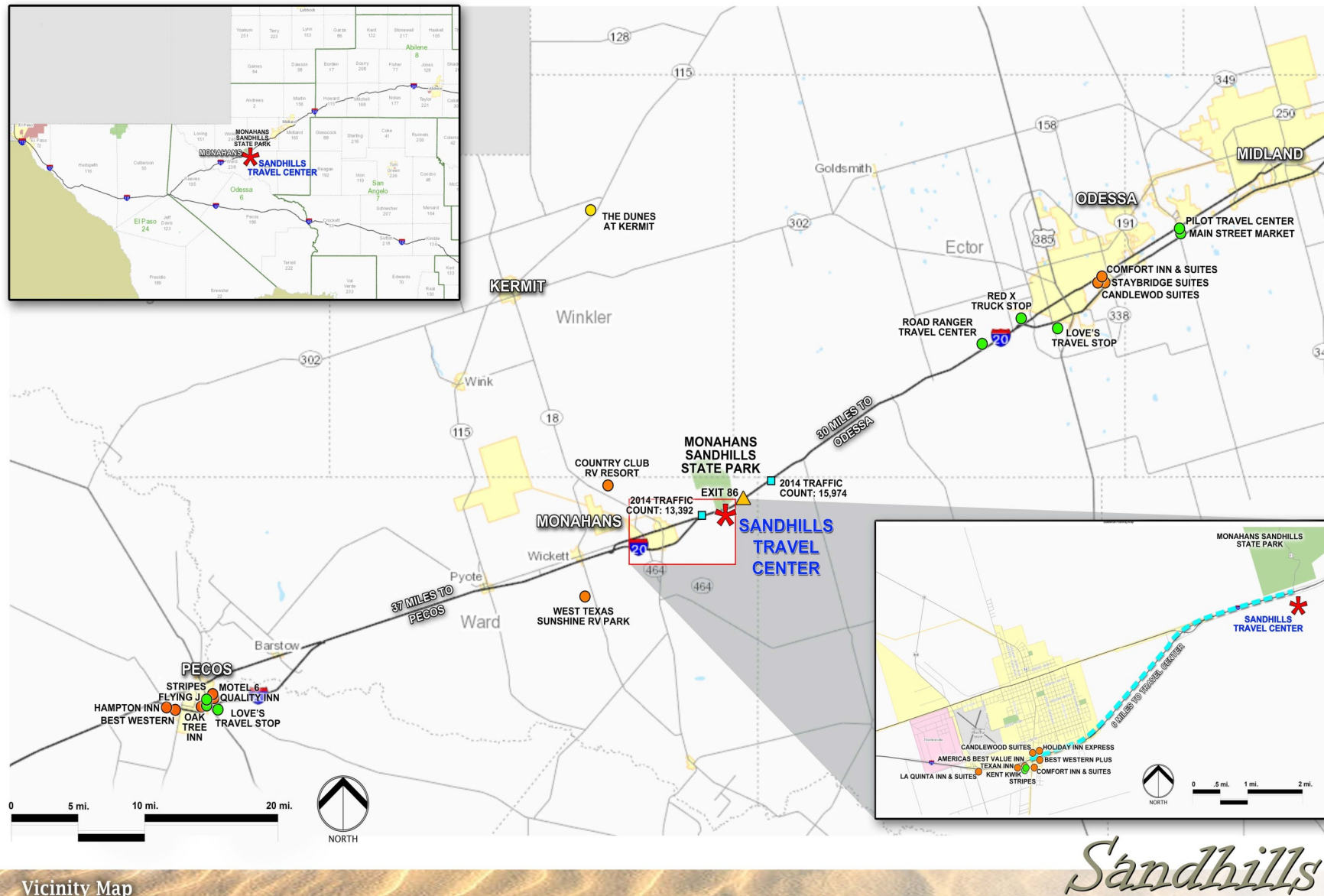
PHOTO GALLERY



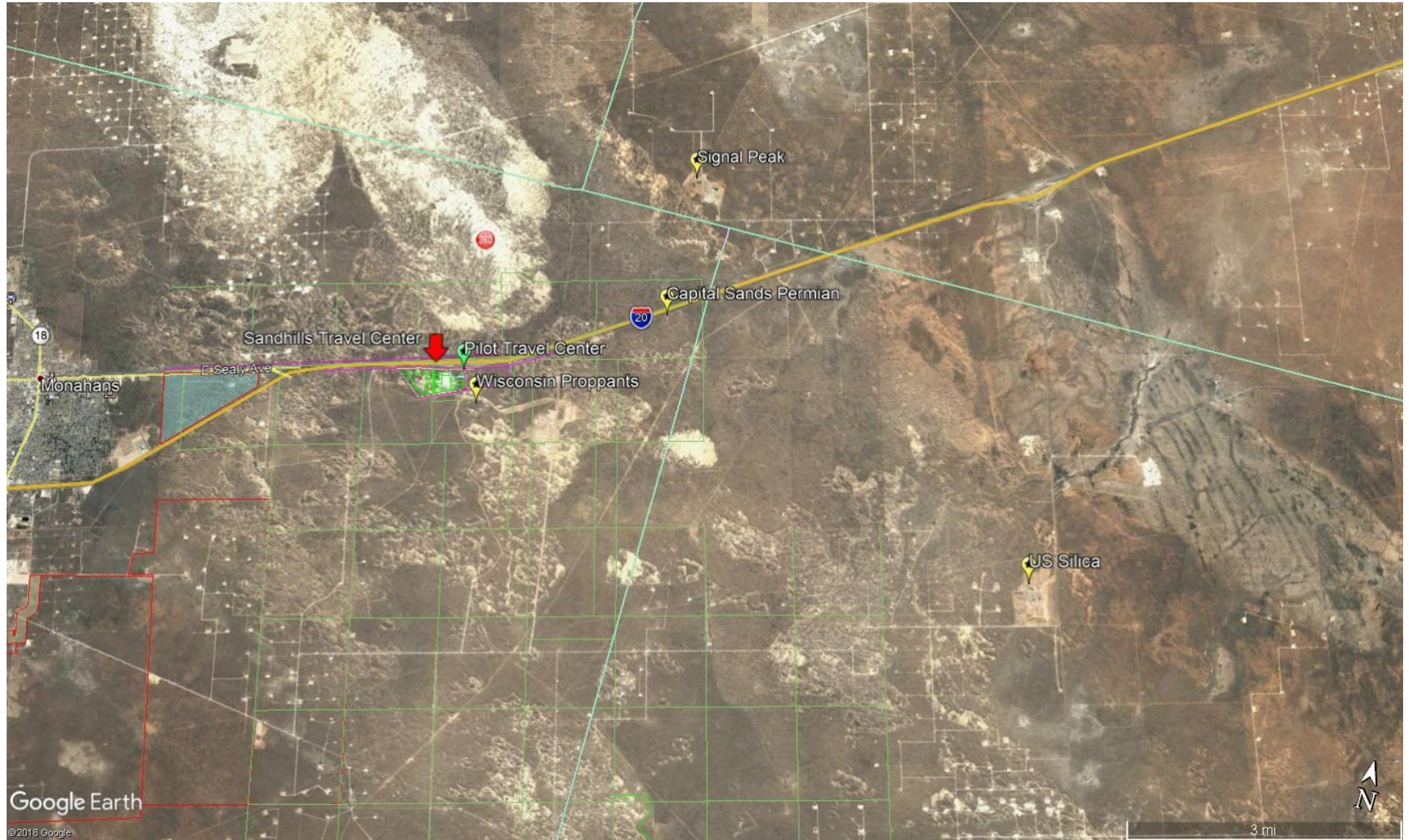
**LAND TITLE SURVEY
OF A
25.00 ACRE TRACT OF LAND**

SITUATED IN THE
SAMUEL ANDREWS SURVEY, ABSTRACT NO. 445
AND SECTION 5, BLOCK B-10
SAMUEL ANDREWS SURVEY, PUBLIC SCHOOL LAND
ABSTRACT NO. 517
WARD COUNTY, TEXAS

DIRECTIONAL MAP

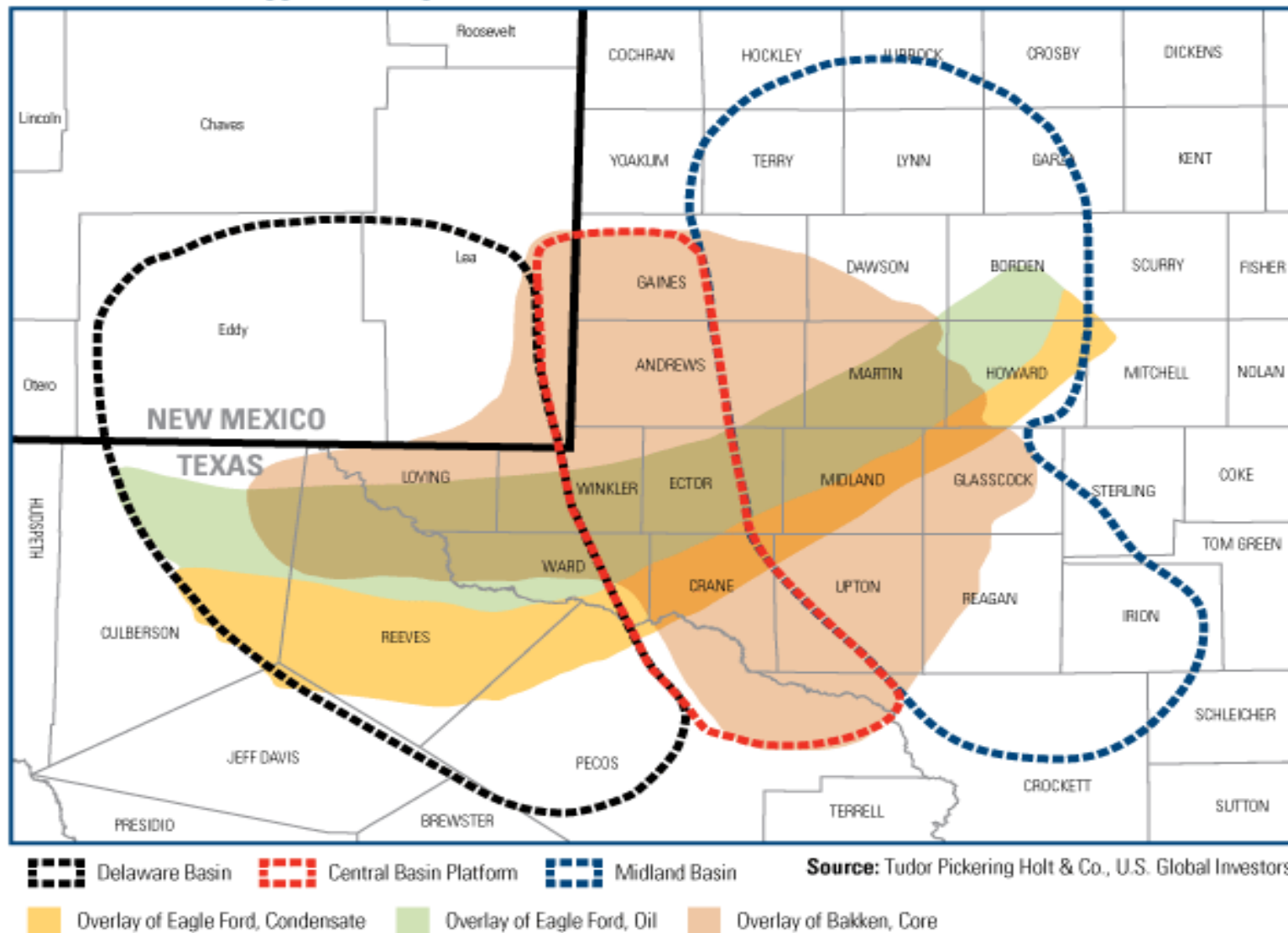


AERIAL MAP



THE PERMIAN BASIN

Permian Basin is Bigger than Eagle Ford and Bakken Combined



MY PORTFOLIO



MY COMMERCIAL PORTFOLIO

"MY BUSINESS IS YOUR BUSINESS"

Rooted in Experience. Defined by Excellence.



PROVIDING PIPELINE SOLUTIONS

BCA ENERGY PIPELINE SERVICES, LLC



Growing E&P Value.

H.I.S. PIPELINE, L.L.C.



RIVER WALSH



FOUR SIX SERVICES



Iron Horse Tools LLC

TAA Property Management

DOLLAR GENERAL



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