

**±44.12
ACRES**

4087

2119

411

408

INTERSTATE
20

INTERSTATE
20

Pecos High School

Crockett Middle School

17
TEXAS

Austin Elementary

Walmart

PECOS

INTERSTATE
20

Reeves County Golf Course

INTERSTATE
20

204

Pecos Municipal Airport

17
TEXAS

**±44.12 Acre Development Opportunity Located in
Pecos, TX with I-20 Frontage**

Pecos, TX 79772



BROKER CONTACT:

Nick Minkoff, Associate

nick.minkoff@dmre.com

713.955.3122

PROPERTY DETAILS



ADDRESS

Pecos, TX 79772

SIZE

±44.12 Acres

LAT., LONG.

31.400637, -103.570190

PARCEL

32458
32459
33074

SCHOOLS

Pecos-Barstow-Toyah ISD
Austin Elementary School
Crockett Middle School
Pecos High School

LEGAL

AB 419 BLK 4 SEC 77 H&GN (TRACT 1)
AB 419 BLK 4 SEC 77 H&GN (TRACT 2)
AB 419 BLK 4 SEC 77 H&GN

PRICE

Call for Pricing





Forbes.com recognized Pecos as the “*No. 2 Fastest Growing Small Town Nationally*” In fact, Pecos grew 45 percent between 2010 and 2020, and the median income went up an impressive 14 percent we’ve kept on growing ever since.

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	1,613	3,520	10,776
5 YEAR EST. POPULATION GROWTH	2.1%	2.1%	1%
AVERAGE HOUSEHOLD INCOME	\$126,189	\$126,189	\$130,517
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$108,689	\$108,689	\$107,716

CONTACT US



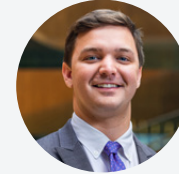
Tim Dosch
Principal
tim@dmre.com
713.955.3127



David Marshall
Principal
david@dmre.com
713.955.3126



Sam Vitulli
Associate
sam.vitulli@dmre.com
713.212.1555



Nick Minkoff
Associate
nick.minkoff@dmre.com
713.955.3122



Kenneth Danna
Director
kenneth.danna@dmre.com
713.955.3129



Derek Graber
Associate Director
derek.graber@dmre.com
713.955.3124



George Notte
Associate
george.notte@dmre.com
713.936.5952



Clayton Nugent
Associate
clayton.nugent@dmre.com
713.392.7307



William James
Associate
william.james@dmre.com
281.377.6476

OPERATIONS & MARKETING



Brad Blanchard
Chief Data Strategist
brad.blanchard@dmre.com
972.523.3402



Anne Bryan
Transaction Director
anne.bryan@dmre.com
214.623.5616



Marisol Seegers
Transaction Manager
marisol.seegers@dmre.com
432.385.4629



Jeanine Mouret
Office Manager
jeanine.mouret@dmre.com
713.955.3123



Luke Little
Marketing Coordinator
luke.little@dmre.com
512.806.7112



Mary Pom
Marketing Coordinator
mary.pom@dmre.com
512.300.3149

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

Houston

777 Post Oak Blvd, Suite 255

Houston, TX 77056

[713.955.3120](tel:713.955.3120)

Dallas-Fort Worth

14951 N Dallas Pkwy, Suite 400

Dallas, TX 75254

[214.206.4154](tel:214.206.4154)

Central Texas

901 S Mopac Expressway, Bldg. 3, Suite 375

Austin, TX 78746

[254.913.1931](tel:254.913.1931)

Phoenix

2801 E Camelback Rd, Suite 200

Phoenix, AZ 85016

[214.919.3912](tel:214.919.3912)