

PECOS INDUSTRIAL PARK LOTS FOR SALE

LAND FOR SALE

CM RANCH RD

PECOS, TX 79772

CONTACT BROKERS:

JUSTIN DODD

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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OFFERING SUMMARY

Sale Price:	\$12,500 / Acre
Lot Size:	10 - 23+ Acres
Zoning:	None

PROPERTY OVERVIEW

Over 300 Acres available in the Pecos Industrial Park on CM Ranch Rd! Lot sizes range from 10 to 23+ Acres and can be combined for larger requirements. 3-phase power runs along FM 869 and is installed throughout CM Ranch Road. CM ranch road is asphalt chip sealed. The property is outside city limits with no zoning. The owner is also willing to do a Build to Suit lease, example photos of a previous BTS are included. Premium Lot 23 (256 CM Ranch Rd) is \$18,500/Ac, all other lots are priced at \$12,500/Ac.

LOCATION OVERVIEW

The Pecos Industrial Park is located off of CM Ranch Rd & FM 869 in Pecos. Approximately 3 miles to I-20, the major thoroughfare of the Permian Basin.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 10 to 23+ Acre Lots
- 3-phase power installed & ready for meters
- CM Ranch Rd is asphalt chip sealed
- Build to Suit available
- Each lot requires water well and septic system
- Paved road access to I-20
- Premier Delaware Basin location
- Outside city limits with no zoning
- *Only restriction is no commercial water sales (Contact us about availability of permitted SWD land)



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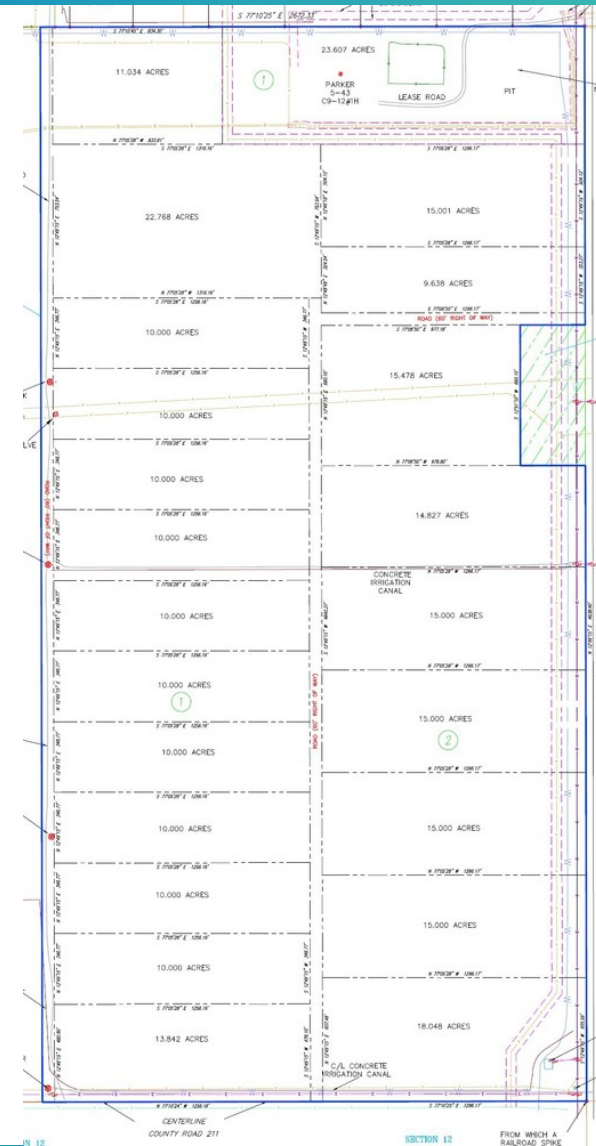


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ADDITIONAL PHOTOS

LOT 1	SOLD
LOT 2	SOLD
LOT 3	SOLD
LOT 4	10 ACRES
LOT 5	10 ACRES
LOT 6	10 ACRES
LOT 7	10 ACRES
LOT 8	10 ACRES
LOT 9	10 ACRES
LOT 10	10 ACRES
LOT 11	10 ACRES
LOT 12	SOLD
LOT 13	13.842 ACRES
LOT 14	SOLD
LOT 15	SOLD
LOT 16	SOLD
LOT 17	15.478 ACRES
LOT 18	14.827 ACRES
LOT 19	SOLD
LOT 20	15 ACRES
LOT 21	15 ACRES
LOT 22	15 ACRES
LOT 23	18.048 ACRES



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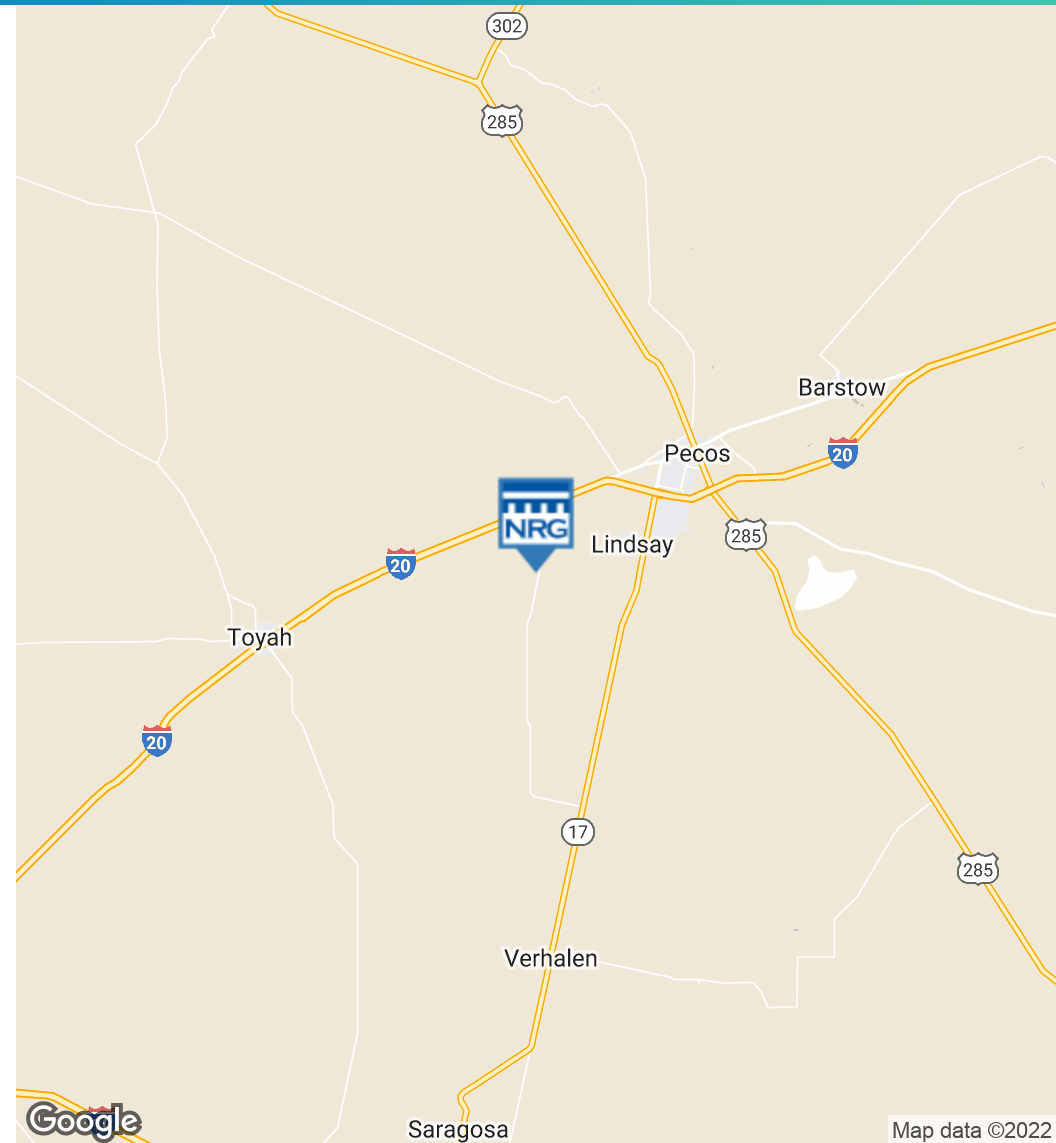
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Information About Brokerage Services

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

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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RANCH RD 869

RANCH RD 1934

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