



INVESTMENT OFFERING

NEW CONSTRUCTION
2 APARTMENT COMPLEXES

401 & 405 W 4TH ST
1500 N MAIN ST
MONAHANS, TX 79756



PRICHARD COMMERCIAL

A DIVISION OF THE PRICHARD GROUP

Rooted in Experience.

Defined by Excellence.



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Kit Prichard, Sales Agent | (432) 889-3856 | Kit@PrichardGroup.com | PrichardCommercial.com

SUMMARY

401 & 405 W. 4TH ST



1500 N MAIN ST



Details of Properties

Price	\$4,400,000
Year Built	2025
Total Square Footage (Owner)	21,454
Price per Sq. Ft.	\$205.09
Lot Size (WCAD)	1.03 AC
Estimated Taxes	New Construction
Total Units	22
Monahans is in Ward County	

Overview of Properties

Discover two exciting new apartment complexes in Monahans, TX! The first complex features 10 units, including 8 two-bedroom, one-and-a-half-bath apartments and 2 one-bedroom, one-bath units, most of which are furnished and currently utilized as corporate housing. The second complex, currently under construction, will add 12 more units, comprising 5 two-bedroom, two-bath apartments and 7 one-bedroom, one-bath units. Each apartment boasts laundry facilities, modern finishes, all-electric systems, separate metering, and open-concept designs. This is a prime investment opportunity in the heart of Texas, conveniently located near the Delaware Basin and benefiting from the robust growth of the Permian Basin, all while embracing the timeless charm of Texas living!



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SLIDESHOW

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AERIAL VIEW

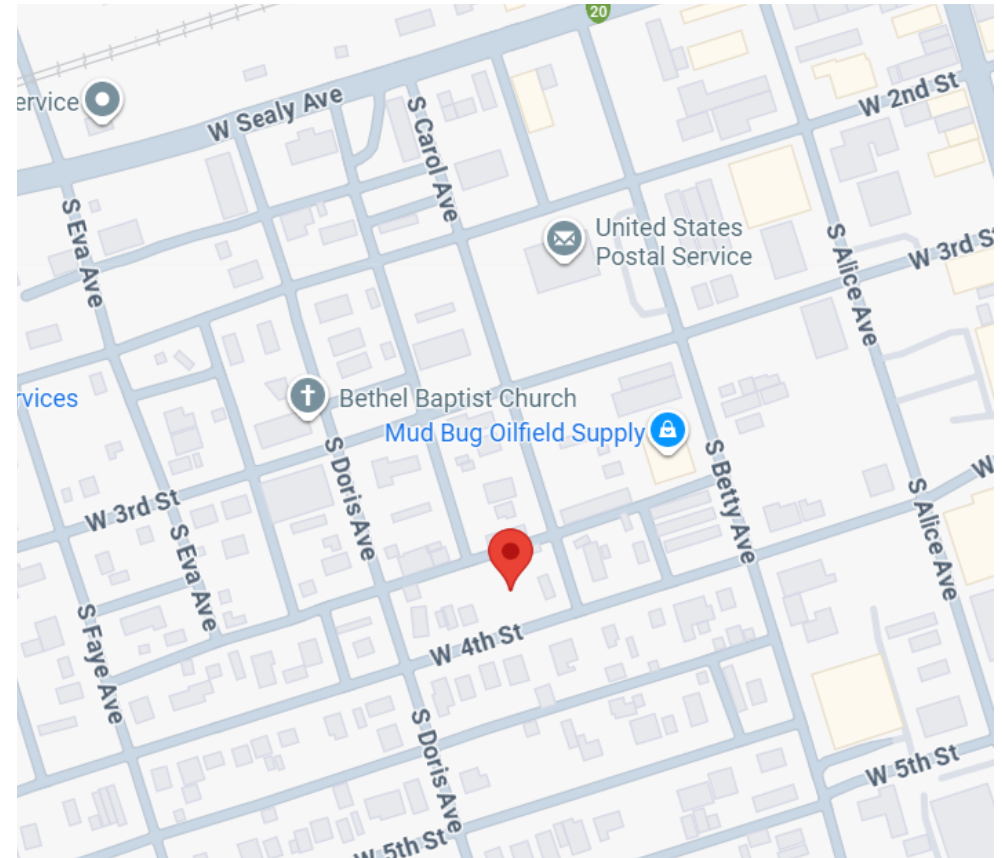
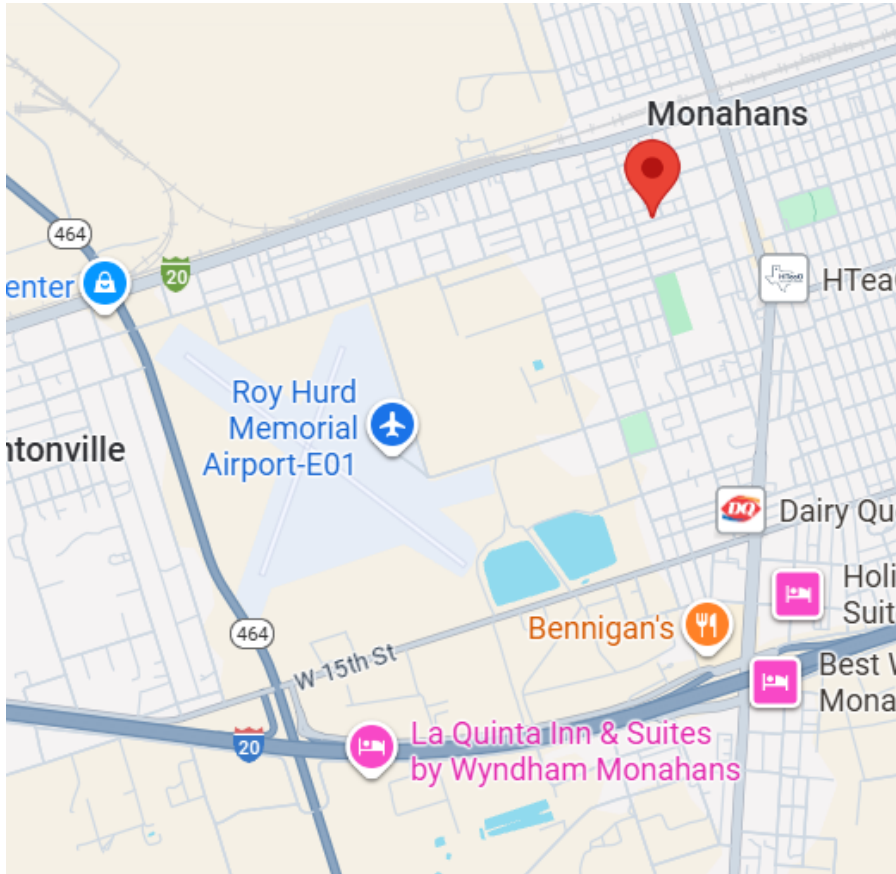
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DIRECTIONAL MAP

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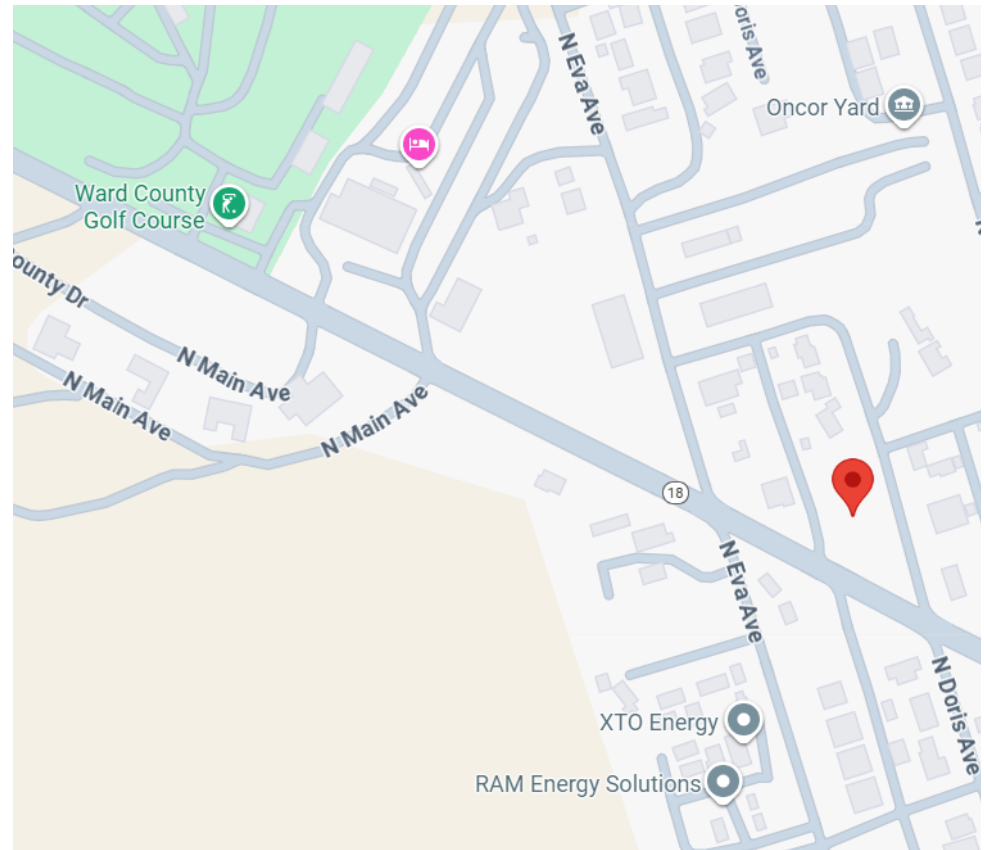
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Kit and Heather are the owners of The Prichard Group. Their business is almost 100% referral-based, a reflection of the trust, care, and excellence they consistently deliver. As Heather often says: "To earn a referral from a past client, you must deliver exceptional service on every single transaction."

Their combined expertise spans commercial, industrial, development, multi-family, residential, and farm & ranch properties. Heather holds active Real Estate Broker licenses in Texas, Tennessee, Oklahoma, and Georgia, extending their reach across multiple regions with seamless service.



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