

PRICE: \$3,175,000

906 US HIGHWAY 285 S.

Pecos, TX 79772

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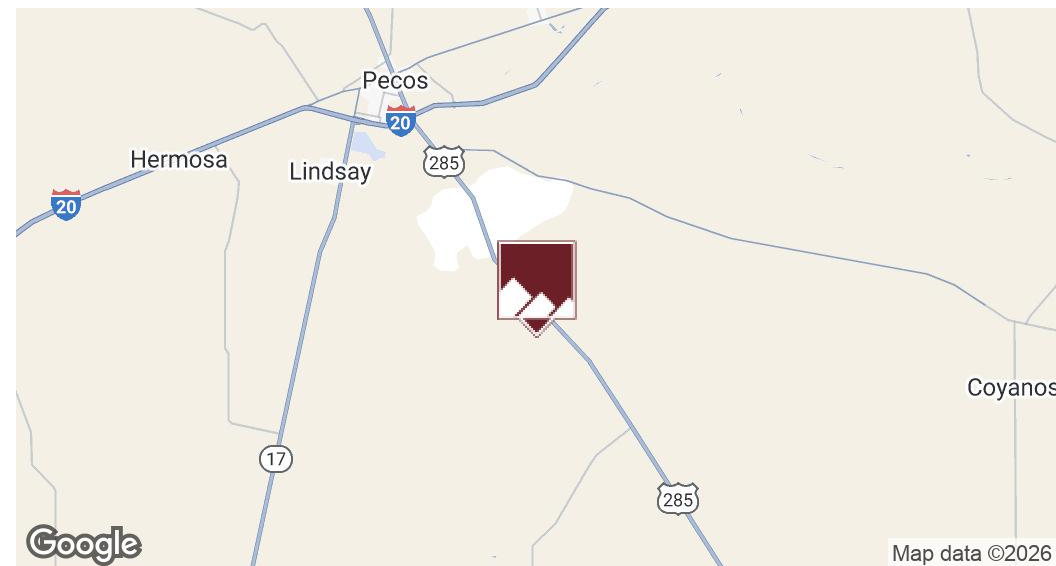
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## Property Description

The site consists of a fully equipped Field Office and a well-equipped Man-Camp designed to support operational and residential needs. The Field Office covers 23,852 square feet and features 42 offices, 9 bullpen rooms, a 3,000 square foot Town Hall space, and 4 conferencing rooms. It also includes IT closets, storage areas, multiple copy/print spaces, breakrooms, and dedicated lobby and reception areas. The office currently accommodates 160 seats, with a maximum capacity of 163, and offers convenient paved road access and asphalt parking. The adjacent Man-Camp provides 8,110 square feet of recreational space and houses 60 beds. It includes a separate modular laundry building equipped with both regular and commercial machines. The full-service dining hall features a commercial kitchen, food storage areas, cooler and freezer units, a dishwashing area, and 2 offices. Additionally, a recreational steel building offers workout equipment, pool tables, and an outdoor, covered sports court, ensuring a comfortable and active living environment for residents.

## Location Description

The 40 Acre Site is located on US Hwy 285 South in Pecos, TX. Approximately 5 miles to I-20, which gives the site quick access to this major Permian Basin thoroughfare. The property is fully fenced and secured.

## Offering Summary

Sale Price:	\$3,175,000
Lot Size:	40 Acres
Field Office:	23,852 SF
Man-Camp:	8,110 SF
Number of Beds:	60 Beds

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### Complete Highlights

- *Field Office* -
- SF: 23,852
- (42) Offices | (9) Bullpen Rooms
- 3,000 SF Town Hall Space | (4) Conferencing Rooms
- IT Closets | Storage Rooms | Copy/Print Spaces
- Multiple Breakrooms | Lobby and Reception Areas
- Current Seat Count: 160 | MAXIMUM Seat Count: 163
- Paved Road Access | Asphalt Parking
- *Man-Camp* -
- Recreational SF: 8,110
- Number of Beds: 60
- Seperate Modular Building for Laundry: Regular & Comercial Machines
- Dining Hall: Full-Service Commercial Kitchen | Food Storage | Cooler & Freezer | Dish Washing | (2) Offices
- Recreational Steal Building: Work-Out Equipment | Pool Tables | Outdoor & Covered Sports Court

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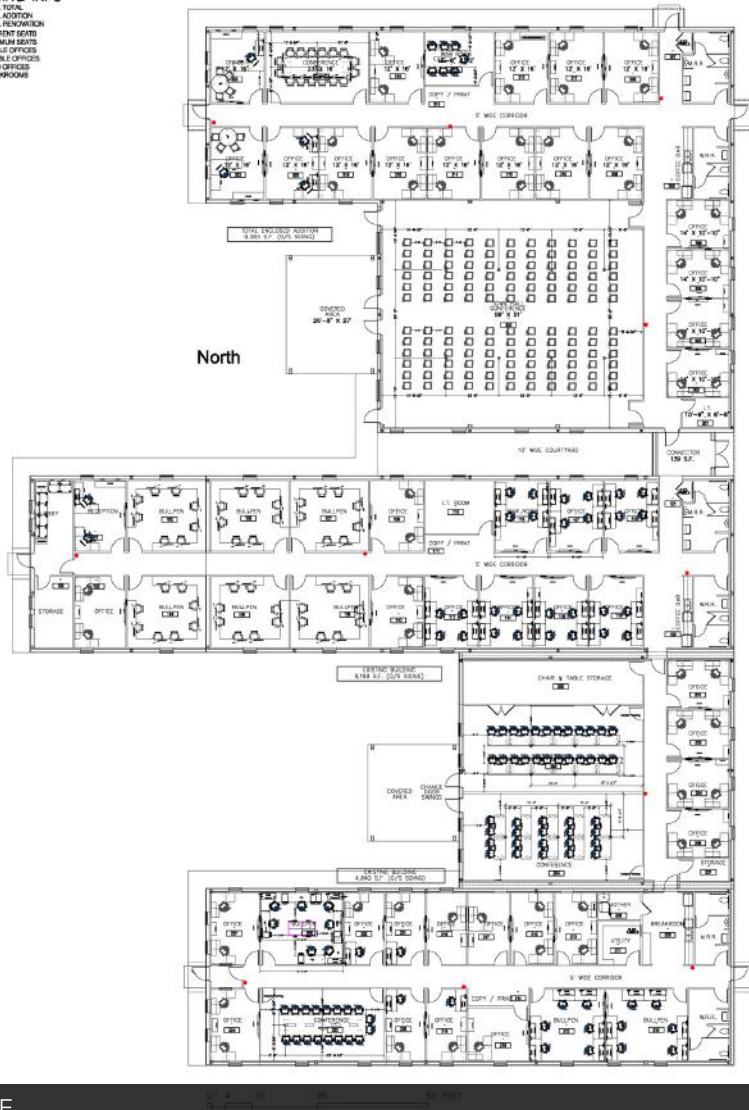


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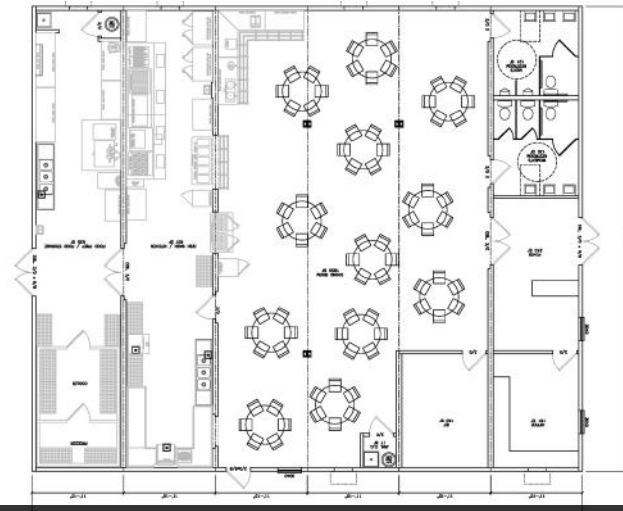
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#### BUILDING INFO

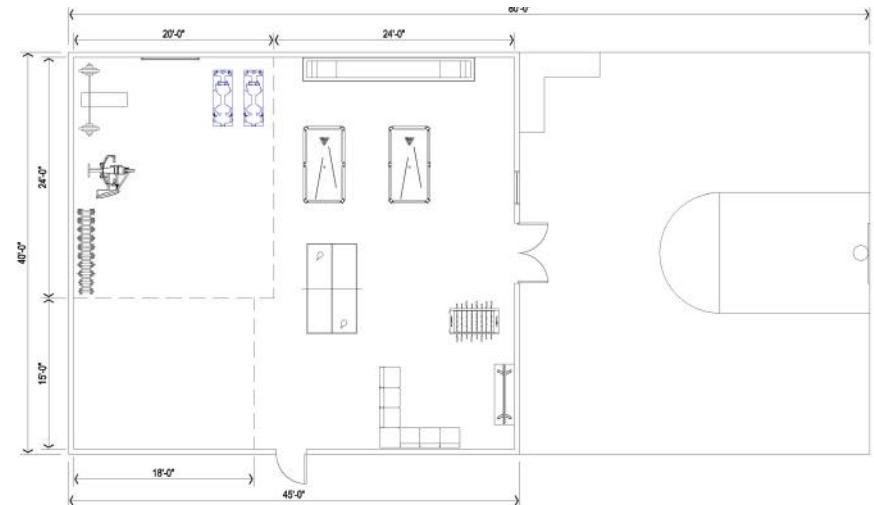
20862 SQ. FT. TOTAL  
18814 SQ. FT. ADDITION  
20871 SQ. FT. RENOVATION  
160 CURRENT SEATS  
160 MAXIMUM SEATS  
30 SINGLE OFFICES  
30 DOUBLE OFFICES  
2 LEAD OFFICES  
16 WORKSTATIONS



North



DINING HALL



RECREATIONAL BUILDING

FIELD OFFICE

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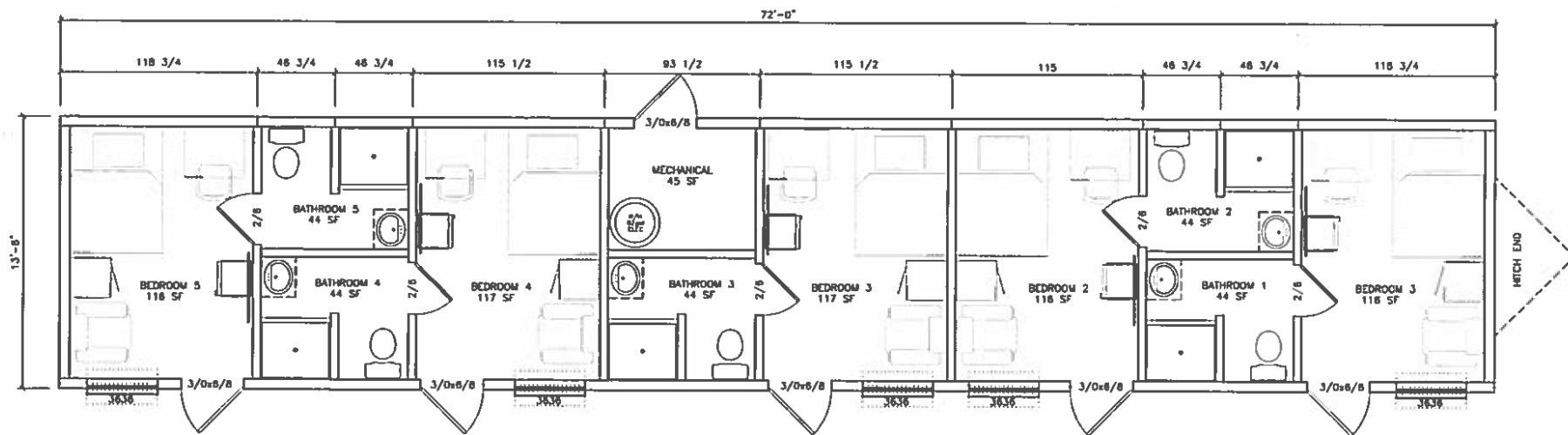
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**MORIAH**  
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OXY

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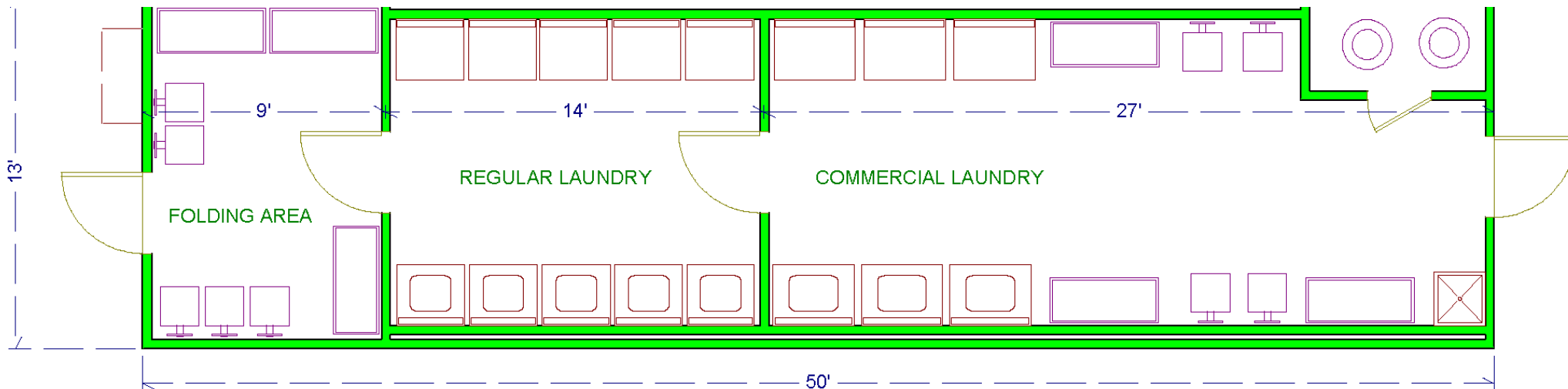


PALOMAR	
MODULAR BUILDINGS LLC	
DATE	
BY	
DESCRIPTION	

MAN-CAMP HOUSING

DOOR LEGEND

CALLOUT	NOMINAL SIZE	MATERIAL	HARDWARE	GLAZING	NOTES
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LAUNDRY BUILDING

ALL DIMENSIONS ARE NO

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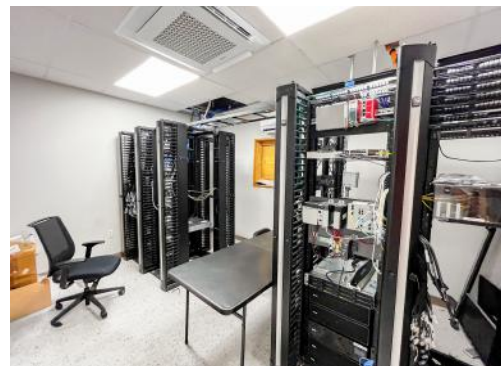
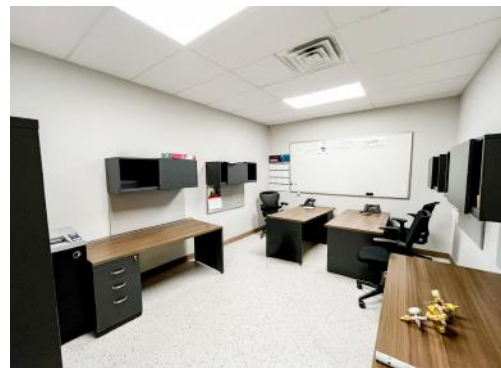
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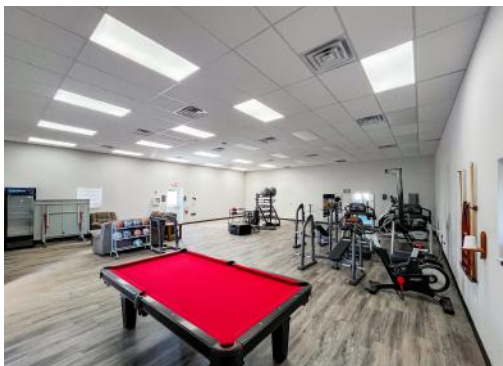
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