



40 ACRE FIELD OFFICE WITH MAN-CAMP FOR SALE



PRICE: \$3,175,000

906 US HIGHWAY 285 S.

Pecos, TX 79772

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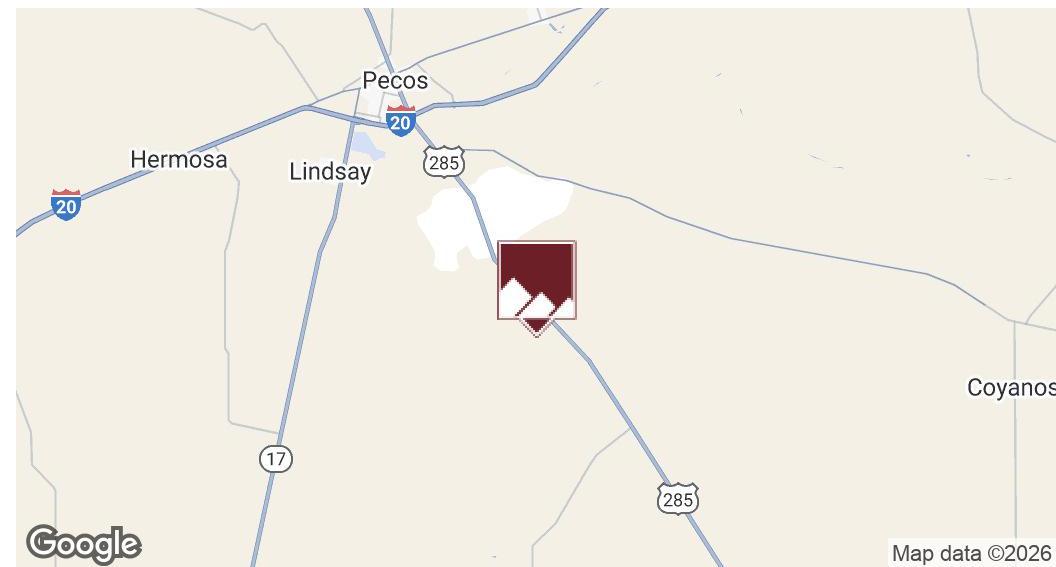
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## Property Description

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
  - Separate Modular Building for Laundry: Regular & Commercial Machines
  - Dining Hall: Full-Service Commercial Kitchen | Food Storage | Cooler & Freezer | Dish Washing | (2) Offices
  - Recreational Steel Building: Work-Out Equipment | Pool Tables | Outdoor & Covered Sports Court

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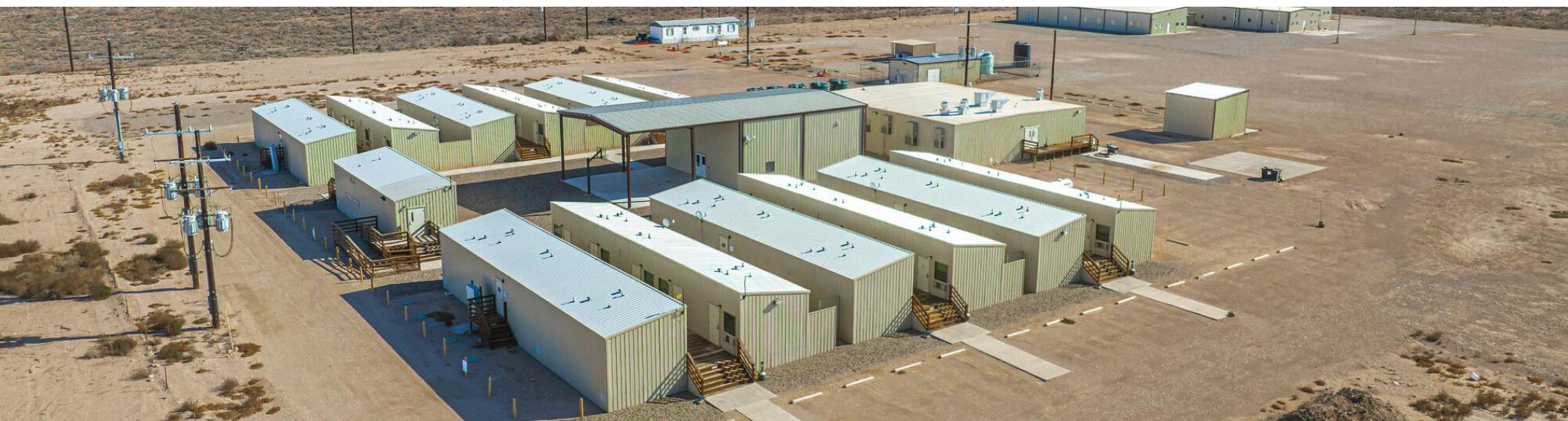
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Map  
data  
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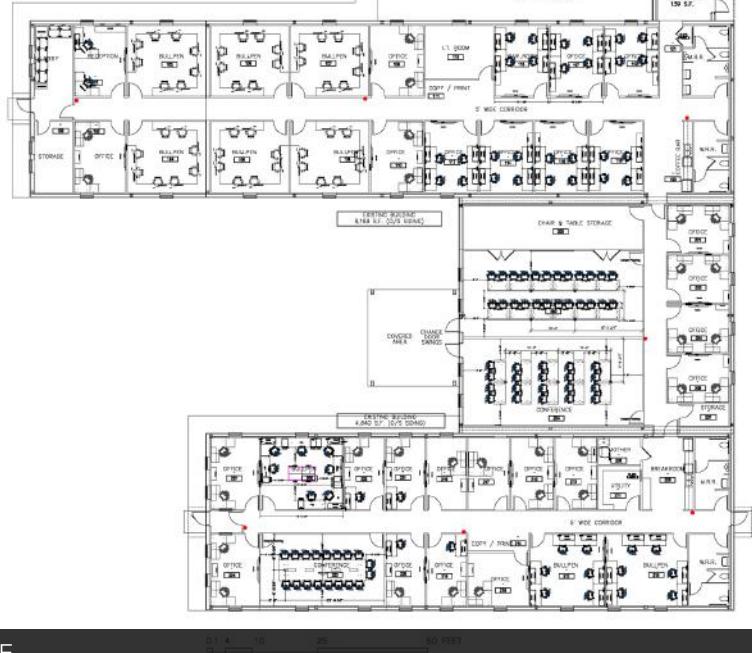
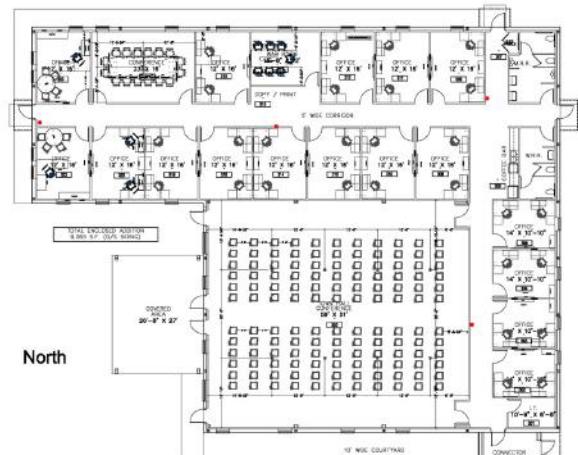
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## BUILDING INFO

28800 sq. ft. TOTAL  
19814 sq. ft. LEASED  
100% LEASED  
CURRENT SEATS  
163 MAXIMUM SEATS  
1000 DOUBLE OFFICES  
91 DOUBLE OFFICES  
2 LEAD OFFICES  
15 WORKROOMS



FIELD OFFICE

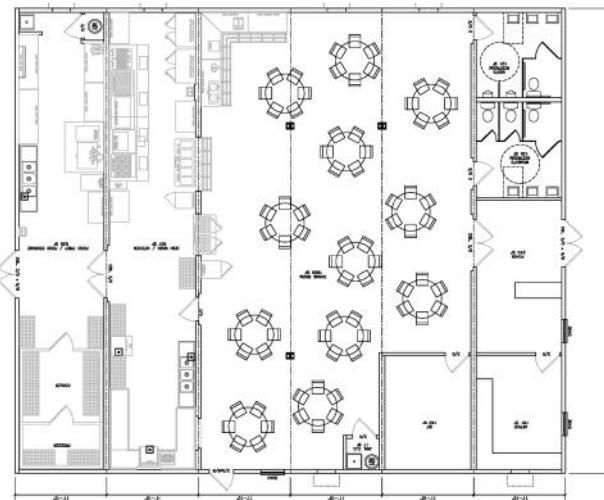
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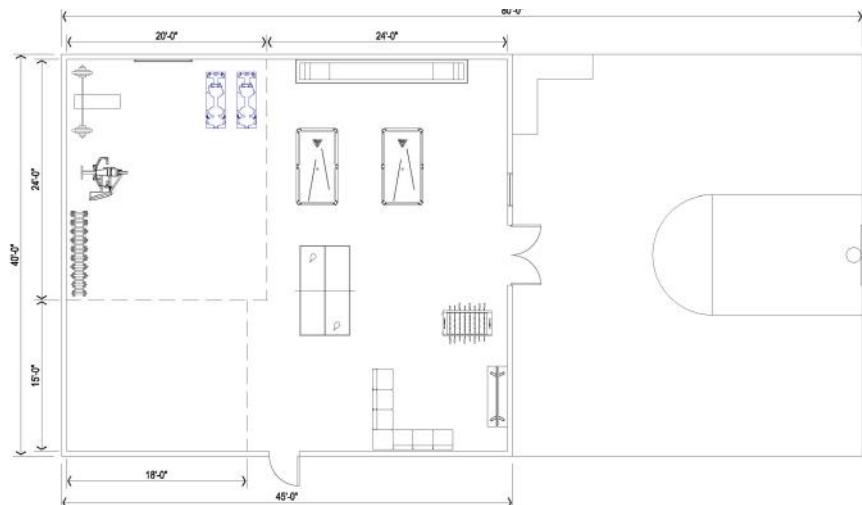
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DINING HALL



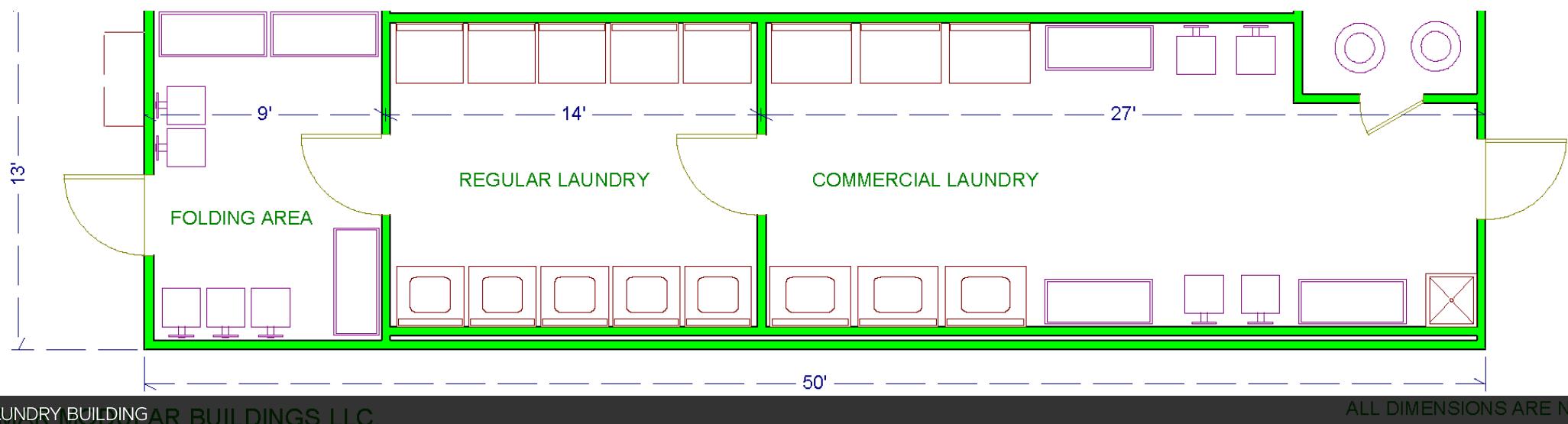
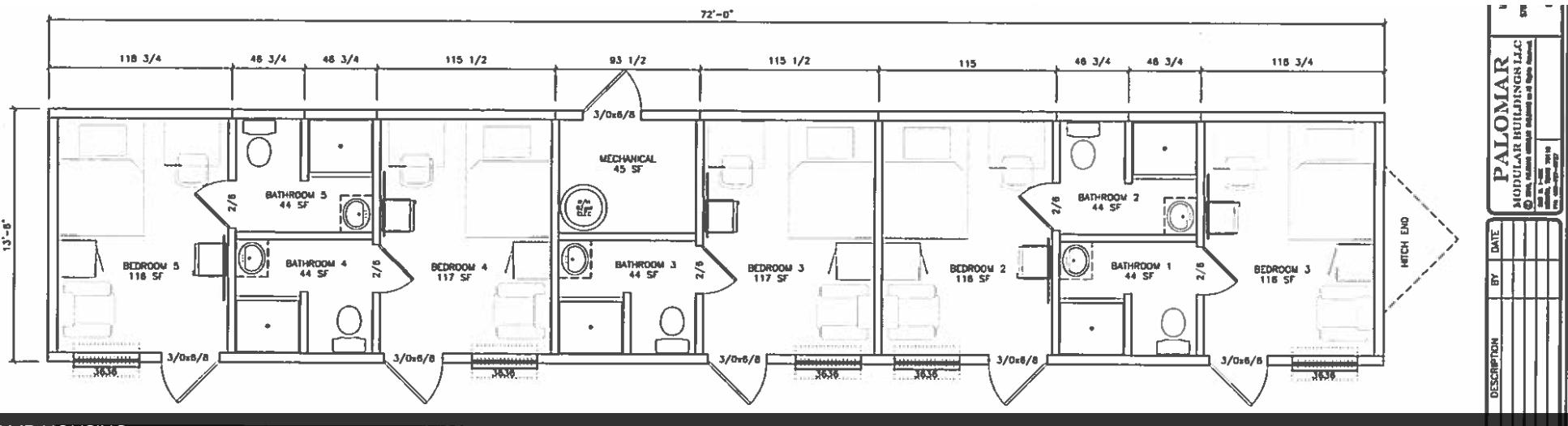
RECREATIONAL BUILDING

OXY

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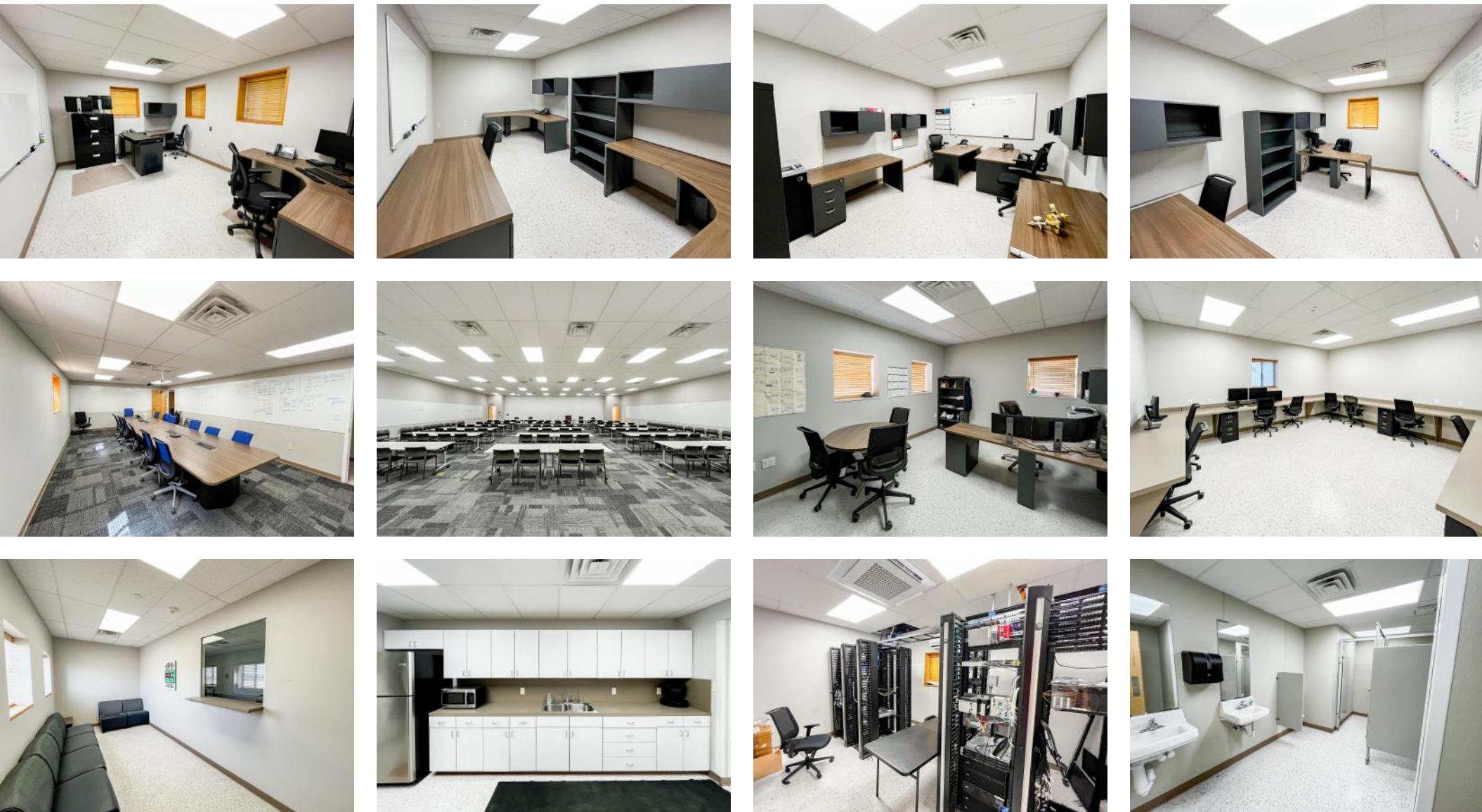
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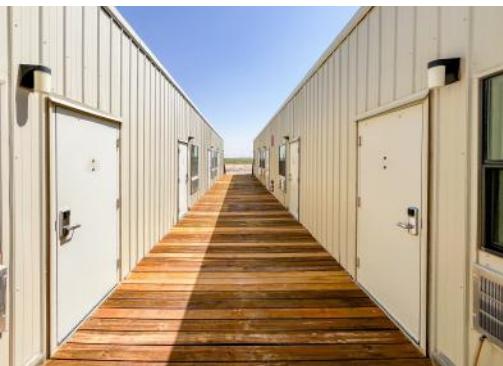
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