

# 28.32 ACRES W/ INDUSTRIAL BUILDING IN PECOS, TX

104 Jordan Lee Rd, Pecos, TX 79772

LAND FOR SALE AND FOR LEASE



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**NRG REALTY GROUP**  
[NRGREALTYGROUP.COM](http://NRGREALTYGROUP.COM)



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EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$850,000
Lease Rate:	\$8,000.00 /Mo (NNN)
Lot Size:	28.32 Acres
Year Built:	2019
Zoning:	C-2

## PROPERTY OVERVIEW

Located just off U.S. Hwy 285 on Jordan Lee Road, this 28.32-acre property offers excellent access and visibility in the heart of the Permian Basin. Zoned C-2 commercial, it includes an industrial building with drive-thru bays, ideal for equipment, trucking, or oilfield operations. There is also a large breakroom that can be turned into several offices as well as a tool room that can be built-to-suit operational needs. Single-phase power is available on-site, making it ready for development or immediate use. The property sits only 4 miles from the Pecos Municipal Airport and has quick access to Interstate 20. Whether you're looking for a build-to-suit opportunity or a strategic land investment, this site provides the space, infrastructure, and location on your business needs. Contact Brian Steffenilla for more details.

## LOCATION OVERVIEW

This property is located on Jordan Lee Rd, just off of U.S. Hwy 285 in Pecos, TX. Pecos is located in West Texas with the major thoroughfare of Interstate 20 running East-West through Pecos, Monahans, and Midland-Odessa.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 28.32 Acres
- High Visibility off Hwy 285
- Quick Access to Midland/Odessa
- Build-to-Suit Op on
- Single Phase Power
- Industrial Building w/ Drive-Thru Bays
- Large Breakroom Can be Built into Offices
- Large Tool Room can be Built-to-Suit Operational Needs



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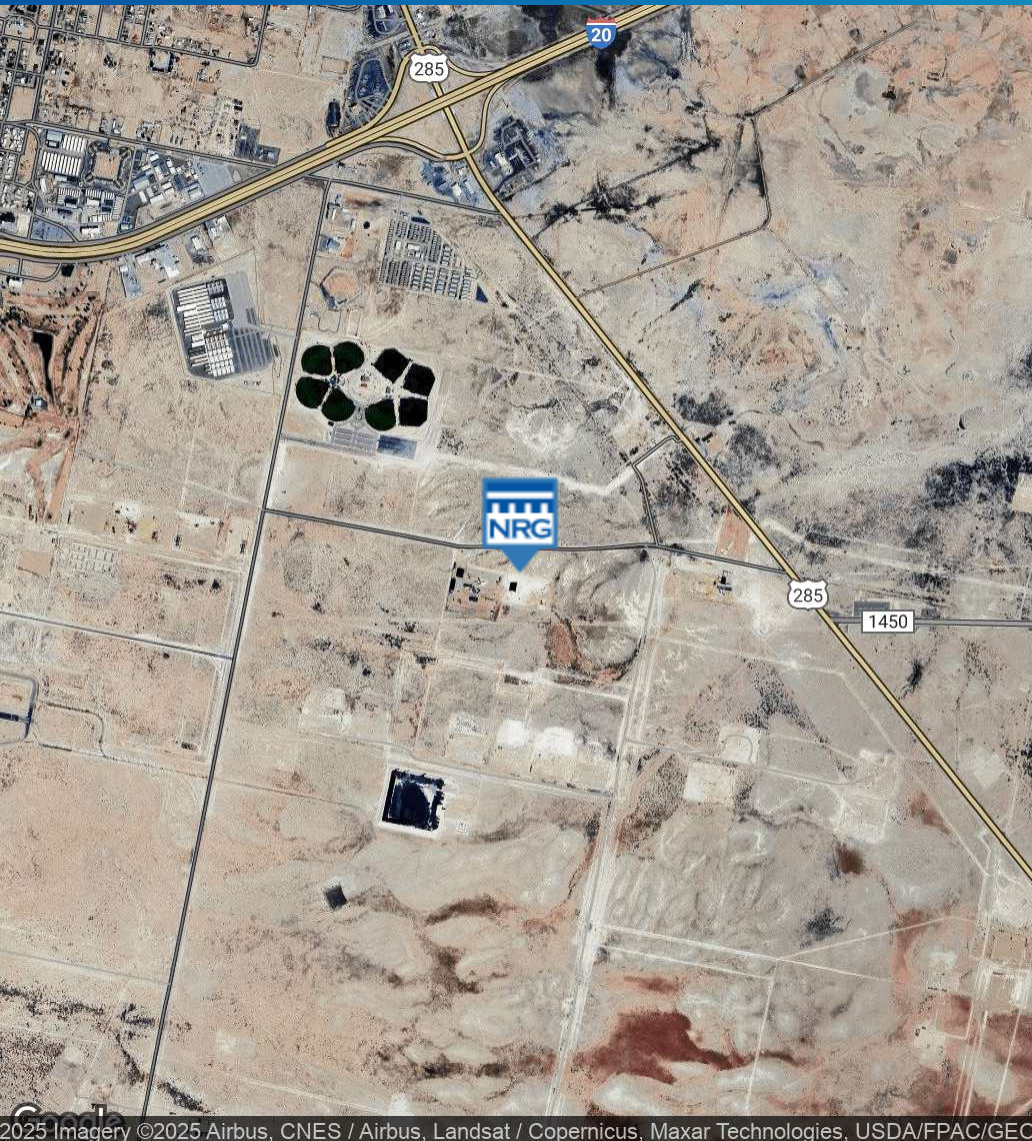




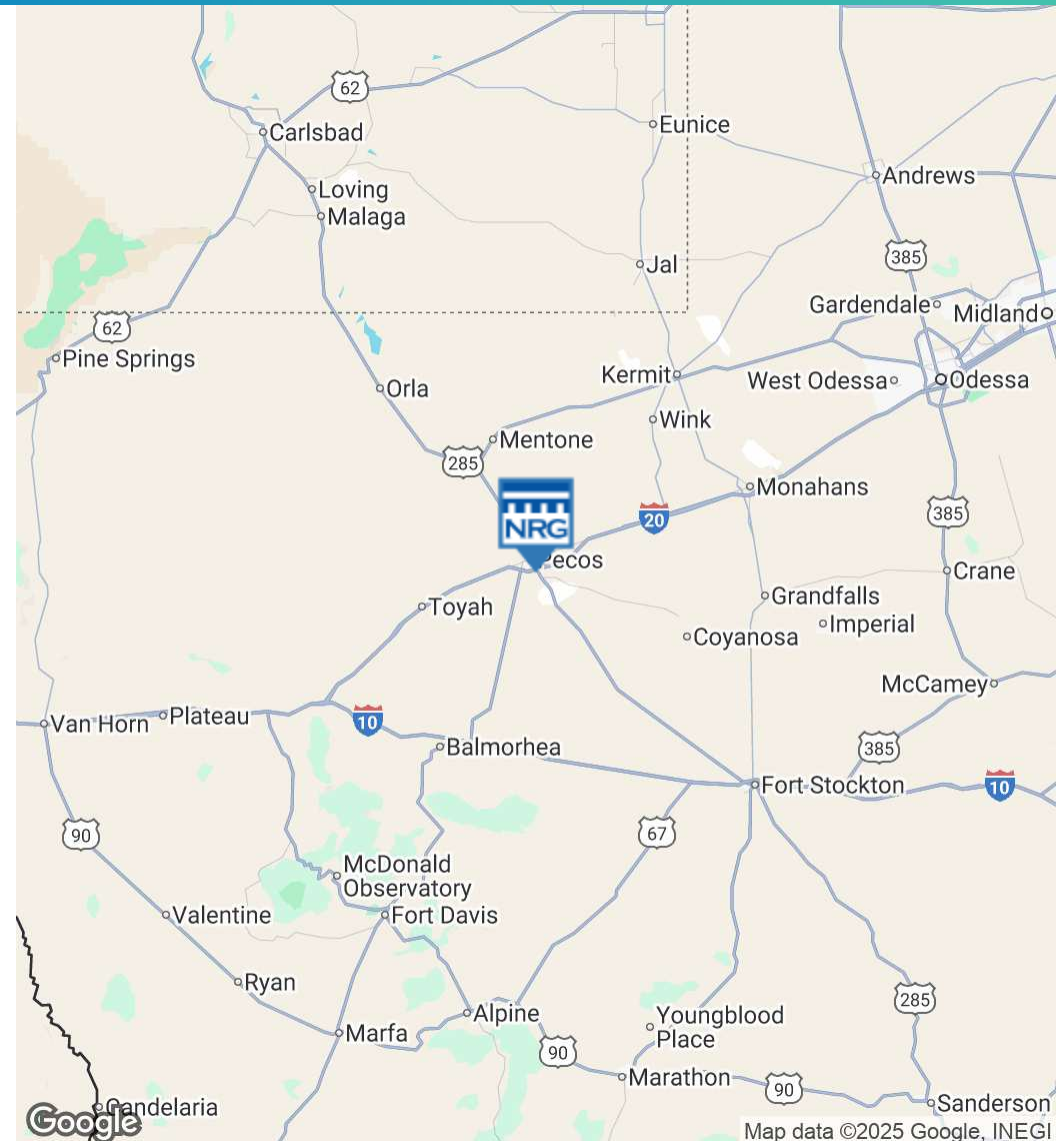
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LOCATION MAP



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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.*

11-2-2015



### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BRIAN STEFFENILLA	822999	brian@nrgrealtygroup.com	214-998-8675
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



**104 JORDAN LEE RD, PECOS, TX 79772**

## **CONTACT BROKERS:**

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