



**OFFERING MEMORANDUM**  
**1206 W. I-20, MONAHANS, TEXAS**

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# SUMMARY



## PROPERTY DETAILS

Sale Price	\$ 585,000
Total Square Footage	4,356
Covered Parking Square Footage	2,100
Detached Quonset Warehouse	3,724
Fueling Station/Above Ground Tank	2,500 gals
Total Acreage	2.9 AC
Estimated Year Built (WCAD)	2010
Price per Square Foot	\$134.30
Odessa Board of Realtors	MLS# 139870

## I-20 FRONTAGE - 2.9AC

**Commercial Office Building** located in the Delaware Basin and in the heart of the West Texas Permian Basin. The office building is sited on 2.9 AC with attached covered parking. The building offers 9 offices, a conference room, meeting room, copy room, kitchen, and storage room. There is a Fueling Station with above ground tank. There is an additional 6.77 AC tract next to it that is available. Minutes away from Midland/Odessa Metro-Plex, Ft. Stockton, Pecos, and near Southeastern New Mexico.

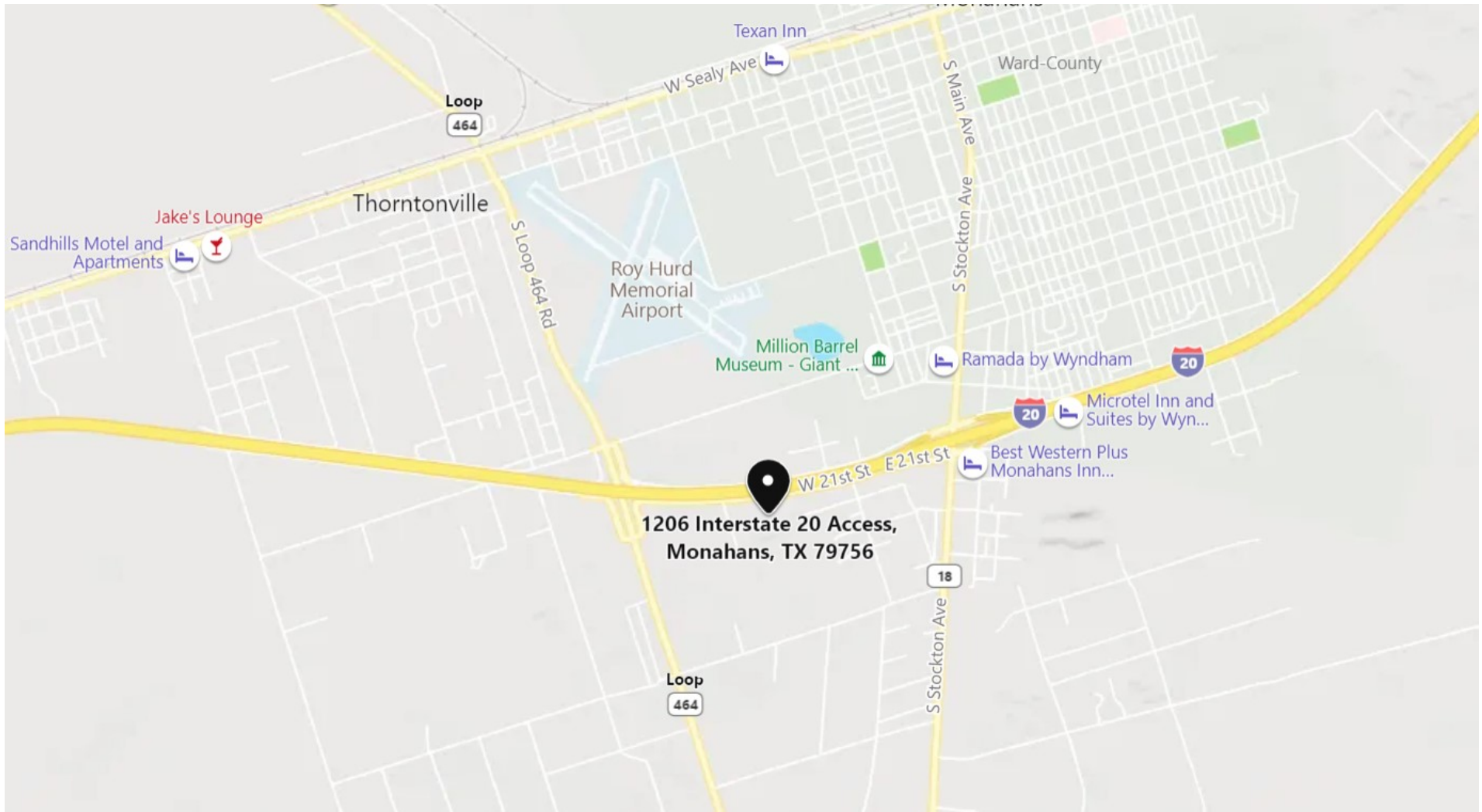




# PHOTOS



# Directional Map

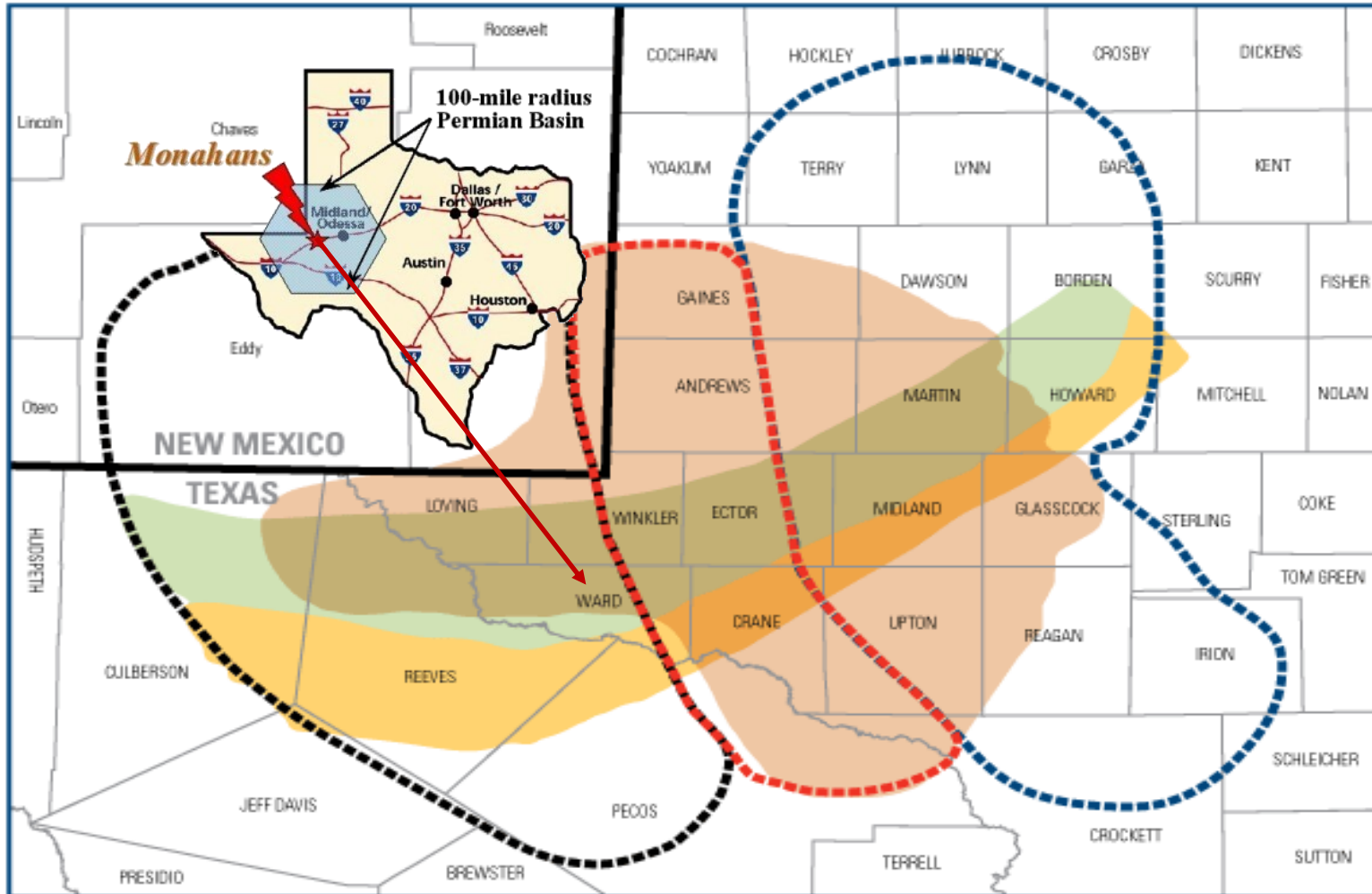




# Aerial Map



**Permian Basin is Bigger than Eagle Ford and Bakken Combined**



  Delaware Basin    
   Central Basin Platform    
   Midland Basin    
 Source: Tudor Pickering Holt & Co., U.S. Global Investors  
  Overlay of Eagle Ford, Condensate    
  Overlay of Eagle Ford, Oil    
  Overlay of Bakken, Core





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**ZIGLAR COMMERCIAL**

**Integrity - Knowledge - Experience - Service**  
Leading the Real Estate Industry in the Midland/Odessa Metro-Plex

**Our Commercial Portfolio**

**TPS** **SELECT ENERGY SERVICES** **AEGIS Chemical Solutions** **eog resources** **SWAT CONSTRUCTION, INC.**

**TRENDSETTER** **NORTHWEST LOGISTICS** **Absolute Pipeline Integrity PROVIDING PIPELINE SOLUTIONS**

**BCA ENERGY PIPELINE SERVICES, LLC** **TotalTank** **PDC ENERGY** Growing E&P Value.

**PHX ENERGY SERVICES CORP.** **OSE ENERGY** **STANDARD** **GSI GULFSTREAM** **FLOTEK** **DIVERSIFIED Energy Services**

**H.I.S. PIPELINE, L.L.C.** **SOLARIS OILFIELD INFRASTRUCTURE** **CERTIFIED SERVICES** **EnerStar RENTALS & SERVICES LTD**

**CACTUS TOOLS LLC** **FLETCO** **INDUSTRIES, INC.**

**RIVER WALSH** **AMS OILFIELD SERVICES** **Total Directional** **TMP Construction Through Time**

**FOUR SIX SERVICES** **Vaquero MIDSTREAM** **WadeCo Specialties** **Iron Horse Tools LLC**

**TAA Property Management** **DOLLAR GENERAL** **GONZO ENERGY SERVICES**

**TRIDENT Water & Process Technologies**



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