



PRICE: \$975,000

3101 S WESTCLIFF RD

Odessa, TX 79763

Trey Dennis
Broker
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Property Description

This 13.68-acre property offers partially developed, unrestricted land. Of the total, 5.25 acres are fully developed with a clear surface and a 6-inch caliche base. On-site structures include a Man Camp trailer, a shop building, and a trailer house. The property is equipped with single-phase electricity, three electric meters, and a 200 ft. water well. A three-phase electrical line runs along the entire western side of the property. Perimeter fencing surrounds the site, with double 12-foot gates providing convenient truck access.

Offering Summary

Sale Price:	\$975,000
Lot Size:	13.68 Acres



Location Description

The property is situated 400 feet north of the I-20 westbound access road, at 3101 S Westcliff Road, in West Odessa, Texas.

Property Highlights

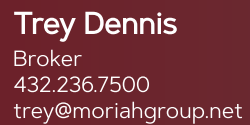
- **New Man Camp Details:** 18' X 76' Trailer with (8) Bedrooms & Bathrooms, Each Room has Exterior Access, Individual Heating & Cooling Units in Each Room, Insulated Walls
- **Shop Details:** 30' X 80' Metal Building, 6" Concrete Slab Floor with .5" reinforced steel rebar, sprayed insulation and wainscot metal lining, (2) 220 Volt Welding Plugs, 220 Volt Air Compressor | Plumbed in for Water & Septic
- **Trailer House Details:** 16' X 76' Metal Building, (2) Bedrooms, (3) Bathrooms, Den, Kitchen with Dining Area. Washer & Dryer. New Metal Roof

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BROKERAGE SERVICES, LLC

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