

# PECOS FARMS MAN CAMP/FITNESS CENTER/COMMON AREA

220 US Highway 285, Pecos, TX 79772

MAN CAMP FOR SALE



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EXECUTIVE SUMMARY

220 US HIGHWAY 285, PECOS, TX 79772



## OFFERING SUMMARY

Sale Price:	\$2,750,000
Building Size:	3,200 SF
Lot Size:	32.9 Acres
Year Built:	2021
Zoning:	Outside City Limits

[VIEW SURVEY](#)

[VIEW WATER PLANS](#)

## PROPERTY OVERVIEW

Pecos Farms offers a turnkey workforce housing opportunity designed to support the demands of the Permian Basin's energy industry. The man camp is situated on  $\pm 12.9$  acres fully fenced with an additional undeveloped 20 Acres behind the property. Featuring 115 private suites, each configured as a one-bed/one-bathroom unit, providing comfortable and efficient accommodations for employees. The property also includes a well-equipped common area with a fitness room, laundry facilities, vending area, and an outdoor BBQ/grill space. The additional acreage provides ample tractor/trailer parking. Pecos Farms presents an ideal solution for oilfield service companies, operators, or investors seeking dedicated housing for crews working throughout the region.

## LOCATION OVERVIEW

This property is located on US Hwy 285 approximately 5.2 miles North of Interstate 20 in Pecos, TX. Part of the Permian Basin, this area is near the major hub of Midland-Odessa.

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PROPERTY HIGHLIGHTS

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## PROPERTY HIGHLIGHTS

- Pecos Farms Man Camp
- 32.9 Acre Property
- 115 Suites Configured as 1 Bed/1 Bath Units
- Equipped Common Area
- Fitness Center & Laundry Facilities
- Grilling/BBQ Area
- Ample Tractor/Trailer Parking
- US Highway 285 Frontage
- Water provided by City of Pecos
- Septic system designed for 6000 gal/day



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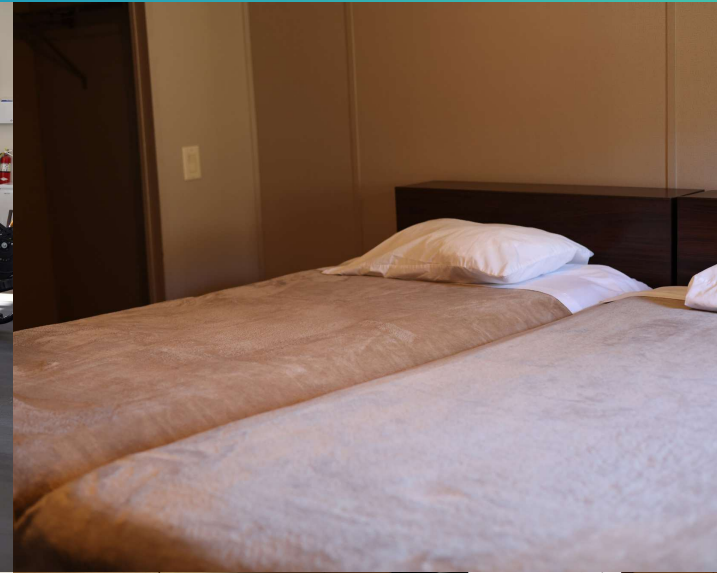
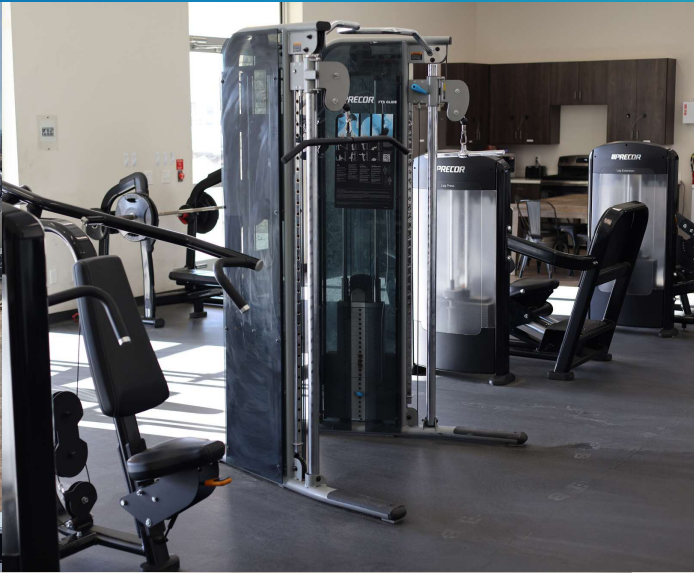
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ADDITIONAL PHOTOS



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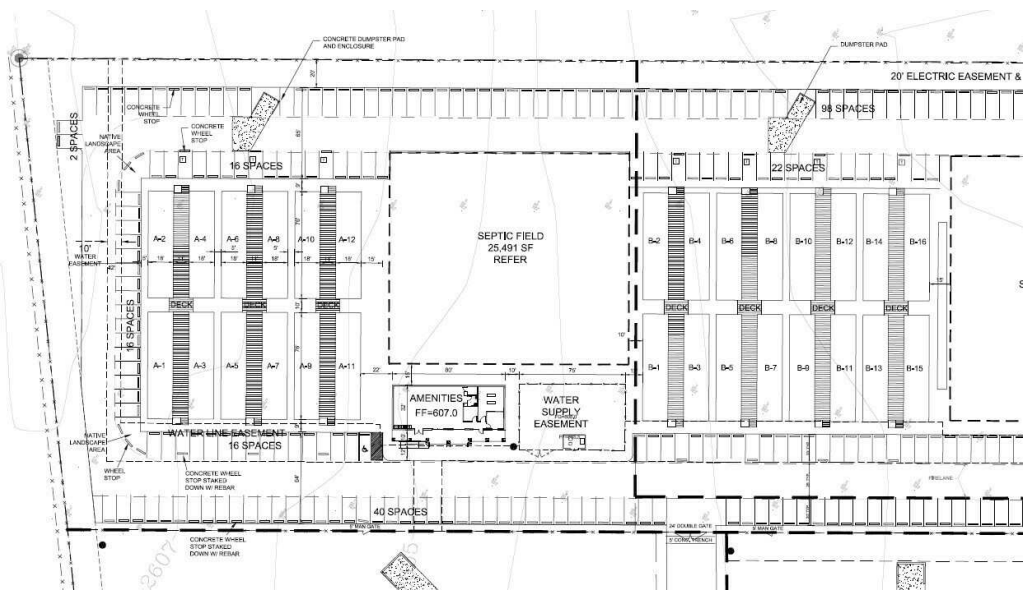
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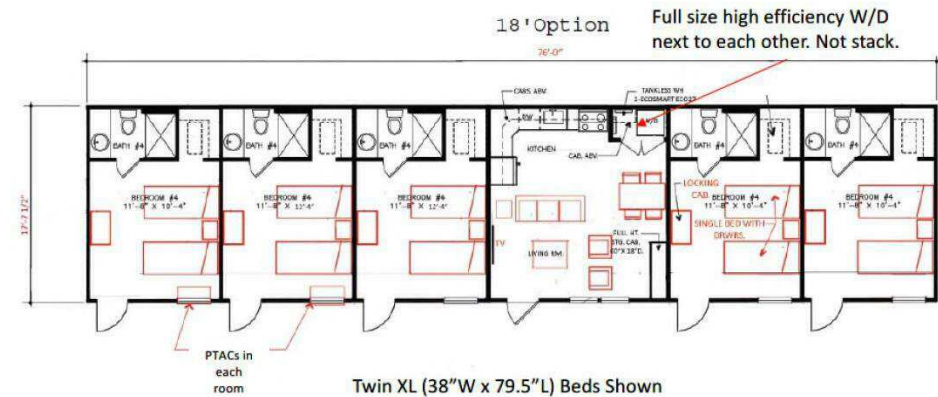
# PECOS FARMS MAN CAMP/FITNESS CENTER/COMMON AREA

SITE & FLOOR PLANS

220 US HIGHWAY 285, PECOS, TX 79772



## MAN CAMP FLOOR PLAN



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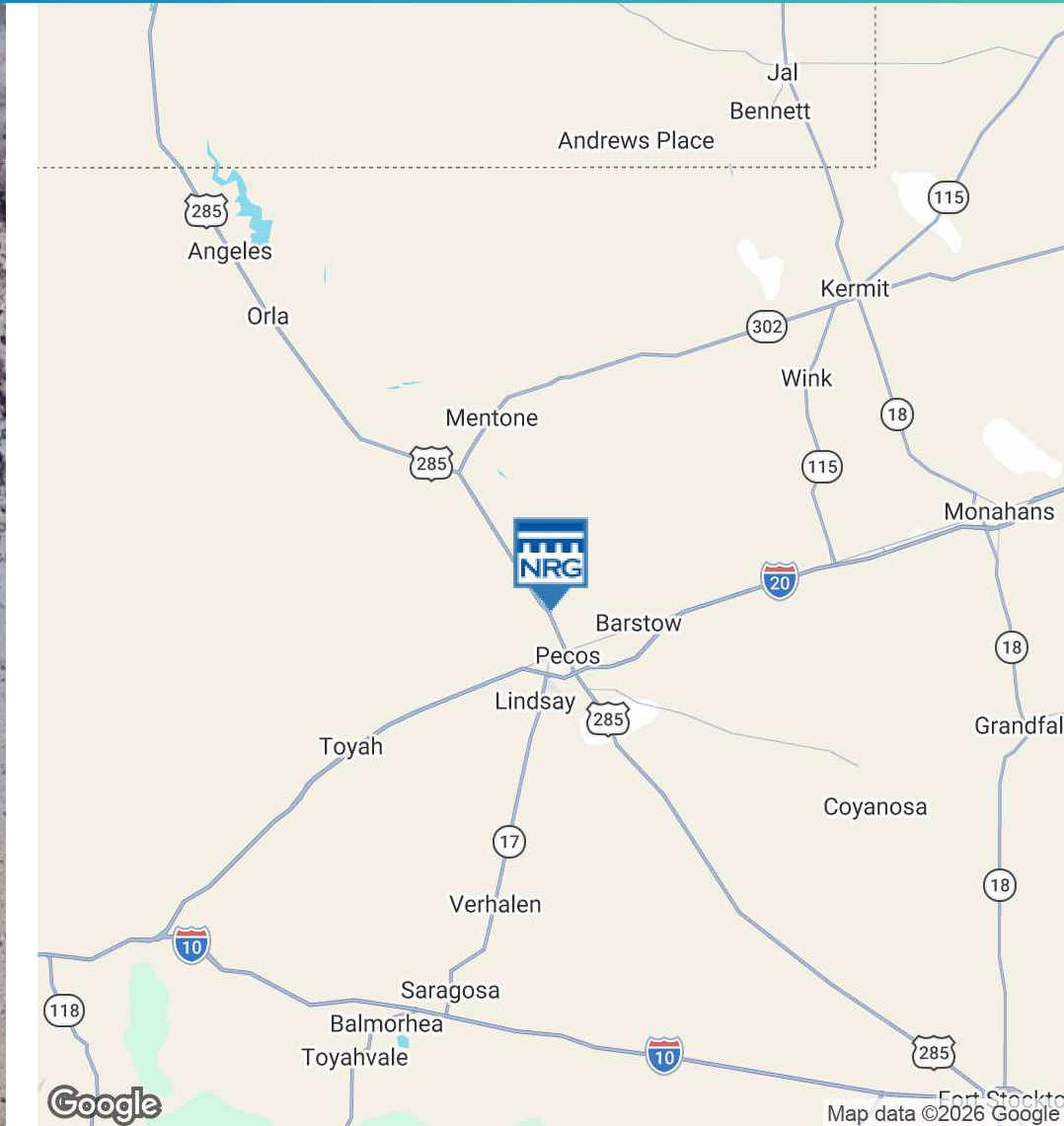
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# PECOS FARMS MAN CAMP/FITNESS CENTER/COMMON AREA

MAPS

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# Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

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TXR-2501

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20 ACRES

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