

SANDHILLS

Travel Center

Monahans, Texas

PRICHARD

Real Estate Group



Heather

P R I C H A R D

Owner/Broker

Prichard Real Estate Group Presents Sandhills Travel Center Development

Sandhills Travel Center is a planned multi-use/retail development located in West Texas in the “Heart of the Permian Basin” on Interstate 20 at Exit 86 Interchange.

The development lies within the natural landscape of the picturesque and historic rolling sandhills of West Texas immediately south of the Monahans Sandhills State Park, located 30 miles west of Midland-Odessa, 5 miles East of Monahans, and a convenient 45 minute drive to Midland International Airport.

The planned development is attracting retail use, warehouse distribution, commercial oil field industry sites, hotels, resort /spa, RV (long and short term), and employee housing. The Texan Store is currently under construction and will offer fuel, food, and all the resources needed for Interstate travelers, including full service diesel pumps for cross country truckers and the oil field industry.

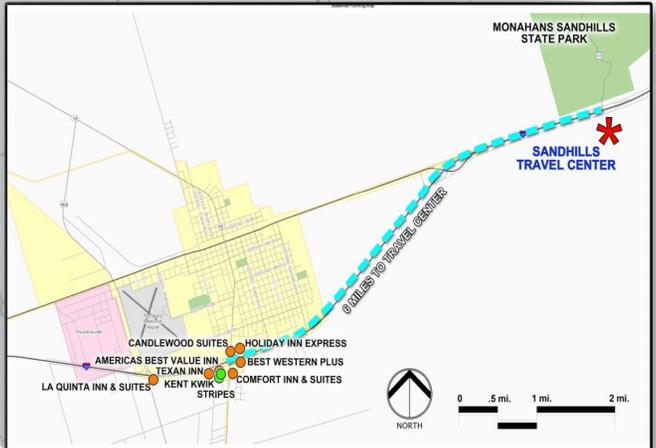
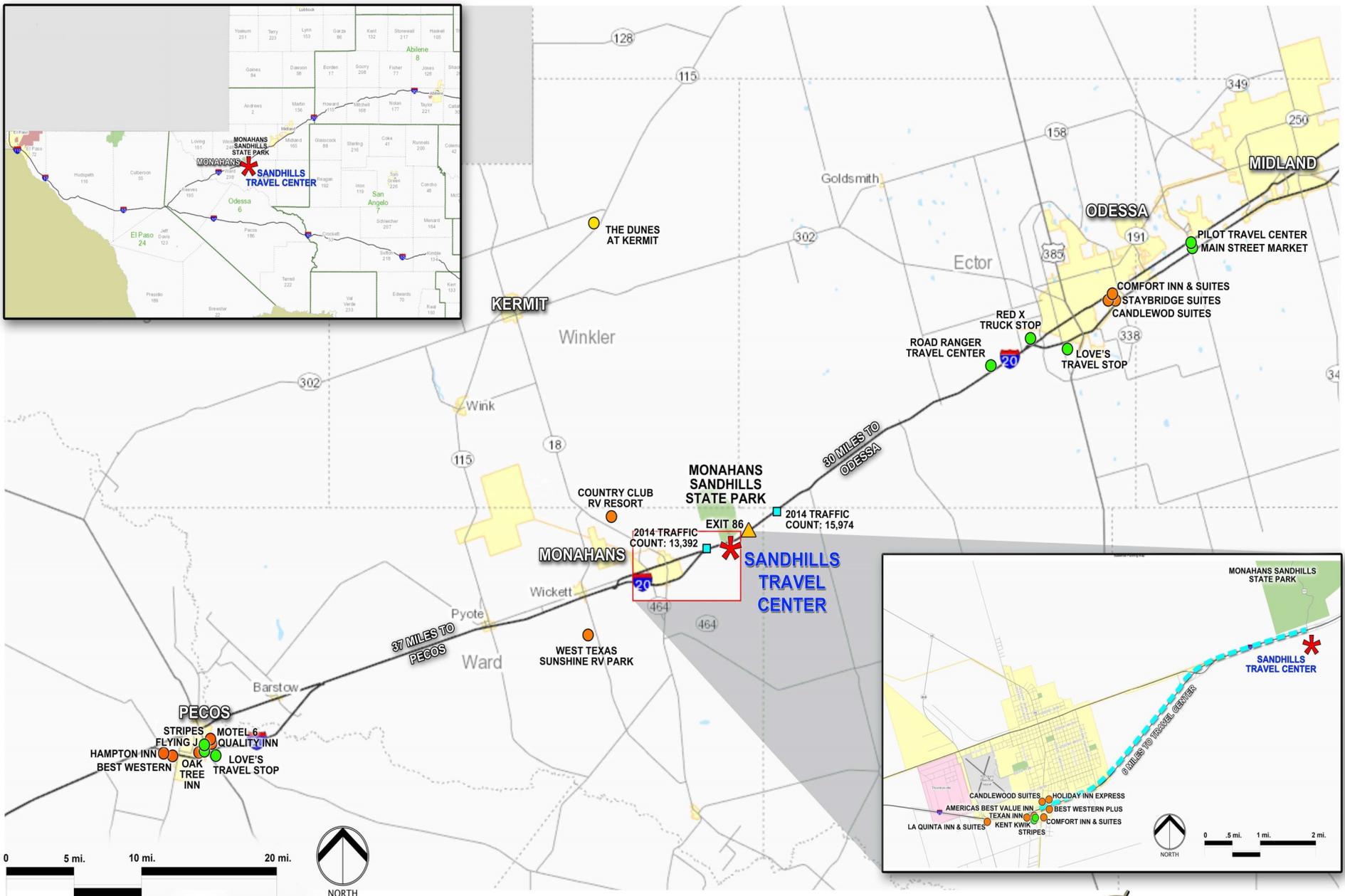
There are currently 3 frac sand plants located within 4 miles of the planned development, all of which have access to the Exit 86 Interchange. Each sand plant is currently opening and running at full capacity. Representatives estimate in excess of 1000 trucks coming in and out of each plant daily. The location is in close proximity to the Delaware Basin Shale.

The development provides 4,000 feet of Interstate 20 Service Road frontage. The Exit 86 Interchange provides easy access on and off the Interstate in both directions.

The convenience and ease of existing interstate traffic highway infrastructure, electricity, exceptional water quantity and quality, and the excellent permeability of the soil provide a unique development opportunity for on-site utilities. The properties are located within Ward County and enjoy the benefits of no city taxation.

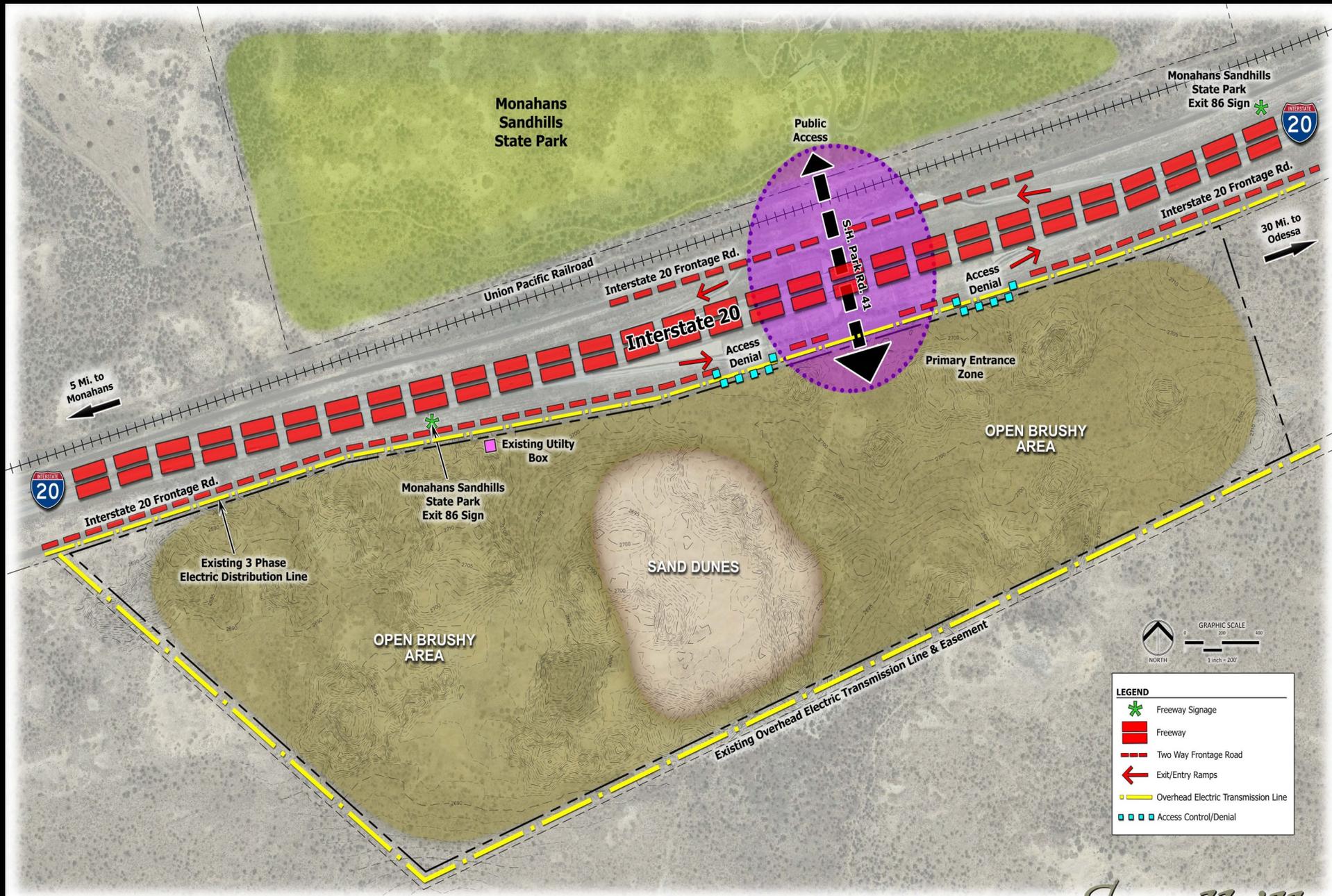
Sandhills Travel Center is a Steeple O Development Property and is being offered by Heather Prichard, Owner/Broker of Prichard Real Estate Group. Sandhills

Heather Prichard, Owner/Broker (432) 978-6973 Heather@HeatherAPrichard.com



Vicinity Map
September 30, 2016

Sandhills
Travel Center



Existing Conditions
September 30, 2016

Sandhills
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Sandhills Travel Center

4840 E. I-20 / Monahans, Texas

COMING SOON

24-Hour Truck Stop

Showers * 8 Truck Diesel Lanes * Truck Parking

DEF @ The Pump * Beer Cave * Clean Restrooms

Dine In Seating * Fresh Made-To-Order Food

Sandhills Travel Center would like to welcome The Texan Stores to our Interstate 20 Development! It is conveniently located directly across the street from the Monahans Sandhills State Park and a few short miles East of Monahans, TX!

The Texan Stores were founded in 2008 and are a successful independently owned convenience store chain throughout Texas.

Whether you are our West Texas neighbors, traveling across country, or just want a fresh place to stop during the long week days here in the Permian Basin, you will find the Texan Stores as the right choice for you!





The Texan Getting Started



The Texan

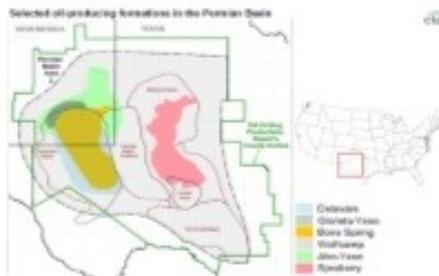


Monahans

100-mile radius Permian Basin



Sand Dunes



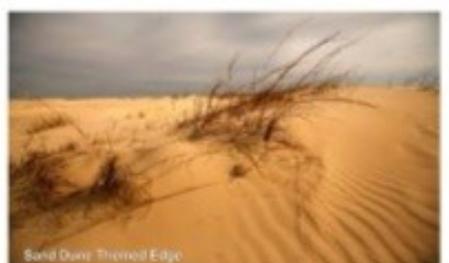
Hike/Bike Trail



Hike/Bike Trail



Sand Dune, Thread Edge



Sand Dune, Thread Edge

Concept Images
September 30, 2016

Sandhills
Travel Center

West Texas in the News

America's Oil Miracle Continues: Permian Output To Double By 2023



Christopher Helman , FORBES STAFF Big Oil, Big Energy

The miracle of the Permian Basin shows no sign of letting up. Oil production from the region of west Texas and southeastern New Mexico will more than double by 2023 to 5.4 million barrels per day, with 41,000 new wells drilled and more than \$300 billion invested.

In addition, natural gas output will also double by then to 15 billion cubic feet per day. Topping it off, the volume of natural gas liquids out of the region will reach 1.7 million bpd. All this is the prediction of research group IHS Markit, led by veteran analyst Daniel Yergin.

If the Permian delivers on that forecast, the single region will be pumping more oil than the entire U.S. was a decade ago, and more than any other OPEC member but Saudi Arabia. Back in 2010 the Permian was flowing just 920,000 bpd.

This growth, if it happens, will go a long way toward replacing supplies from Venezuela, which has seen its output collapse from 2.5 million bpd a few years ago to roughly 500,000 bpd today. All else equal, all that Permian crude should help keep the lid on oil prices, which have fallen from \$73/bbl a month ago to \$66 today. That's apparently still too high for President Trump, who tweeted this morning: "Oil prices are too high, OPEC is at it again. Not good!"

[Click here to read more](#)

[Click here for Current Permian Shale Updates](#)



Pumpjacks near Lovington, N.M. (AP Photo/Charlie Riedel, File)

West Texas In the News



Permian will outpace all OPEC nations except Saudis

Jordan Blum, Houston Chronicle

Published 5:33 pm, Wednesday, June 13, 2018

Oil production from West Texas' booming Permian Basin will more than double from 2017 to 2023, soon surpassing the crude oil volumes of every OPEC nation except Saudi Arabia, according to a new report from the research and consulting firm IHS Markit.

Even with pipeline constraints and labor shortages in West Texas and New Mexico, IHS Markit still projects Permian production to surge from 2.5 million barrels a day last year to 5.4 million barrels daily by 2023.

And it's already well on its way. The Energy Department estimates the Permian already is up to about 3.3 million barrels daily in early June.

"In the past 24 months, production from just this one region — the Permian — has grown far more than any other entire country in world," said Daniel Yergin, IHS Markit vice chairman.

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The Permian Basin in Texas and New Mexico will soon become the third-biggest oil producing region in the world: IHS Markit

- Output from the Permian basin is poised to double between 2017 and 2023, according to IHS Markit.
- At 5.4 million barrels per day, Permian production would surpass output from all other producer nation's except Saudi Arabia and Russia.
- IHS Markit believes the jump in output will require more than \$300 billion in investment.

Tom DiChristopher | @tdichristopher

Published 7:19 AM ET Wed, 13 June 2018 Updated 9:05 AM ET Wed, 13 June 2018 [Click Here to Continue Reading](#)

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If you or your company is interested in this exciting new development in the “Center of the Permian Basin”, please contact Heather Prichard for additional information.

“Your Texas Realtor”

“Finding a home for your BUSINESS is my BUSINESS”



Heather

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Owner/Broker

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P R I C H A R D

Owner/Broker

Heather has over a decade of experience in her successful Real Estate career. She specializes in residential, commercial, & farm & ranch sales. Heather has earned a reputation with her client's as one of the highest respected Real Estate Broker's in Texas. She has built her business on personal and business referrals. She believes a referral takes place when someone gives the name and phone number of someone they respect, to someone they care about. Heather's clients and colleagues describe as experienced, dedicated, and someone you can trust. Heather utilizes the latest technologies, market research, business strategies, and her expertise to meet her client's expectations. It has been her honor to serve all her clients with professional. Real Estate services. She is looking forward to assisting you in your sale or purchase. Her professional service is something you can count on. When integrity and experience matters, call Heather Prichard. (432) 978-6973

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All references to acreage, square footage, distance, and other measurements are approximations and must be independently verified.