

PRICHARD



COMMERCIAL REAL ESTATE

A Division of Prichard Real Estate Group

New Construction

3570A S. Main Street, Monahans, TX 79756



Heather Prichard, Owner/Broker

(432) 978-6973

*4803 Plaza Boulevard, Suite 701
P.O. Box 12785
Odessa, Texas 79768*

*Heather@PrichardRealEstateGroup.com
PrichardRealEstateGroup.com
PrichardRealEstateGroup.com/commercial-division*

Steeple O Commercial Park

3570A S. Main Street, Monahand, TX 79756



Property Overview

New Construction by one of the most respected Industrial Builders in West Texas. This property currently under construction features 1,500 Sq. Ft. Office Space, and 5,000 Sq. Ft. Shop/Flex Space with overhead doors sited on a 2.63 AC lot. Easy access to the Midland/Odessa Metro-Plex, Pecos, Ft. Stockton, and Southern New Mexico. Steeple O Commercial Park is one of the newest in the Delaware Basin.

Property Highlights

- Location - Quick & Easy Access to Interstate 20
- Heart of the Permian Basin
- New Construction
- Office & Shop/Flex Space
- Overhead Doors
- Caliche Pad Yard
- Fenced

Offering Summary

Sale Price:	\$800,000
Year Built:	2019
Total Square Footage:	6,500
Source of Sq. Ft. :	Builder
Price per Sq. Ft. :	\$123.08
Acreage:	2.63 AC





Aerial View



FLETCO

CONSULT | DESIGN | CONSTRUCT
 12308 HWY 19 DALLAS, TEXAS 75247
 (432) 983-1744 P: (432) 983-8776

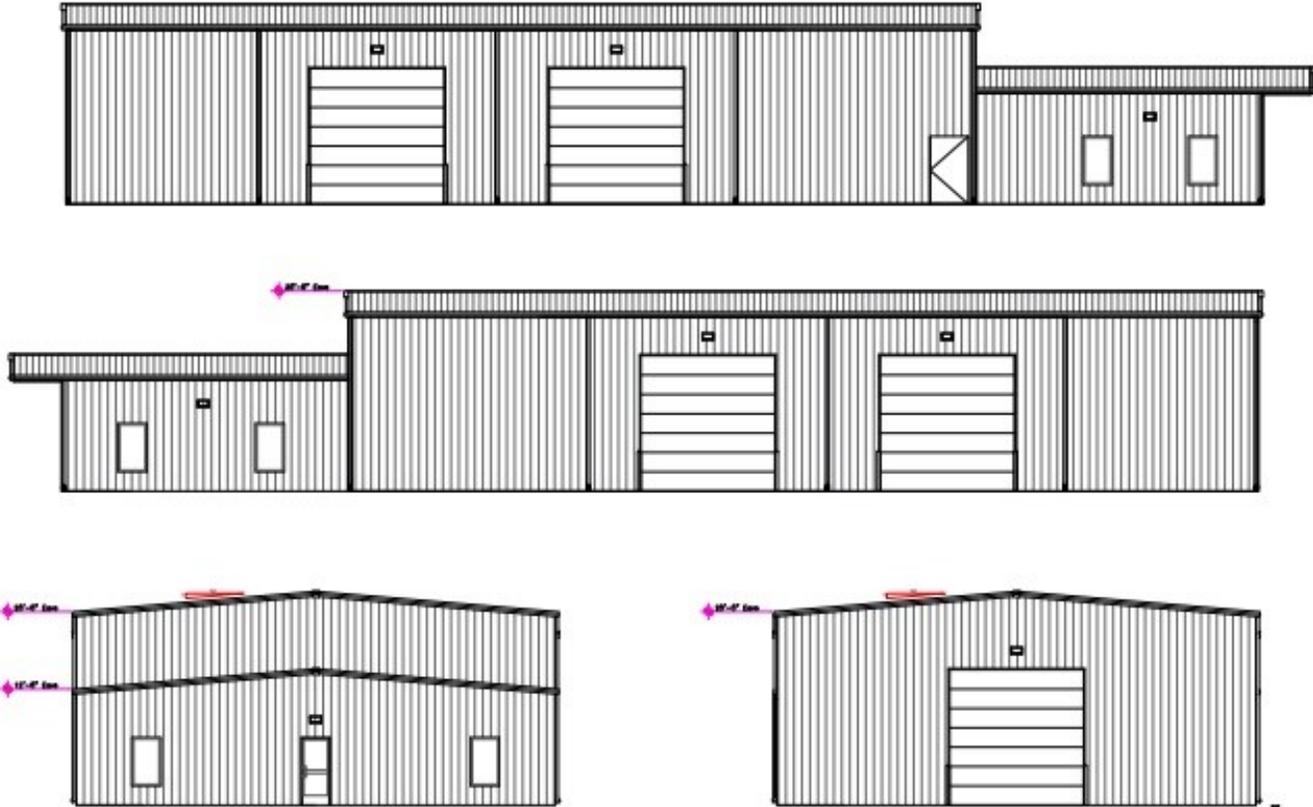
Client/Revision Notes

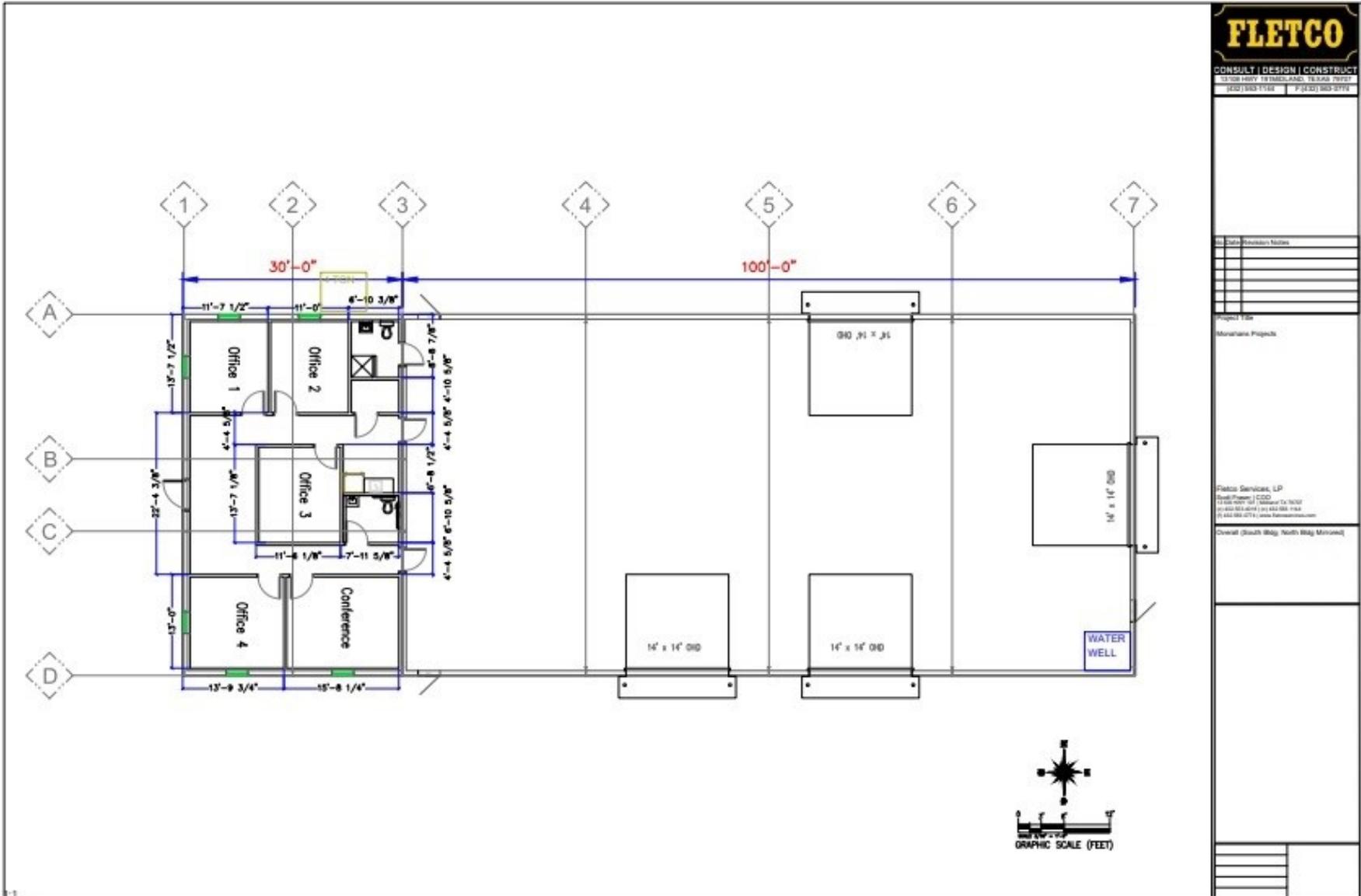
Project Title

Monahan's Projects

Fletco Services, LP
 14000 Highway 19, Suite 100
 Dallas, Texas 75247
 (432) 983-1744 | (432) 983-8776
 www.fletco.com

Overall (South Wall, North Wall, Minimum)







A control room with multiple monitors displaying data and a view of an oil field rig. The central monitor shows a large industrial structure, likely an oil rig, with various pipes and equipment. The surrounding monitors show data tables and charts. The text is overlaid on the left side of the image.

How a 'Monster' Texas Oil Field Made the U.S. a Star in the World Market

Innovation, investment and inviting geology have given new life to an oil patch that once seemed spent. The oil field is now the world's second most productive.

By [Clifford Krauss](#)

Feb. 3, 2019

MIDLAND, Tex. — In a global collapse of oil prices five years ago, scores of American oil companies went bankrupt. But one field withstood the onslaught, and even thrived: the Permian Basin, straddling Texas and New Mexico.

A combination of technical innovation, aggressive investing and copious layers of oil-rich shale have transformed the Permian, once considered a worn-out patch, into the world's second-most-productive oil field. [Read more...](#)

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)

For additional information, please call (432) 978-6973

PRICHARD
Real Estate Group



Heather
PRICHARD
Owner/Broker

Heather has 18 years 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, knowledge, experience, and service matter to you, call Heather Prichard. (432) 978-6973

4803 Plaza Boulevard, Suite 701

Odessa, Texas 79762

Heather@PrichardRealEstateGroup.com



Heather Prichard, Owner/Broker

Direct: (432) 978-6973

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Prichard Real Estate Group, L.L.C., its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Prichard Real Estate Group, L.L.C., its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any

source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Prichard Real Estate Group, L.L.C. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Prichard Real Estate Group, L.L.C. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Prichard Real Estate Group, L.L.C. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Any Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Prichard Real Estate Group, L.L.C. in compliance with all applicable fair housing and equal opportunity laws.



PRICHARD

COMMERCIAL REAL ESTATE

Heather
PRICHARD
Owner/Broker