



Land Sale Offering Up to 75 AC on Interstate 20



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Land Up to 75 AC - Prime I-20 Service RD Frontage Available

The land 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 site offers all the necessary infrastructure for a large cryptocurrency mining operation.

Utilities on site:

- Oncor 138 kV transmission line
- Oncor 345 kV transmission line
- Oncor 75 kV three phase distribution line
- West Texas Gas natural gas taps for generator operation
- Fresh water available to the site. Water chemistry and productivity will not be a limiting factor in evaporatively cooled systems. Extremely detailed reports available upon request.
- Interstate 20 access and frontage road access

Currently there is 2,300 feet of I-20 Service Road frontage and 75 AC. The Exit 86 Interchange provides easy access on and off the Interstate for both East and West bound traffic traveling on Interstate 20. 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 property is located within Ward County and enjoys the benefits of no city taxation.

Please contact Heather Prichard for additional information. Up to 75 AC available, pricing upon request.

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Land Sale Investment Opportunity

Up to 75 AC

Interstate 20 Frontage
Exit 86 Interchange
Convenient Access
to Interstate 20

30 Miles West of
Odessa and 5 Miles
East of Monahans

Pricing Upon Request



**Perfect Location for a Large Cryptocurrency Mining Operation
Offers All Necessary Infrastructure**

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Texas Governor Abbott Turns to Bitcoin Miners to Bolster the Grid and His

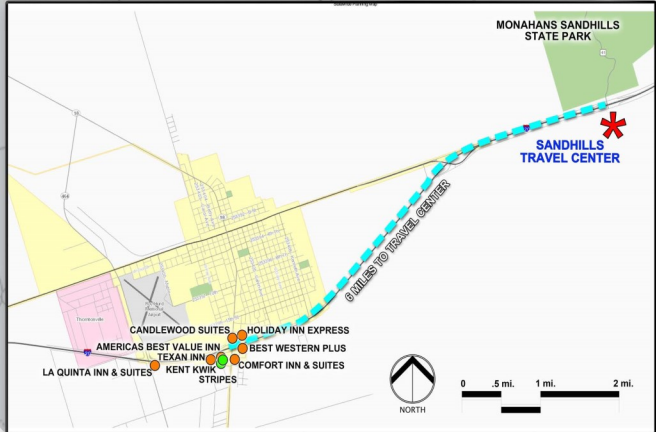
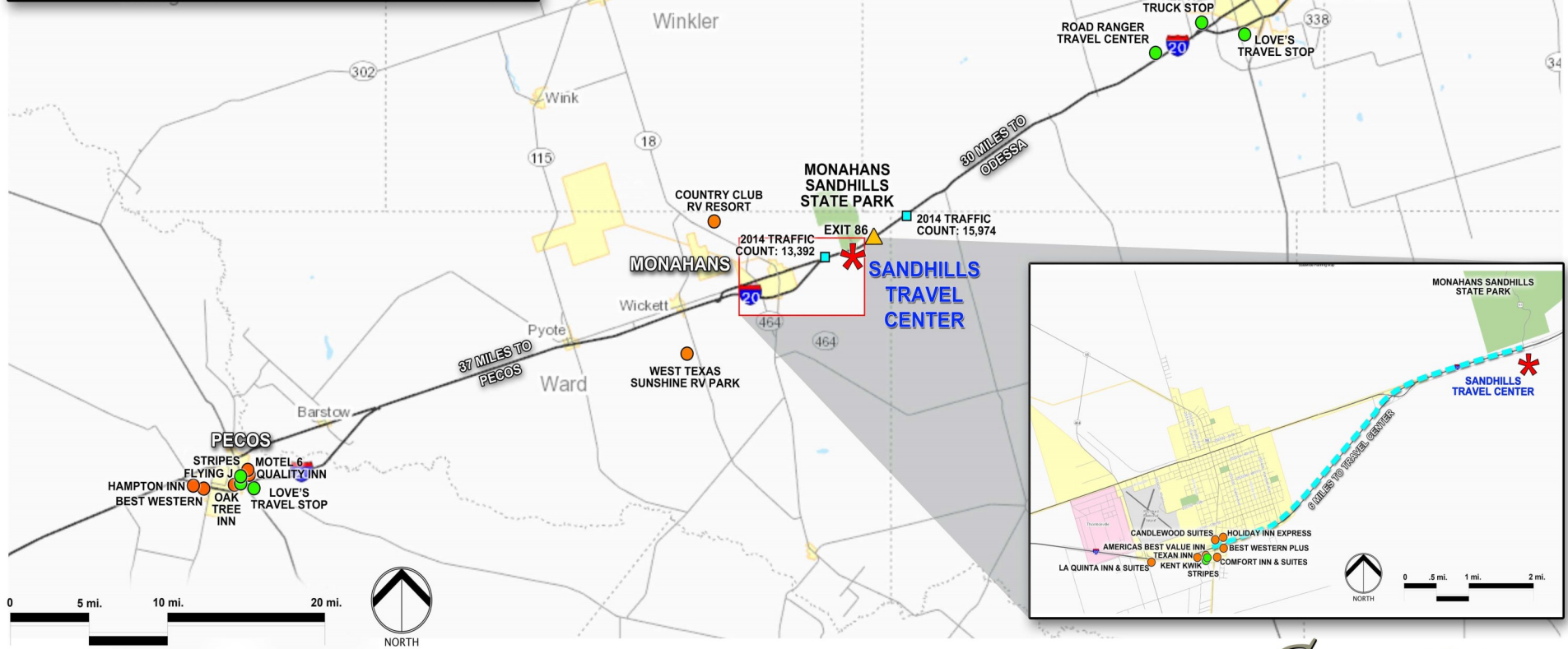
By marketwatch44 - 01/27/2022



(Bloomberg) — Final fall, Texas Governor Greg Abbott gathered dozens of cryptocurrency deal makers in Austin the place they mentioned an concept that, on its face, appeared nearly the other way up: Electrical energy-hungry Bitcoin miners may shore up the state's energy grid, a prime precedence after a deep freeze final winter triggered blackouts that left a whole lot lifeless.

The business's advocates have been making that pitch to the governor for years. The thought is that the miners' laptop arrays would demand a lot electrical energy that somebody would come alongside to construct extra energy crops, one thing Texas badly wants. If the grid begins to go wobbly, because it did when winter storm Uri froze up energy crops in February 2021, miners may rapidly shut all the way down to preserve vitality for houses and companies. Not less than two Bitcoin miners have already volunteered to do exactly that.

[Read Full Article](#)



Vicinity Map
September 30, 2016

Sandhills
Travel Center

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Land Sale Offering Up to 75 AC Available



GENTER AND MUNKON AND MADDOX
BROTHERS AND ANDERSON
SECTION 4, BLOCK 1-A
ABSTRACT NO. 73

RAILROAD RIGHT-OF-WAY



PRELIMINARY LOT LAYOUT
OF A
133,243 - ACRE TRACT OF LAND
SITUATED WITHIN
SAMUEL ANDREWS SURVEY,
ABSTRACT NUMBER 445 AND SECTION 8, BLOCK B-18, SAMUEL
ANDREWS SURVEY, PUBLIC SCHOOL LAND ABSTRACT NUMBER 517
IN
WARD COUNTY, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817, 335, 1121
FRM REGISTRATION 10098100

2015-07-01: Samuel Andrews Survey, Block B-18, Lot 28, 133,243 Acres Tract, Section 8, Block B-18, Samuel Andrews Survey, Public School Land, Abstract Number 517, Ward County, Texas. Surveyed and Recorded by Dunaway & Co., P.C. Surveyors, L.P.

Aerial Photos & Virtual Tour



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Join Pilot Travel Center on I-20

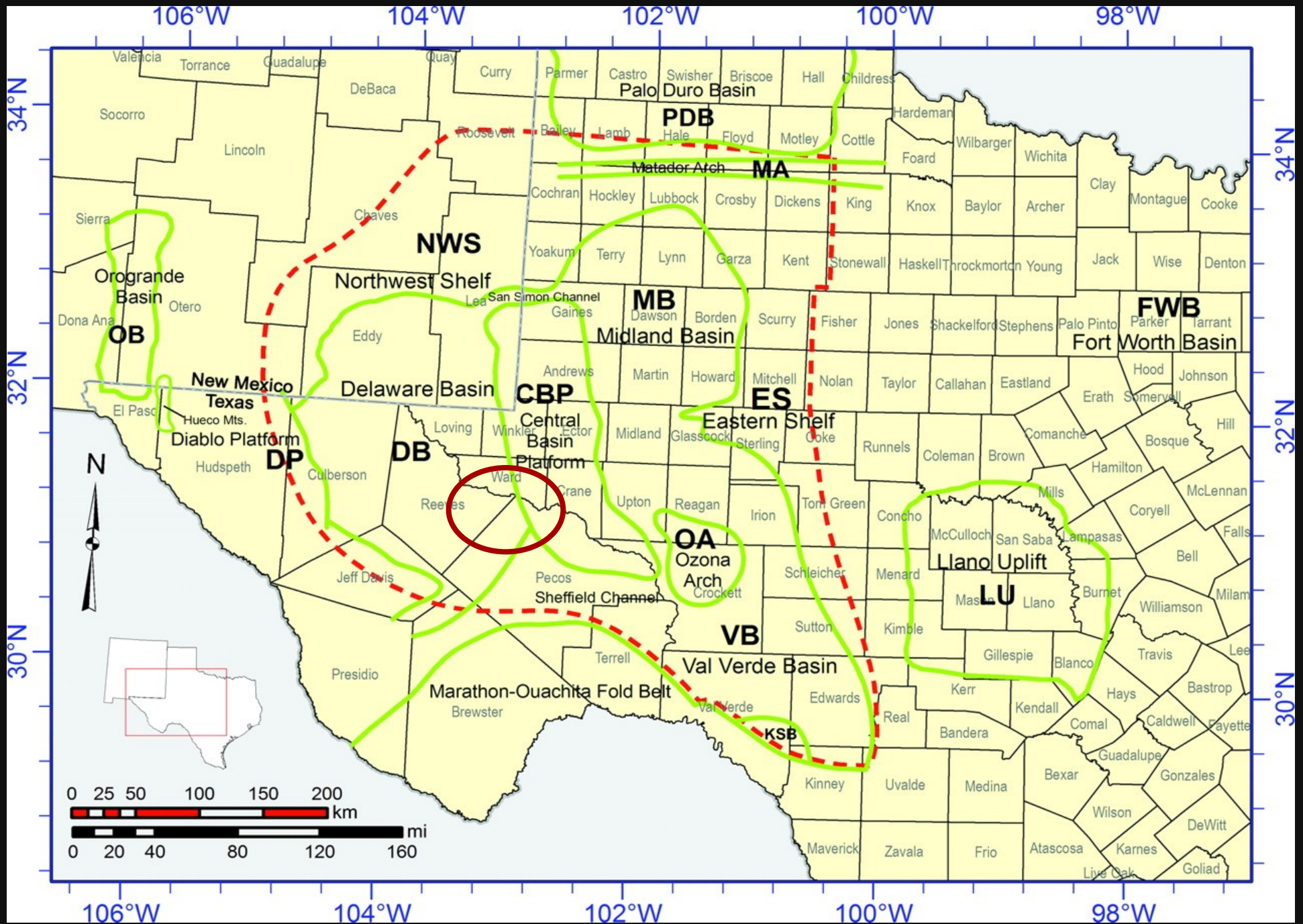


Aerial Photos - Pilot Travel Center





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Integrity - Knowledge - Experience - Service

Leading the Real Estate Industry in the Midland/Odessa Metro-Plex

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

“Your Texas Realtor”

“Finding a home for your BUSINESS is my BUSINESS”



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Heather has over 20 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

LEGAL DISCLAIMERS This Confidential Offering Memorandum ("Memorandum") is solely for the use of the owner. While the information contained in this Analysis has been compiled from sources we believe to be reliable, neither Prichard Real Estate Group nor its representatives make any representations or warranties as to the accuracy or completeness of the information contained in this Analysis. All financial information and projections are provided for reference only and are based on assumptions relating to the general economy, market conditions and other factors beyond our control. Owner is encouraged to conduct an independent due diligence investigation, prepare independent financial projections, and consult with their legal, tax and other professional advisors before making an investment decision. Prichard Real Estate Group does not have authority to legally bind the owner and no contract or agreement providing for any transaction shall be deemed to exist unless and until a final definitive contract has been executed and delivered by owner.

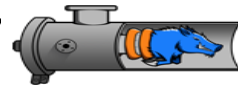
All references to acreage, square footage, distance, and other measurements are approximations and must be independently verified.



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My Commercial Portfolio



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Growing E&P Value.



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