

SANDHILLS

Travel Center

New Commercial Development in West Texas

*Welcoming **Pilot** to the Sandhills Travel Center! Grand Opening June 2019*

PRICHARD
★
COMMERCIAL REAL ESTATE
A Division of Prichard Real Estate Group



Weather
P R I C H A R D
Owner/Broker

PRICHARD



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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, restaurants, warehouse distribution, commercial oil field industry sites, and hotels. Pilot held their Grand Opening in June 2019 at the Sandhills Travel Center. They 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 multiple frac sand plants located within several 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 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 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. Please contact Heather Prichard for additional information.

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



Existing Conditions
September 30, 2016

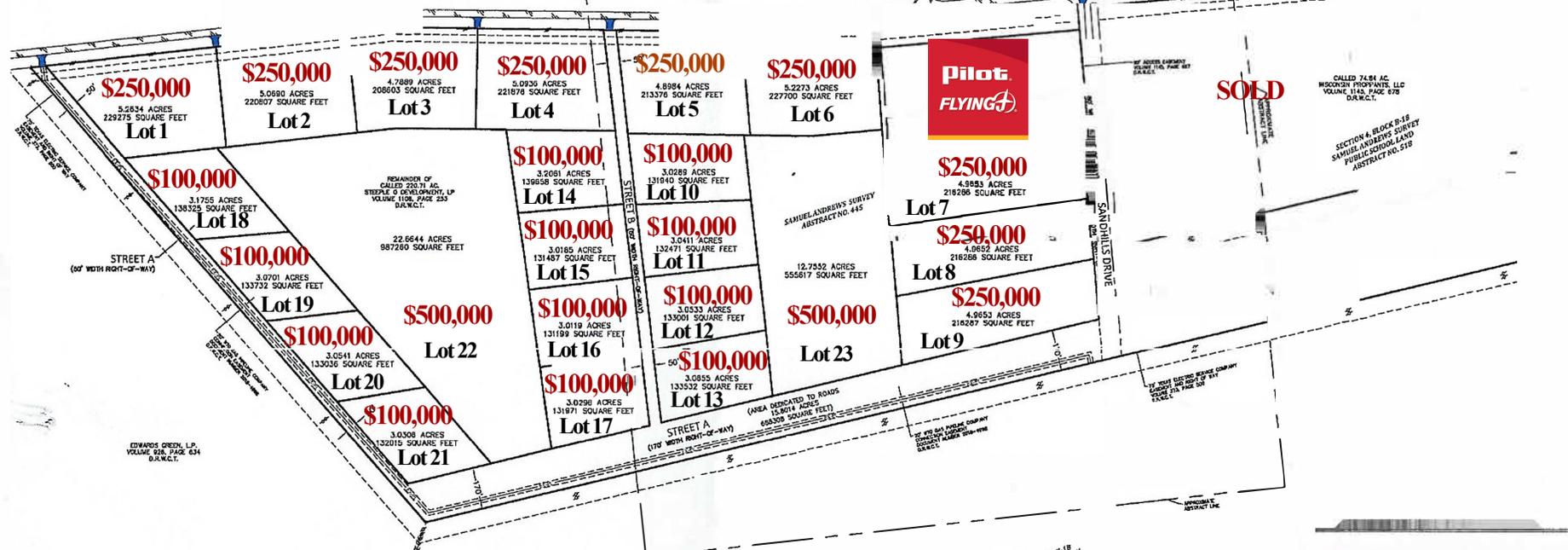
Sandhills
Travel Center



GUYER AND HUNSON AND MADDOX
BROTHERS AND ANDERSON
SECTION 4, BLOCK 1-A
ABSTRACT NO. 73

RAILROAD RIGHT-OF-WAY

INTERSTATE HIGHWAY 20
(VARIABLE WIDTH RIGHT-OF-WAY)
VOLUME 354, PAGE 817, D.R.W.C.T.



SOLD

SECTION 4, BLOCK B-18
SAMUEL ANDREWS SURVEY
PUBLIC SCHOOL LAND
ABSTRACT NO. 519

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

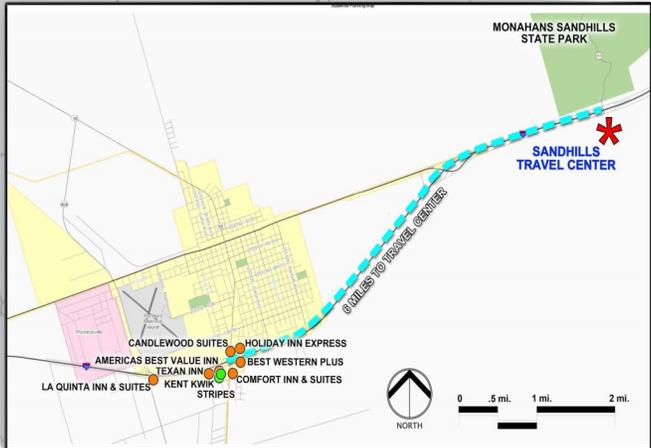
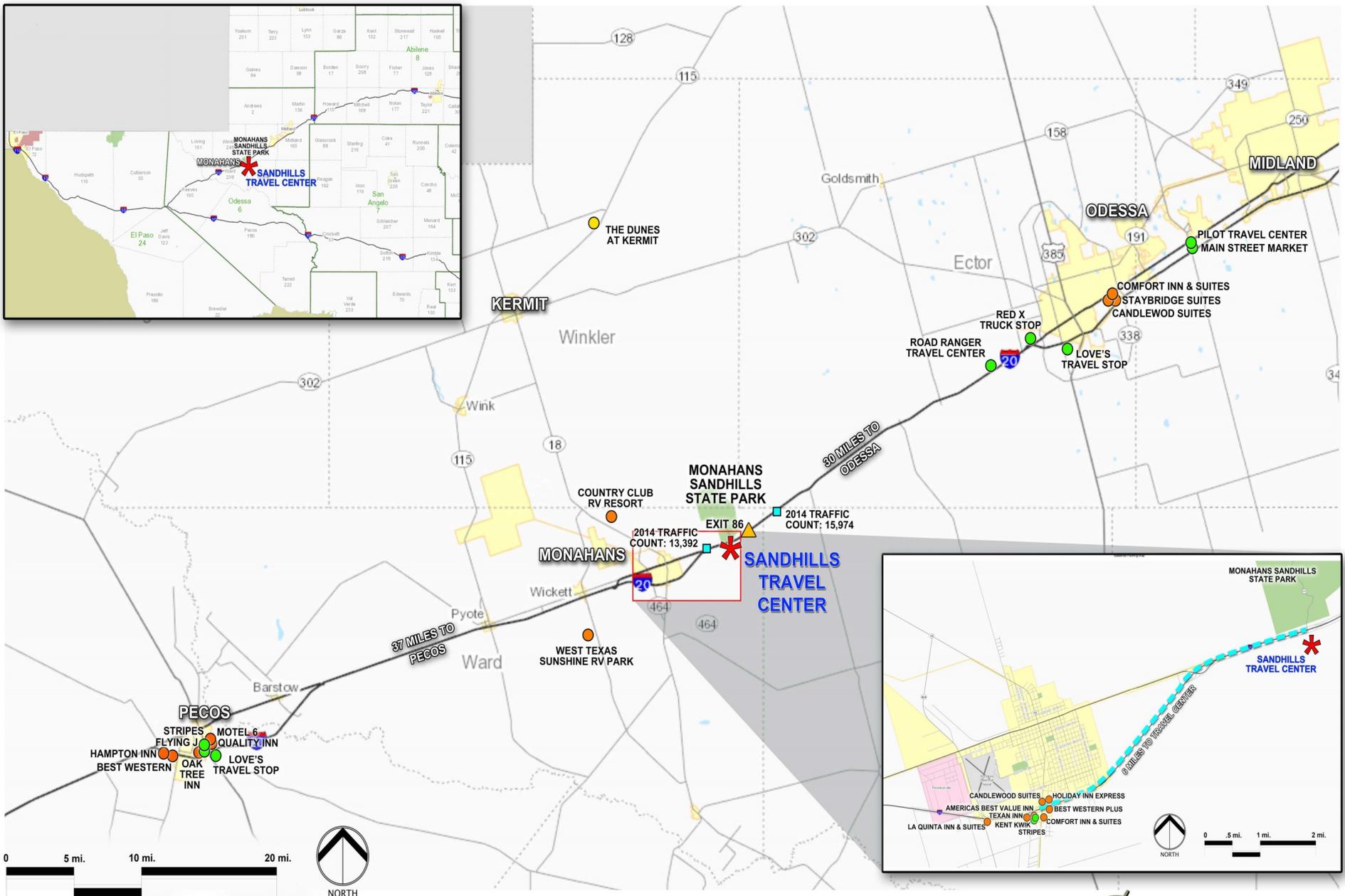
Lots 1-6 Each Lot Appx. 5 AC with 250' of Road Frontage \$250,000 each

Lots 7-9 Each Lot Appx. 4 AC \$250,000 each

Lots 10-21 Each Lot Appx. 3 AC \$100,000 each

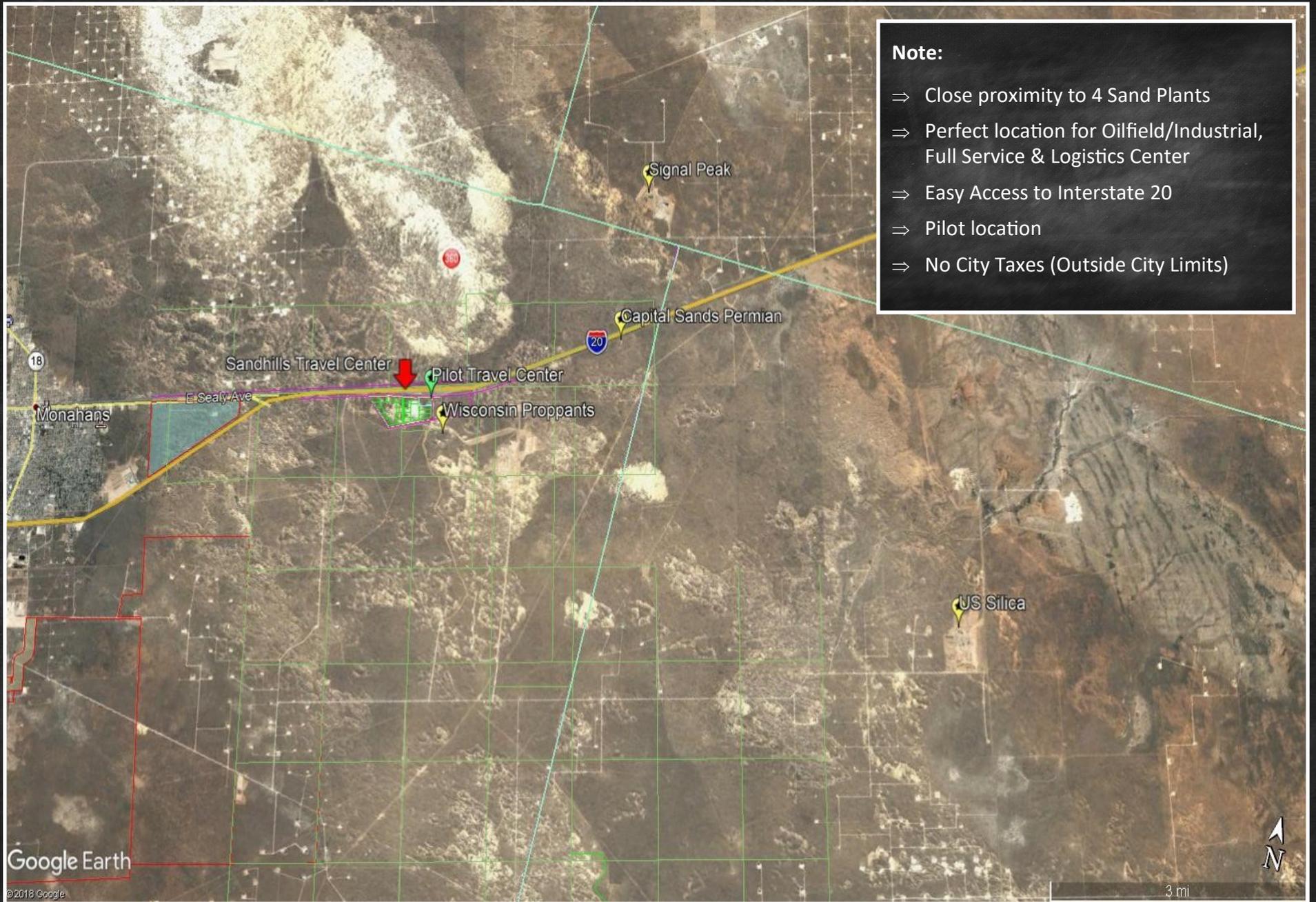
Lot 22 - \$500,000

Lot 23 - \$500,000



Vicinity Map
September 30, 2016

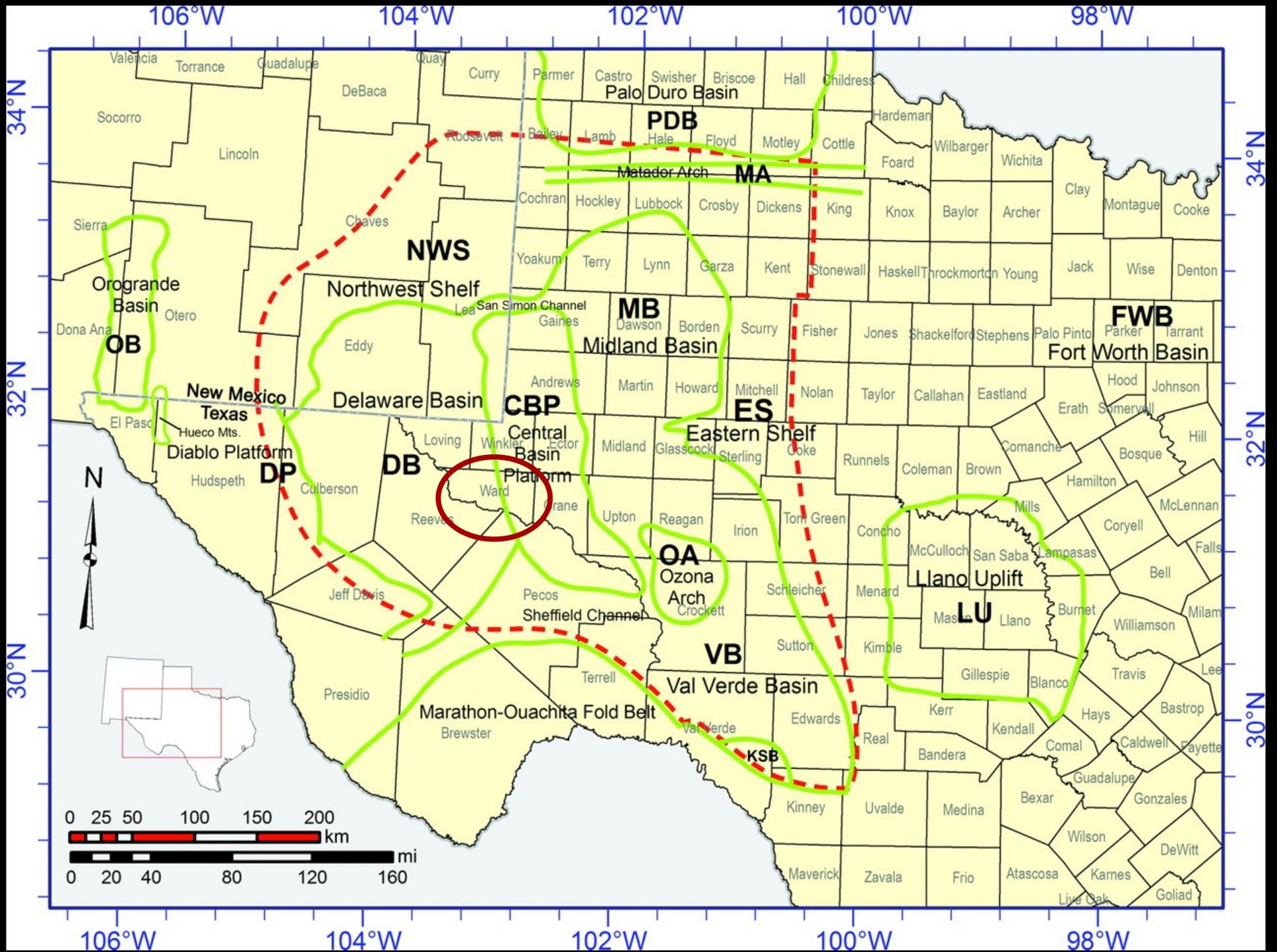
Sandhills
Travel Center



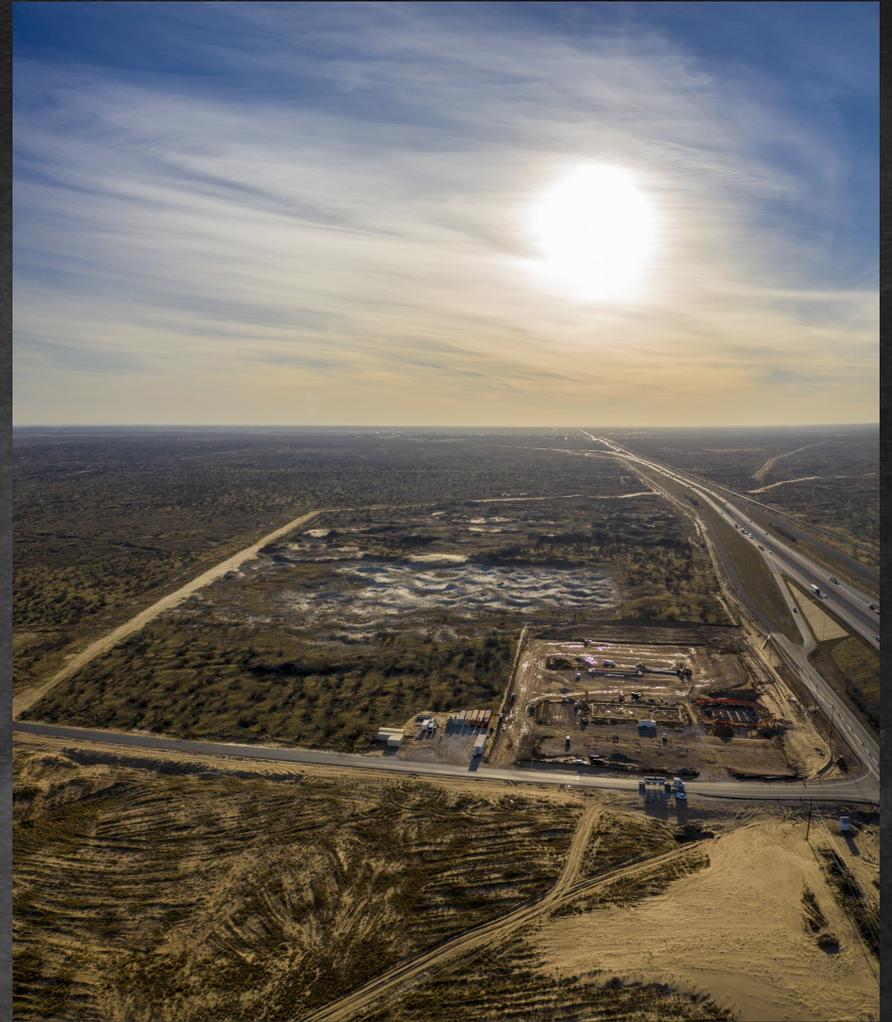
Note:

- ⇒ Close proximity to 4 Sand Plants
- ⇒ Perfect location for Oilfield/Industrial, Full Service & Logistics Center
- ⇒ Easy Access to Interstate 20
- ⇒ Pilot location
- ⇒ No City Taxes (Outside City Limits)





Aerial Photos



Aerial Photos



Pilot Breaks Ground in 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



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

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.

[Click here to read more](#)

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

Permian Basin Update: August 2019

[A Well-Kept Secret: The US Has Become an 'Energy Superpower'](#)

A control room with multiple monitors. The central monitor shows a view of an oil field rig. The left monitor shows a map. The right monitor shows a data table with the name 'KEANE' at the top. The data table has columns with colored headers (yellow, green, blue, red) and rows of data. The text is overlaid on 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...](#)

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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 "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
P R I C H A R D
Owner/Broker

Cell: (432) 978-6973

Heather@PrichardRealEstateGroup.com
MonahansTXRealEstate.com
PrichardRealEstateGroup.com

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Heather

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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

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.