

SANDHILLS

Travel Center



New Commercial Development in West Texas



Weather
PRICHARD
Broker/Co-Owner



Heather Prichard, Broker/Co-Owner
(432) 978-6973
Heather@ZIGLARRealty.com
ZIGLARCOMMERCIAL.com

ZIGLAR COMMERCIAL 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.

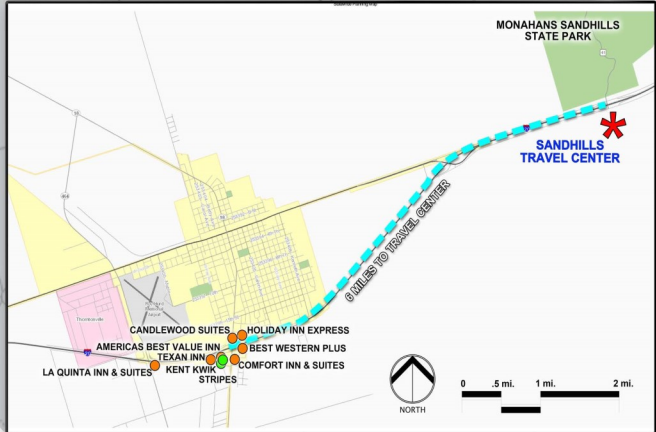
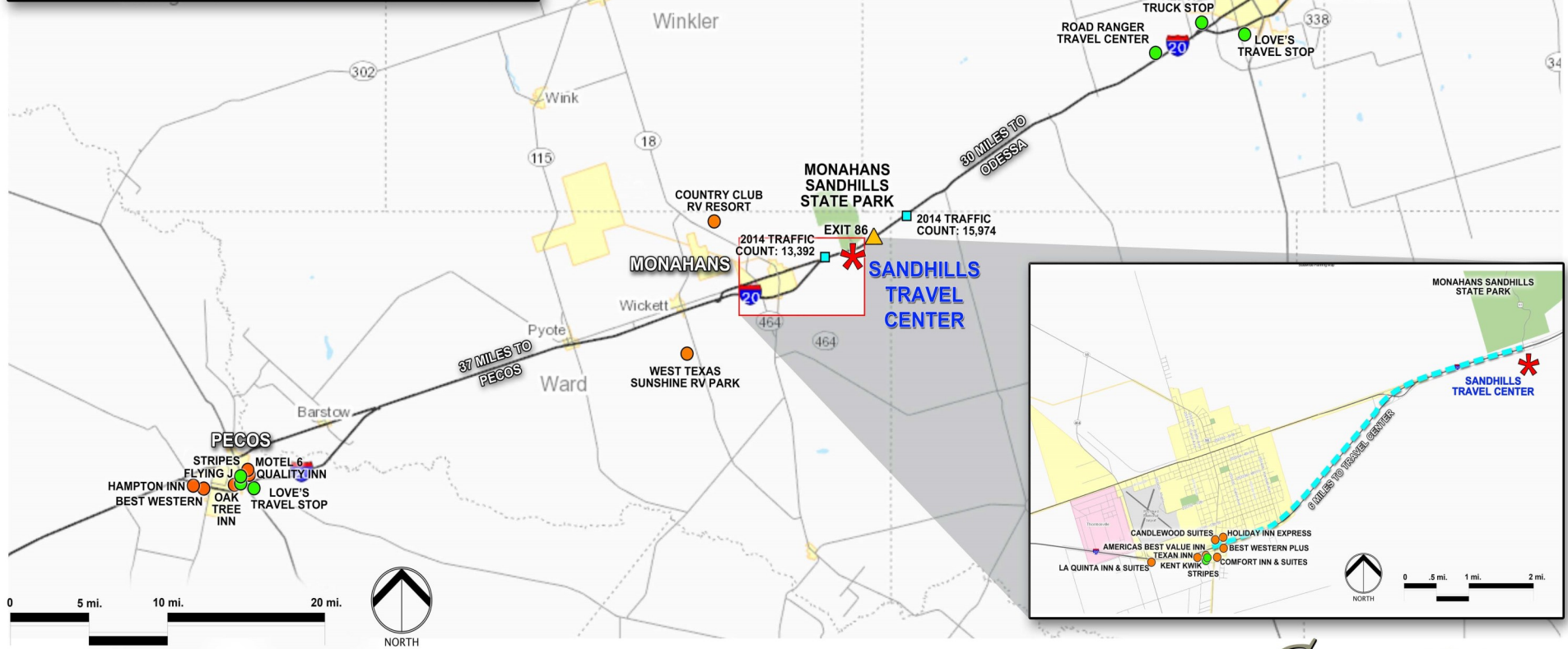
There are currently multiple frac sand plants located within several miles of the planned development, all of which have access to the Exit 86 Interchange. Each sand plant is currently opening and running at full capacity. Representatives estimate in excess of 1000 trucks coming in and out of each plant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

The development provides 2,300 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, Broker/Co-Owner | (432) 978-6973 | Heather@ZIGLARRealty.com | ZIGLARCOMMERCIAL.com



Vicinity Map
September 30, 2016

Sandhills
Travel Center

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Land Sale Investment Opportunity

76 AC

**Interstate 20 Frontage
Exit 86 Interchange
Convenient Access
to Interstate 20**

**30 Miles West of
Odessa and 5 Miles
East of Monahans**

\$550,000

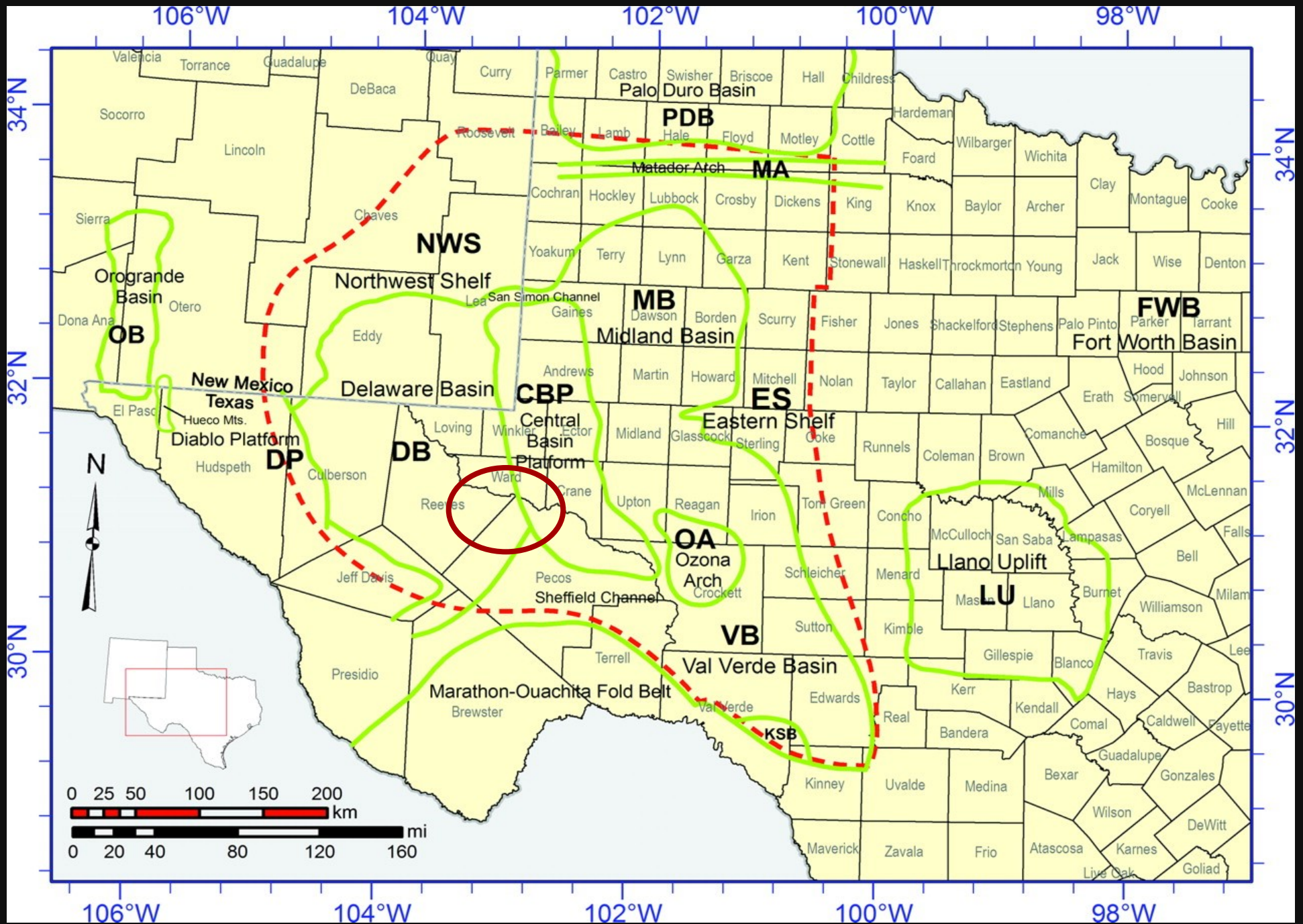


Sandhills Travel Center **“Heart of the Permian Basin”**

ZIGLAR
COMMERCIAL

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PRICHARD
Owner/Broker

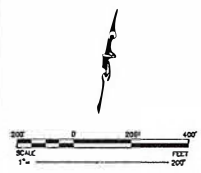
(432) 978-6973
Heather@ZIGLARRealty.com
ZIGLARCOMMERCIAL.com
HeatherPrichard.com



Sandhills Travel Center Development

Approximately 76 AC

\$550,000



CENTER AND MURKIN AND MADDOX
BROTHERS AND ANDERSON
SECTION 4, BLOCK 1-A
ABSTRACT NO. 72



CALLED 74.81 AC
WISCONSIN PROPERTIES, LLC
VOLUME 1145, PAGE 67S
D.M.W.C.T.

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

53
102
32
12
SOLD

BY JOHN DAVIS TRUST COMPANY
LANDLORD'S TRUST DEED
VOLUME 274, PAGE 247
D.M.W.C.T.

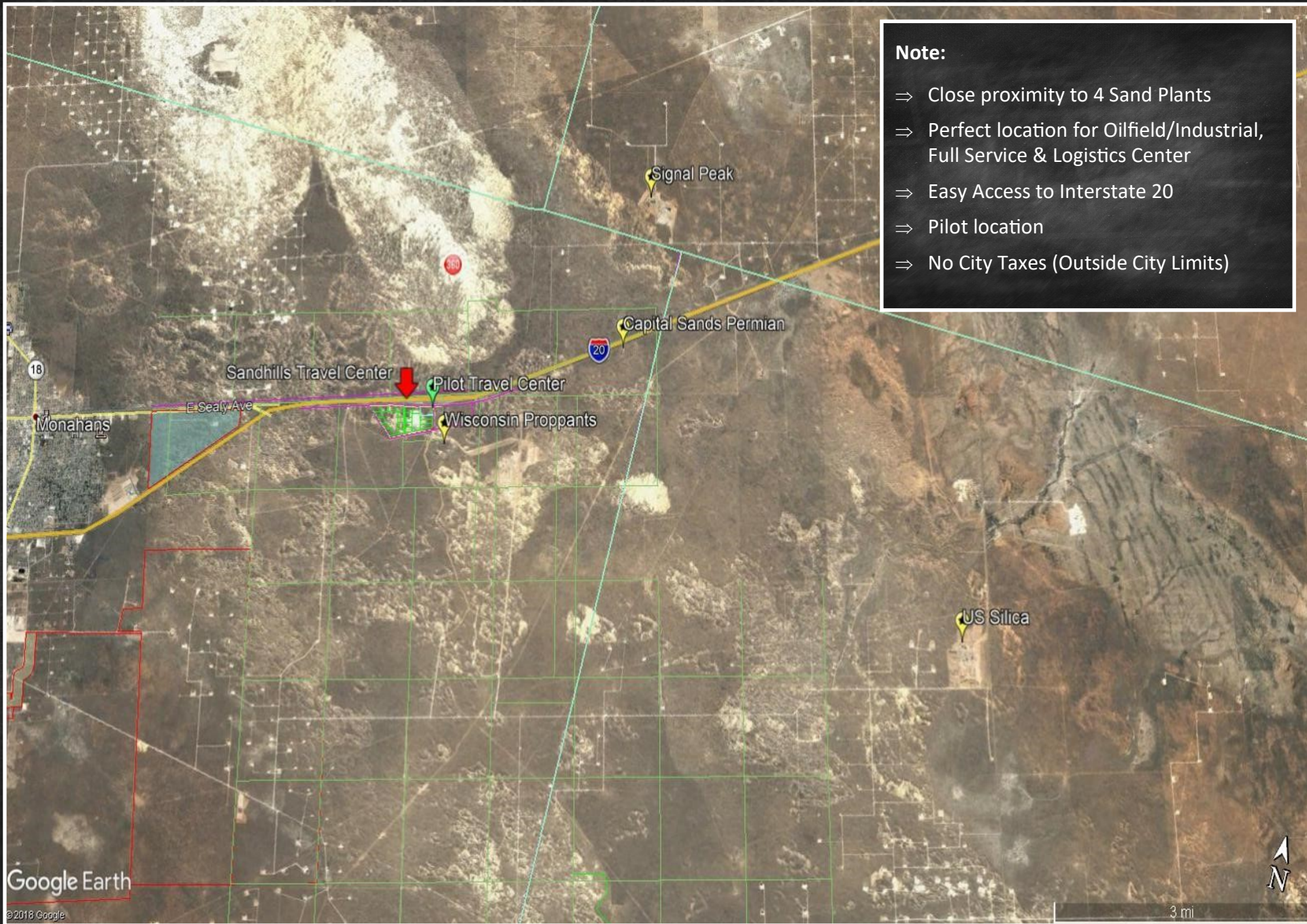
BY JOHN DAVIS TRUST COMPANY
LANDLORD'S TRUST DEED
VOLUME 274, PAGE 247
D.M.W.C.T.

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



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FRM REGISTRATION 10098100

10/20/2018 10:45:10 AM
 C:\Users\jroberts\AppData\Local\Temp\102018104510AM\102018104510AM.dwg
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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)

Google Earth

©2018 Google

Aerial Photos & Virtual Tour



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*Join **Pilot** in the new Sandhills Travel Center!*



Aerial Photos





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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

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