



STEEPLE 0

Commercial Park

Monahans, Texas

"Heart of the Permian Basin"

*Investment
Offering*

PRICHARD

COMMERCIAL REAL ESTATE

A Division of Prichard Real Estate Group

Heather

PRICHARD

Owner/Broker

Direct: (432) 978-6973

Heather@PrichardRealEstateGroup.com

PrichardRealEstateGroup.com

Prichard Real Estate Group, 4803 Plaza Blvd., Suite 701, Odessa, Texas

Offering Summary

STEEPLE O DEVELOPMENT

347, 351, 348, & 350 Steeple O Road



Offering Summary

Sale Price:	\$3,500,000
Cap Rate:	8.00%
Acreage:	16 AC
Year Built:	2017
Total Square Footage:	20,000
Zoning:	Commercial/Industrial
Market:	Texas/New Mexico
Sub Market:	Texas Permian Basin
Price / SF:	\$175

Property Overview

This special package offering includes 4 commercial properties located in Monahans's newest and largest commercial/industrial park in the "Heart of the Permian Basin" Each property offers a metal building with 5,000 square feet which includes 3,500 square feet of shop/flex space and 1,250 square feet of office space. Two of the properties are sited on 5 acre lots and two are sited on 3 acre lots.

Property Highlights

- Location - Easy Access to Interstate 20
- Within a few miles of 4 Sand Plants
- Close proximity to the Delaware Basin Shale
- 30 minutes to the Midland/Odessa Metro-Plex
- 40 minutes to Midland International Airport
- Currently leased to nationally recognized businesses
- 3 +/- years remaining on leases

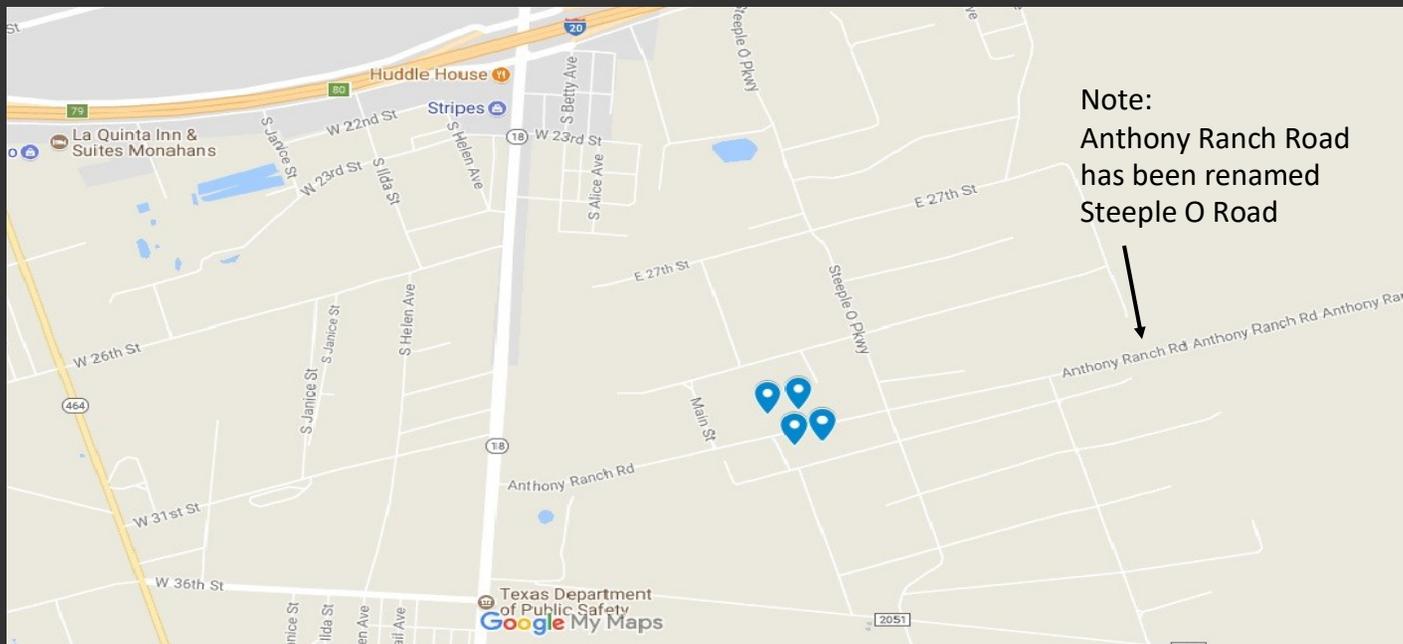
Aerial and Directional Map



347 Steeple O Road



351 Steeple O Road



348 Steeple O Road



350 Steeple O Road

Photo Gallery



*Exterior
Flex Space*



Photo Gallery



Interior Office Space

Property Detail



347 Steeple O Road

Lease: Amerine Mechanical

Lease Amount: \$6,500/mo

Lease Expiration Date: 6/30/2020

Lot Size: 5 Acres

Building SF: 5,000

Year Built: 2017



351 Steeple O Road

Lease: Trident Water

Lease Amount: \$6,500/mo

Lease Expiration Date: 9/30/2020

Lot Size: 5 Acres

Building SF: 5,000

Year Built: 2017



348 Steeple O Road

Lease: Select Energy

Lease Amount: \$7,250/mo

Lease Expiration Date: 4/30/2021

Lot Size: 3 Acres

Building SF: 5,000

Year Built: 2018



350 Steeple O Road

Lease: Solaris Energy

Lease Amount: \$6,500/mo

Lease Expiration Date: 10/30/2020

Lot Size: 3 Acres

Building SF: 5,000

Year Built: 2017

Note: Tenant pays monthly lease amount and all utilities. Expenses will be provided upon request. All information herein deemed to be reliable but cannot be guaranteed.

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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If you are interested in this investment offering, please contact me for additional information.

Mobile: (432) 978-6973 Email: Heather@PrichardRealEstateGroup.com

Visit our Websites: MonahansTxRealEstate.com and PrichardRealEstateGroup.com

Heather has 17 years 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, knowledge, and experience matter, call Heather Prichard. (432) 978-6973

“Your Business is My Business”

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