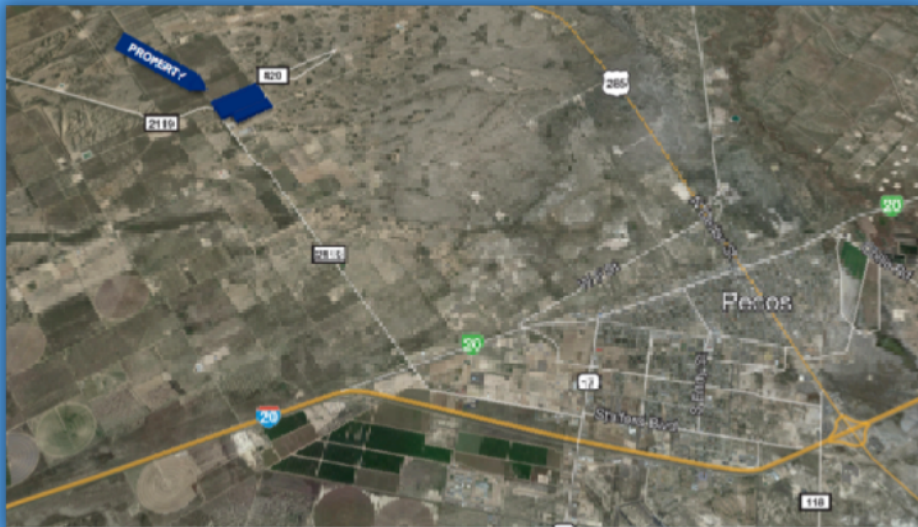


PECOS INDUSTRIAL YARDS

435 COUNTY ROAD 420 EAST
PECOS, TEXAS 79772

ONE- TO FIVE-ACRE TRACTS FOR LEASE

\$500-\$1,500/AC/MONTH



Property Highlights

- **Tracts:** Twenty-seven one- to five-acre tracts at the intersection of FM 2119 and County Road 420, just north of Pecos.
- **Size:** Minimum divisible: \pm one acre. Maximum contiguous: \pm 40 acres.
- **Frontage:** \pm 1,315 feet frontage on FM 2119. \pm 2,640 feet frontage on CR 420.
- **Topography:** Flat.
- **Flood plain:** Not in the 100-year flood plain.
- **Utilities:** Water, electricity, septic, internet.
- **Term:** Minimum three-year term.
- **Land Lease:** Modified gross land lease. Base Lease \$500/AC/Month (non-frontage tracts), \$750/AC/Month (frontage tracts).
- **Minutes from Pecos, I-20, and Hwy. 285.**
- **Zoning:** None.
- **Availability:** Call and refer to attached site plan.

Pecos Industrial Yards Site Plan



