



LAND FOR SALE

37.57 AC RAW LAND

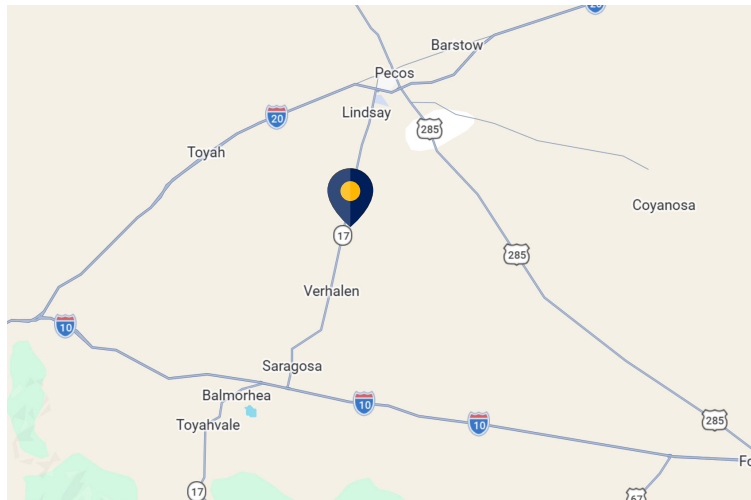
6580 State Highway 17
Pecos, Texas 79772



PROPERTY SNAPSHOT

Site Profile

Address	6580 State Highway 17
City	Pecos, Texas
County	Reeves County
Total Land Area	37.567 AC (1,636,418.52 SF)
Condition	Raw Land
Asking Price	Contact Broker For Info



For More Information

Emily Howard-Wilson | 713.275.3808 | ehwilson@cresa.com

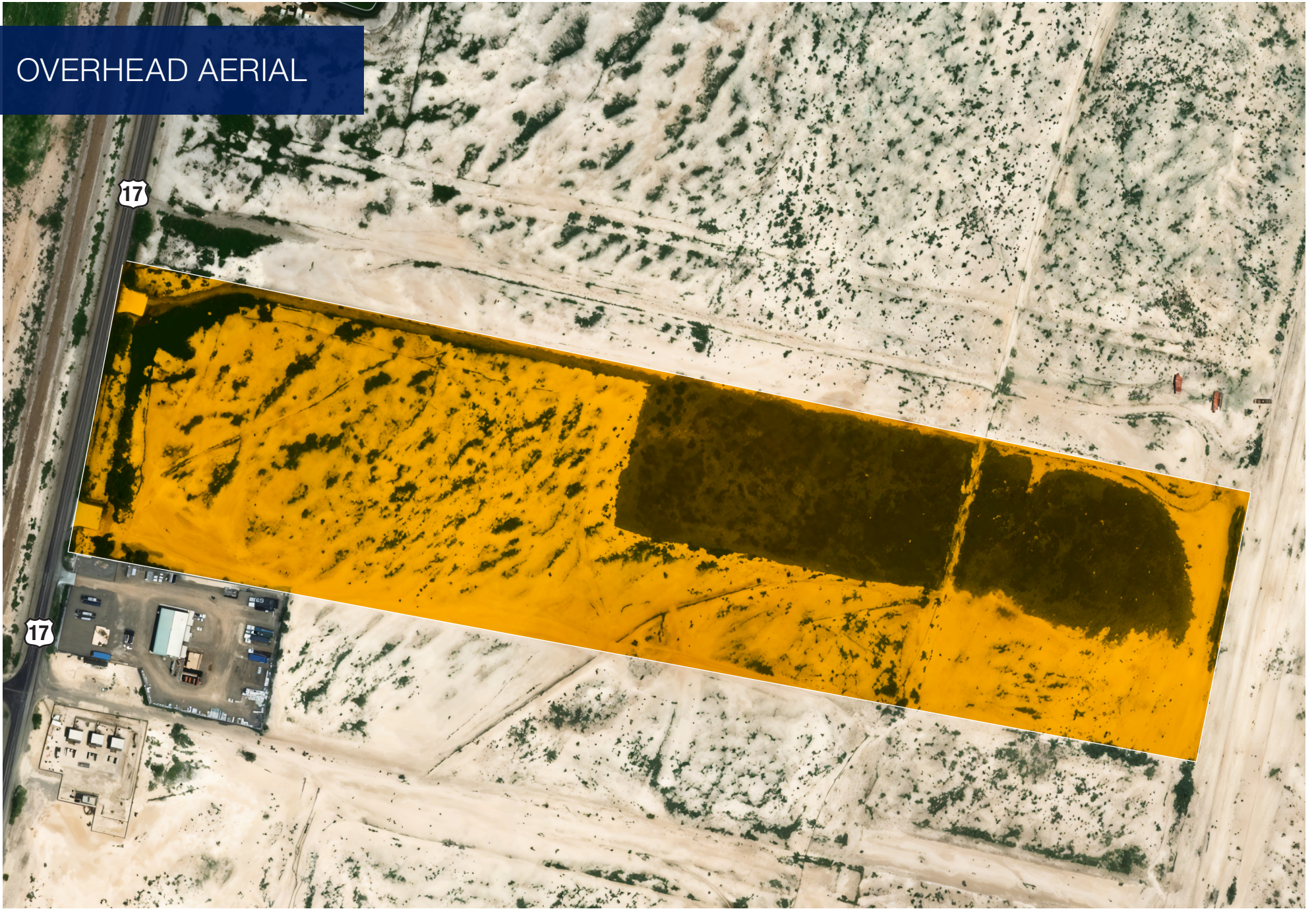
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Location Highlights

- » Situated near Pecos, the commercial center of Reeves County and a key service hub for the Permian Basin.
- » Ideal location for industrial development, equipment yards, storage, workforce housing, or energy-related operations.
- » Excellent regional access via SH 17 and Interstate 20.
- » Positioned in a high-demand market with continued growth fueled by West Texas energy production.

OVERHEAD AERIAL



For More Information

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PROPERTY SURVEY

Surveyor's opinion of pertinence of Schedule "B" items shown in Commitment for Title Insurance issued by First American Title Insurance Co. GF No. 1712229 Effective Date: May 1, 2017, 8:00 am, issued May 30, 2017, 8:00 am
Survey related items are addressed as follows:
10 e.) - Railroad Right-of-Way.
10 f.) - Highway Right-of-Way.
10 h.) - Blanket in nature, not graphically depictable.
10 i.) - Pertains to subject property, shown on survey.
10 j.) - Does not pertain to subject property.
10 k.) - Does not pertain to subject property.
10 l.) - Does not pertain to subject property.



SCALE: 1" = 300'

GRAPHIC SCALE: FEET
0 150 300 600

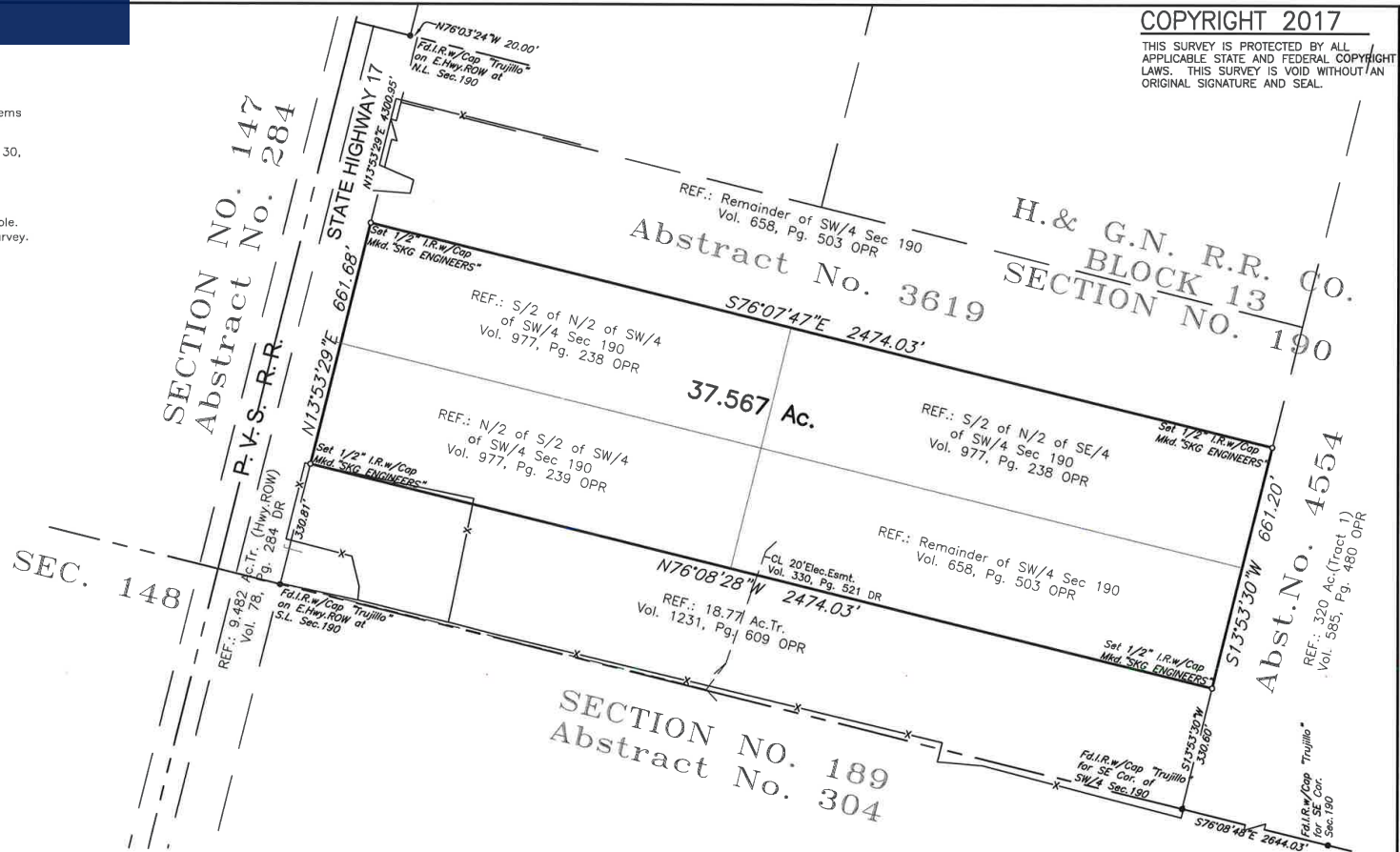
BEARINGS HEREON ARE BASED ON TEXAS
COORDINATE SYSTEM NAD83 - TEXAS
CENTRAL ZONE BY GPS OBSERVATION.

SKG

ENGINEERING, LLC

SURVEYING • ENVIRONMENTAL • LAB/CMT

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FIRM NO.: 10102400
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PLAT SHOWING A SURVEY OF 37.567 ACRES
OUT OF SECTION NO. 190, ABSTRACT NO. 3619,
BLOCK 13, H. & G.N. R.R. CO., REEVES COUNTY,
TEXAS.

See attached field notes.

Certification is hereby made that a survey was made on the ground under my supervision according to the minimum standards of the Professional Land Surveying Practices Act and the General Rules of Procedures and Practices set forth by the Texas Board of Professional Land Surveying.

This survey is prepared for the exclusive use and benefit of Bandit Services, LLC. Use of this survey by a third party may not be transferred or assigned. Not valid without the signature and the original seal of a Registered Professional Land Surveyor.

Surveyed on the ground June, 2017.

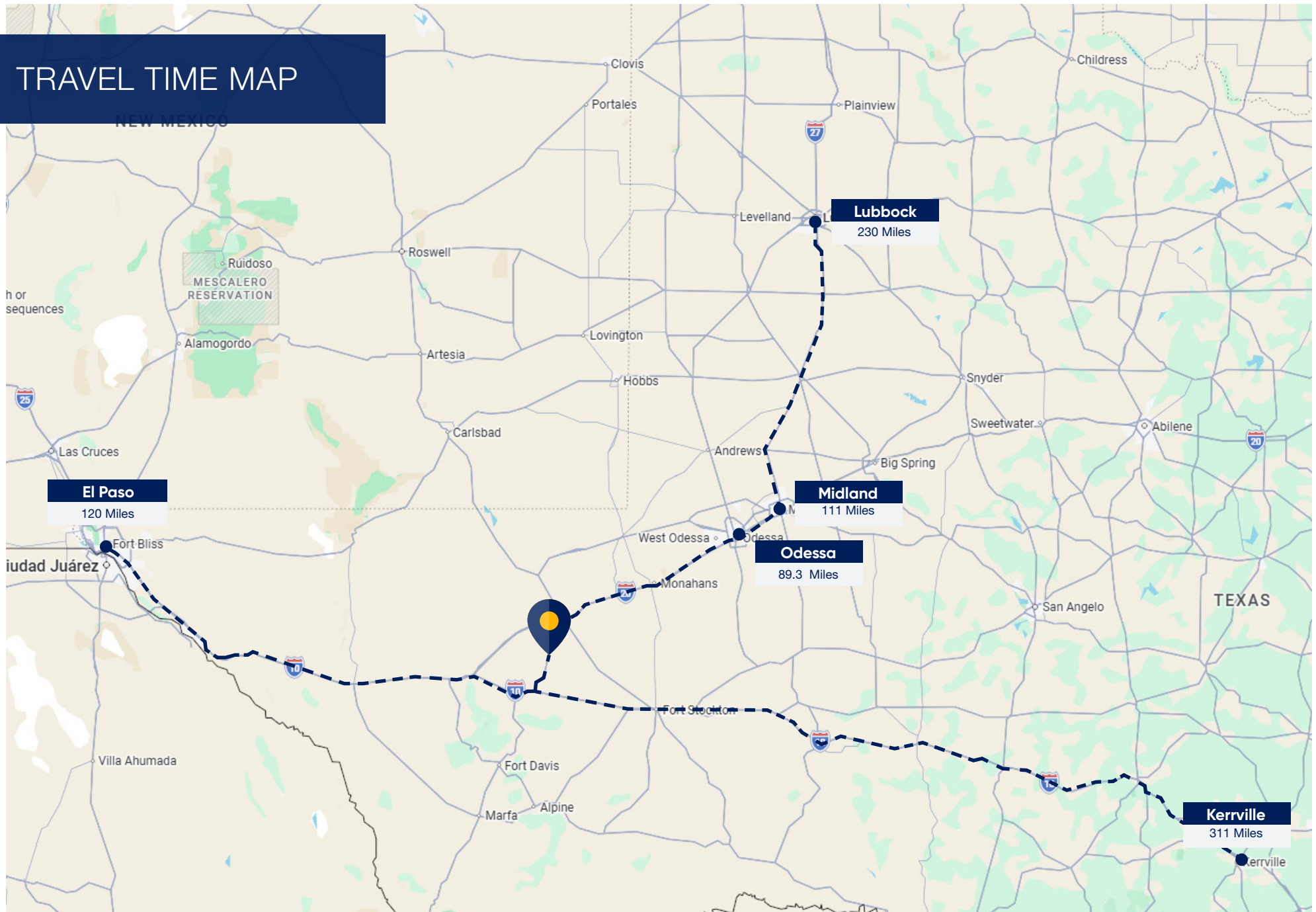
Russell T. Gully
RUSSELL T. GULLY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636



17-S-0675_rev

TRAVEL TIME MAP

NEW MEXICO



For More Information

Emily Howard-Wilson | 713.275.3808 | ehwilson@cresa.com

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including *information disclosed to the agent or subagent by the buyer or buyer's agent*. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - p any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Cresa, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9007724 - BB

License No.

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Phone

Anthony Ernest Fritsche

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