

For Lease

505 W 3rd Street, Pecos, TX

Thomas West 817 266-1104



Land Available: .52 Acres or 22,651 SF

Building: 1,416 SF +/-

Demos:	1 mi	3 mi	5 mi
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Med. Inc.:	\$42,413	\$49,349	\$47,798
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Pop.:	2,875	12,032	14,055
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Zoning: C-1 Commercial

Property Description:



Located in downtown Pecos, Texas, this opportunity allows a tenant to front the business corridor along Third Street five blocks west of Highway 285. Pecos is located in the center of west Texas oil, between the Delaware and Midland Basins. The overall region is known as the Permian Basin, and in January, ExxonMobil announced they would increase infrastructure spending by two billion dollars in the Permian. In the same article, Exxon says it plans to triple production by 2025 (www.mrt.com).

Located conveniently between Fort Stockton, TX and Carlsbad, NM, Pecos is a stopping point along the way. Pecos also services the oil and gas industry. This old restaurant is positioned for small retail or restaurant. Major employers in Pecos include Walmart, Reeves County, The Geo Group, Inc., American Home Health, Pecos ISD, and the City of Pecos.

Situated on approximately a half-acre, this site is a perfect place for a small business!

Aerial

505 W 3rd Street, Pecos, TX

