



Protecting Clients. Conserving the Land.

Balmorhea Warehouse

Commercial Property

16.972± Ac | 127,654 SqFt

Reeves County, TX



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Location

Balmorhea Warehouse is located at Exit 209 fronting on south side of I-10 east of Balmorhea at Highway 17 intersection which is the gateway to Ft Davis and the Texas Mountain Region to the south. This location is just south of the booming Permian and Delaware Basin and the tremendous Oil and Gas Industry that anchors this region. The facility built in 1996 as a Roadmaster bicycle assembly warehouse was expanded in 2000. One of the largest warehouses in the region it has 13 semi-truck bays, office and is divided into two large open floorplans.





Description

- 16.972 Ac Security Fenced Property
- 127,654 sq/ft warehouse divided into two large floorplans
- Concrete floors, steel framed, insulated, commercial electric service and lights
- Two offices
- Restrooms with Septic Systems
- Large water well and pumping system, storage, and internal fire abatement system
- 13 Bays with hydraulic floors
- Lights, Heater, and Fan System
- Asphalt and Concrete truck parking and loading aprons
- Room for expansion







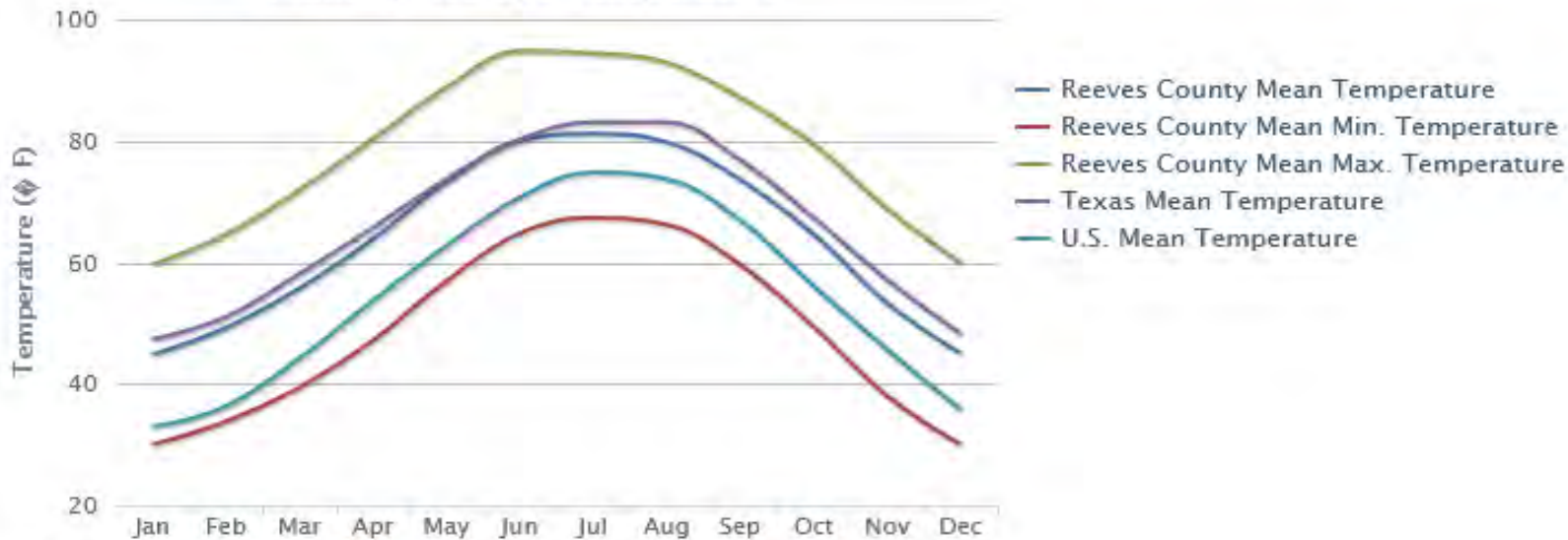


Average Temperature

Annual Average Temperature, #166



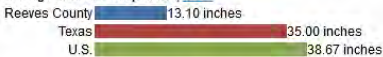
Monthly Average Temperature



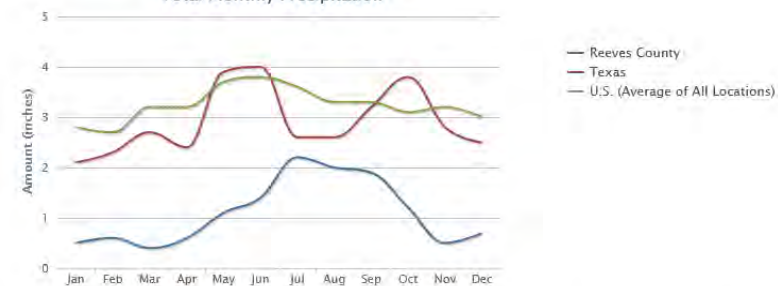
Ranks: Average Max. Temperature: #76, Average Min. Temperature: #201

Precipitation

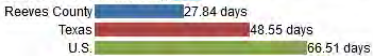
Average Annual Precipitation, #251



Total Monthly Precipitation



Average Number of Days with 0.1 Inch or More Precipitation in a Year (this gives an indication of the number of days in a year that it is useful to have an umbrella), #240

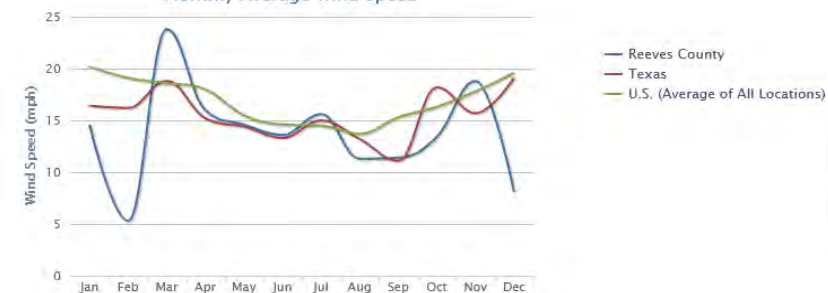


Wind Speed

Annual Average Wind Speed, #226

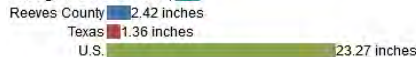


Monthly Average Wind Speed

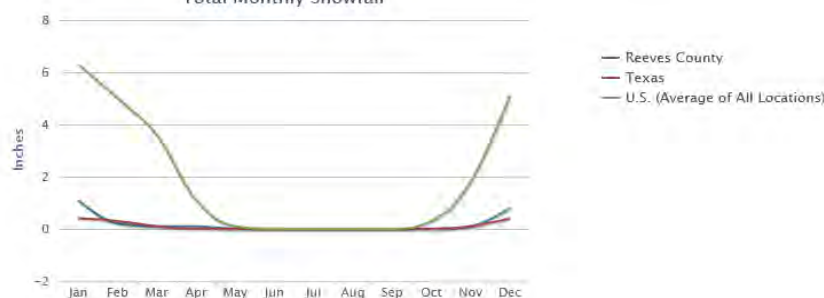


Snow

Average Annual Snowfall, #61



Total Monthly Snowfall

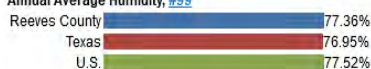


Average Number of Days with 1 Inch or More Snow Depth in a Year, #69



Humidity

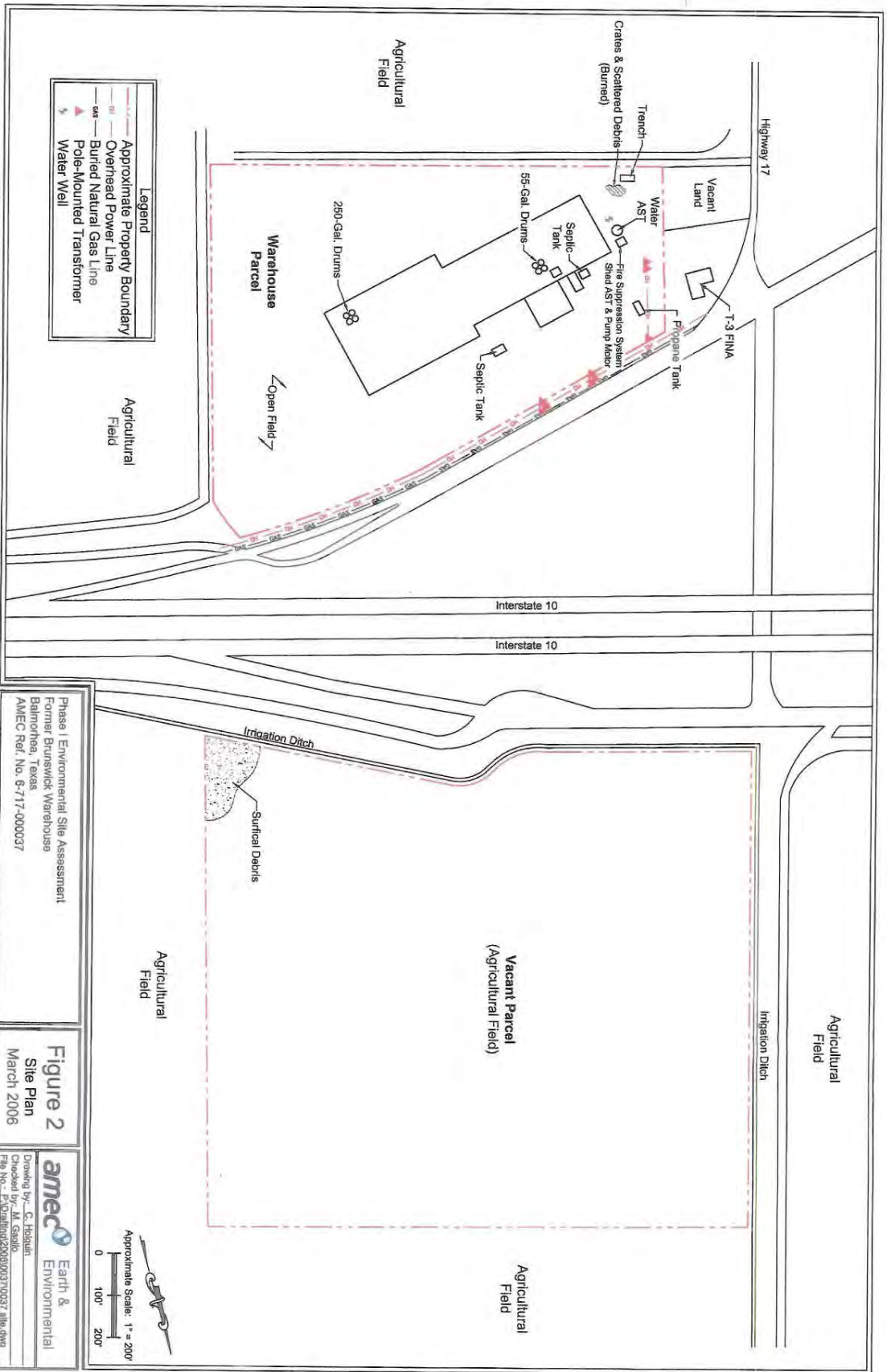
Annual Average Humidity, #99



Monthly Average Humidity



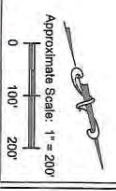
* The temperature, snow fall, and precipitation information on this page were calculated from the historical data of 18,000+ U.S weather stations for the period of time from 1980 to 2010. The humidity and wind speed information were calculated from data from 15,000 worldwide stations for the period of time from 1980 to 2010.

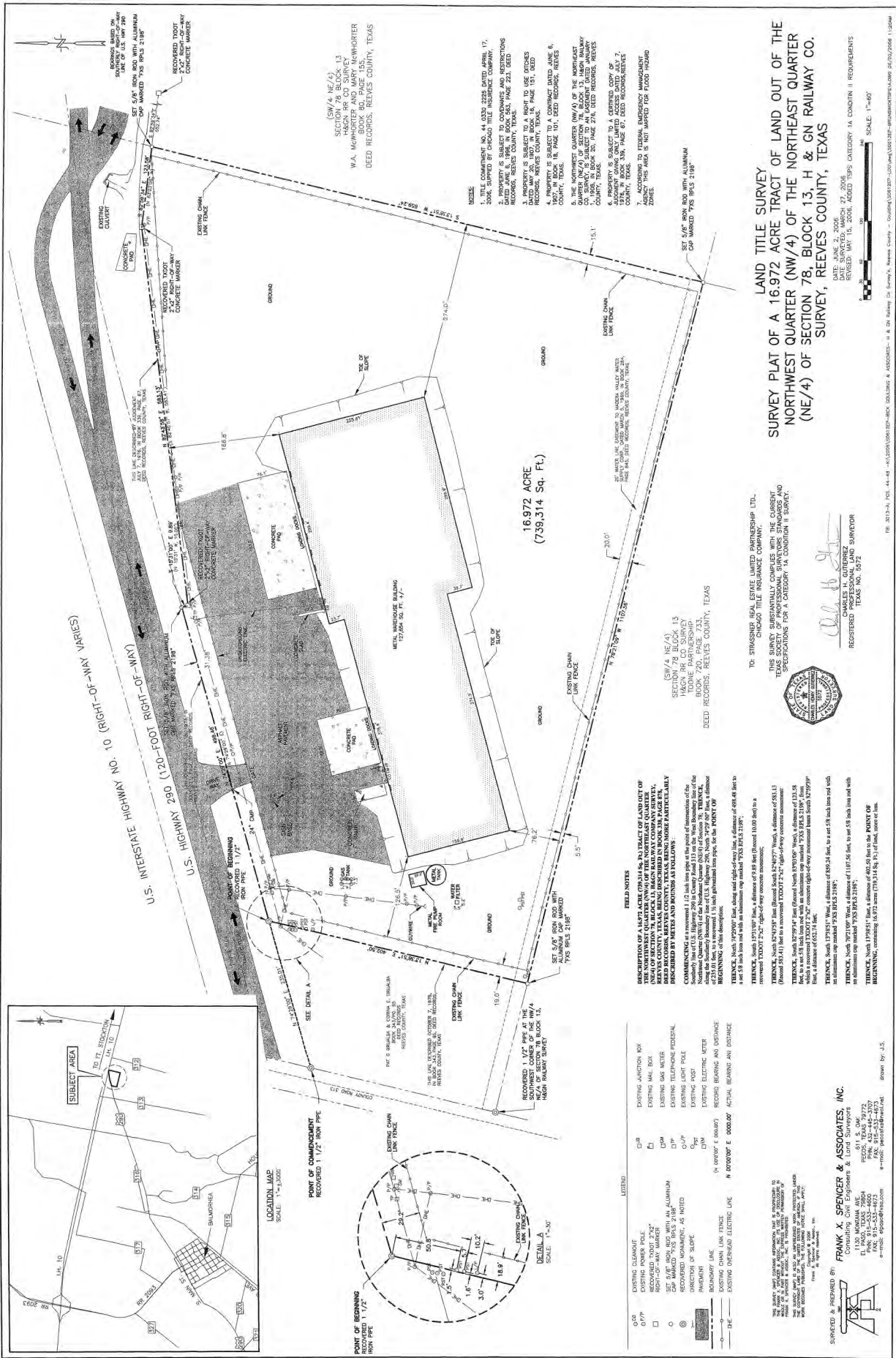


Phase I Environmental Site Assessment
 Former Brunswick Warehouse
 Balmorena, Texas
 AMEC Ref. No. 6-717-000037

Figure 2
 Site Plan
 March 2006

amec Earth & Environmental
 Drawing By: C. Hobbs
 Checked By: M. Gaglio
 File No.: E:\Drawings\2006\03100537_01a.dwg





(SW/4 NE/4)
SECTION 78 BLOCK 13
H&N RR CO SURVEY
W.A. NEWMAN & SONS
BOOK 80, PAGE 155, WHORTER
DEED RECORDS, REEVES COUNTY, TEXAS

- NOTES
1. THE COMPANY NO. 14, 1939, 2345 DATED APRIL 17, 2006, SUPPLIED BY CHICAGO TITLE INSURANCE COMPANY.
 2. PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS RECORDED IN REEVES COUNTY, TEXAS, PAGE 223, DEED RECORDS, REEVES COUNTY, TEXAS.
 3. PROPERTY IS SUBJECT TO A RIGHT TO USE OTHERS RECORDED IN REEVES COUNTY, TEXAS, PAGE 151, DEED RECORDS, REEVES COUNTY, TEXAS.
 4. PROPERTY IS SUBJECT TO A CONTRACT DATED JUNE 6, 1972, RECORDED IN REEVES COUNTY, TEXAS, PAGE 161, DEED RECORDS, REEVES COUNTY, TEXAS.
 5. THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 78, BLOCK 13, LAMON RAILWAY COMPANY, REEVES COUNTY, TEXAS, WAS AFFECTED BY THE LAMON RAILWAY COMPANY ONLY LIMITED ACCESS DATED JULY 7, 1980, RECORDED IN REEVES COUNTY, TEXAS, PAGE 67, DEED RECORDS, REEVES COUNTY, TEXAS.
 6. PROPERTY IS SUBJECT TO 4 ACRES ACROSS OF LAMON RAILWAY COMPANY ONLY LIMITED ACCESS DATED JULY 7, 1980, RECORDED IN REEVES COUNTY, TEXAS, PAGE 67, DEED RECORDS, REEVES COUNTY, TEXAS.
 7. ACCORDING TO FEDERAL UNDERGROUND MANAGEMENT ACT, THIS AREA IS NOT ZONED FOR TOPOGRAPHIC ZONES.

16.972 ACRE
(739,314 Sq. Ft.)

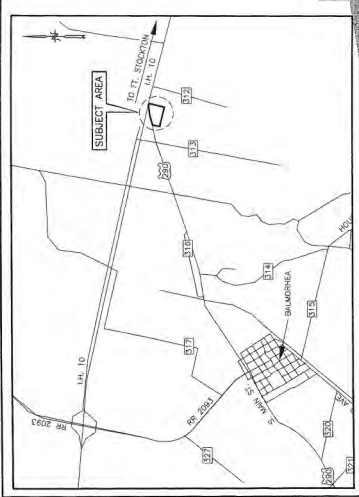
LAND TITLE SURVEY
SURVEY PLAT OF A 16.972 ACRE TRACT OF LAND OUT OF THE
NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER
(NE/4) OF SECTION 78, BLOCK 13, H & GN RAILWAY CO.
SURVEY, REEVES COUNTY, TEXAS

TO: STRASSNER REAL ESTATE LIMITED PARTNERSHIP LTD.
CHICAGO TITLE INSURANCE COMPANY.
THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND
PRACTICES FOR SURVEYING CATEGORY I, SURVEYING I SURVEY.
DATE SURVEYED: MARCH 27, 2008
REVISED: MAY 15, 2008, ADDED TSPS CATEGORY II REQUIREMENTS



CHARLES H. GUNDENSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 0572

FRANK X. SPENCER & ASSOCIATES, INC. CONSULTING ENGINEERS & LAND SURVEYORS
EL PASO, TEXAS 79912
FONTS, TEXAS 79856
EL PASO, TEXAS 79968
FAX: 409-433-4923
e-mail: spencer@frankx.com
www.frankx.com



POINT OF BEGINNING
RECOVERED 1 1/2" IRON PIPE

POINT OF COMMENCEMENT
RECOVERED 1 1/2" IRON PIPE

LEGEND

---	EXISTING CLEARCUT	CPB	EXISTING JUNCTION BOX
---	EXISTING POWER POLE	CPM	EXISTING MAIL BOX
---	RECOVERED TOOTH 2" DIA.	CPH	EXISTING GAS METER
---	SET 5/8" IRON ROD WITH ALU. ALUMINUM CAP MARKED 'TSS RLS 2198'	CPJ	EXISTING TELEPHONE FEDERAL
---	EXISTING JOINT POLE	CPK	EXISTING JOINT POLE
---	BOUNDARY AS NOTED	CPN	EXISTING ELECTRIC METER
---	BOUNDARY	CPV	EXISTING BEARING AND DISTANCE
---	BOUNDARY LINE (AS NOTED OR AS SHOWN)	CPW	EXISTING CHAIN LINK FENCE
---	EXISTING CHAIN LINK FENCE	CPX	EXISTING DRAINAGE ELECTRIC LINE
---	EXISTING DRAINAGE ELECTRIC LINE	CPY	ACTUAL BEARING AND DISTANCE
---	EXISTING DRAINAGE ELECTRIC LINE	CPZ	

FIELD NOTES

DESCRIPTION OF A 16.972 ACRE TRACT OF LAND OUT OF THE NORTHWEST QUARTER (NW/4) OF SECTION 78, BLOCK 13, H&N RAILWAY COMPANY SURVEY, REEVES COUNTY, TEXAS, WAS AFFECTED BY THE LAMON RAILWAY COMPANY ONLY LIMITED ACCESS DATED JULY 7, 1980, RECORDED IN REEVES COUNTY, TEXAS, PAGE 67, DEED RECORDS, REEVES COUNTY, TEXAS. THIS SURVEY IS SUBJECT TO A CONTRACT DATED JUNE 6, 1972, RECORDED IN REEVES COUNTY, TEXAS, PAGE 161, DEED RECORDS, REEVES COUNTY, TEXAS. THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 78, BLOCK 13, LAMON RAILWAY COMPANY, REEVES COUNTY, TEXAS, WAS AFFECTED BY THE LAMON RAILWAY COMPANY ONLY LIMITED ACCESS DATED JULY 7, 1980, RECORDED IN REEVES COUNTY, TEXAS, PAGE 67, DEED RECORDS, REEVES COUNTY, TEXAS. PROPERTY IS SUBJECT TO 4 ACRES ACROSS OF LAMON RAILWAY COMPANY ONLY LIMITED ACCESS DATED JULY 7, 1980, RECORDED IN REEVES COUNTY, TEXAS, PAGE 67, DEED RECORDS, REEVES COUNTY, TEXAS. ACCORDING TO FEDERAL UNDERGROUND MANAGEMENT ACT, THIS AREA IS NOT ZONED FOR TOPOGRAPHIC ZONES.

THESE PLATS AND COPIES THEREOF ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT AS THE SAME REPRESENT THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND PRACTICES FOR SURVEYING CATEGORY I, SURVEYING I SURVEY. I AM NOT PROVIDING THIS SURVEY TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF FRANK X. SPENCER & ASSOCIATES, INC.

FRANK X. SPENCER & ASSOCIATES, INC.
Consulting Engineers & Land Surveyors
EL PASO, TEXAS 79912
FONTS, TEXAS 79856
EL PASO, TEXAS 79968
FAX: 409-433-4923
e-mail: spencer@frankx.com
www.frankx.com

Downloaded by: J.S.



Price

\$5,950,000 | \$46.61 per SqFt

Contact

James King, Agent

Office 432-426-2024

Cell 432-386-2821

James@KingLandWater.com

Harrison King, Agent

Office 512-840-1175

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