MORIAH
BROKERAGE SERVICES, LLC

80-ACRE ENERGY INFRASTRUCTURE SITE FOR SALE

PRICE: $1,440,216

# 1974 OWEGO ROAD

## Girvin, TX 79740

**Joey Varela**
Agent
432.448.2853
jvarela@moriahrealestate.com

PRICE: $1,440,216

# 1974 OWEGO ROAD

Girvin, TX 79740

## Property Description

The site sits outside city limits, offering flexibility for future development. The property is not located within a floodplain or floodway, enhancing its suitability for development for large energy projects. With its size, accessibility, and location to a top 25% solar producer in Texas. The highest and best use of the property is well suited for a project that is needing large energy infrastructure. Such as data center, bitcoin mining, solar lease.

## Property Highlights

- Zoning: Outside City Limits
- Nearby attractions: Greasewood Solar Project
- Highest and Best Use: Large energy infrastructure projects.
- 50% of mineral rights from the Texas Relinquishment Act.

## Location Description

This 80 acre tract is located in Girvin, Texas. The property sits in remote, unincorporated ranch/rangeland in northeastern Pecos County, near the community of Girvin, a small former rail and oil-distribution town (now largely a ghost town) situated near the Pecos River at the intersection of US Highway 385 and FM 11, about 32 miles northeast of Fort Stockton, the Pecos County seat. The surrounding terrain is flat-to-rolling West Texas rangeland/desert scrub typical of the Permian Basin, with active oil and gas development in the region (the listing includes 50% of oil/gas bonus and royalty rights, and the plat notes nearby buried pipelines and utility lines).

## Offering Summary

| | |
|---|---|
| Sale Price: | $1,440,216 |
| Lot Size: | 80 Acres |

**Joey Varela**
Agent
432.448.2853
jvarela@moriahrealestate.com

MORIAH
BROKERAGE SERVICES, LLC

PRICE: $1,440,216

# 1974 OWEGO ROAD

Girvin, TX 79740

**Joey Varela**
Agent
432.448.2853
jvarela@moriahrealestate.com

MORIAH
BROKERAGE SERVICES, LLC

# 1974 OWEGO ROAD

Girvin, TX 79740

## Contact Broker:

**Joey Varela**
Agent
432.448.2853
jvarela@moriahrealestate.com

MORIAH
BROKERAGE SERVICES, LLC

15 Smith Road, Suite 6004, Midland, TX 79705
**432.682.2510 | moriahbrokerageservices.com**