



SUBJECT

Unique Opportunity

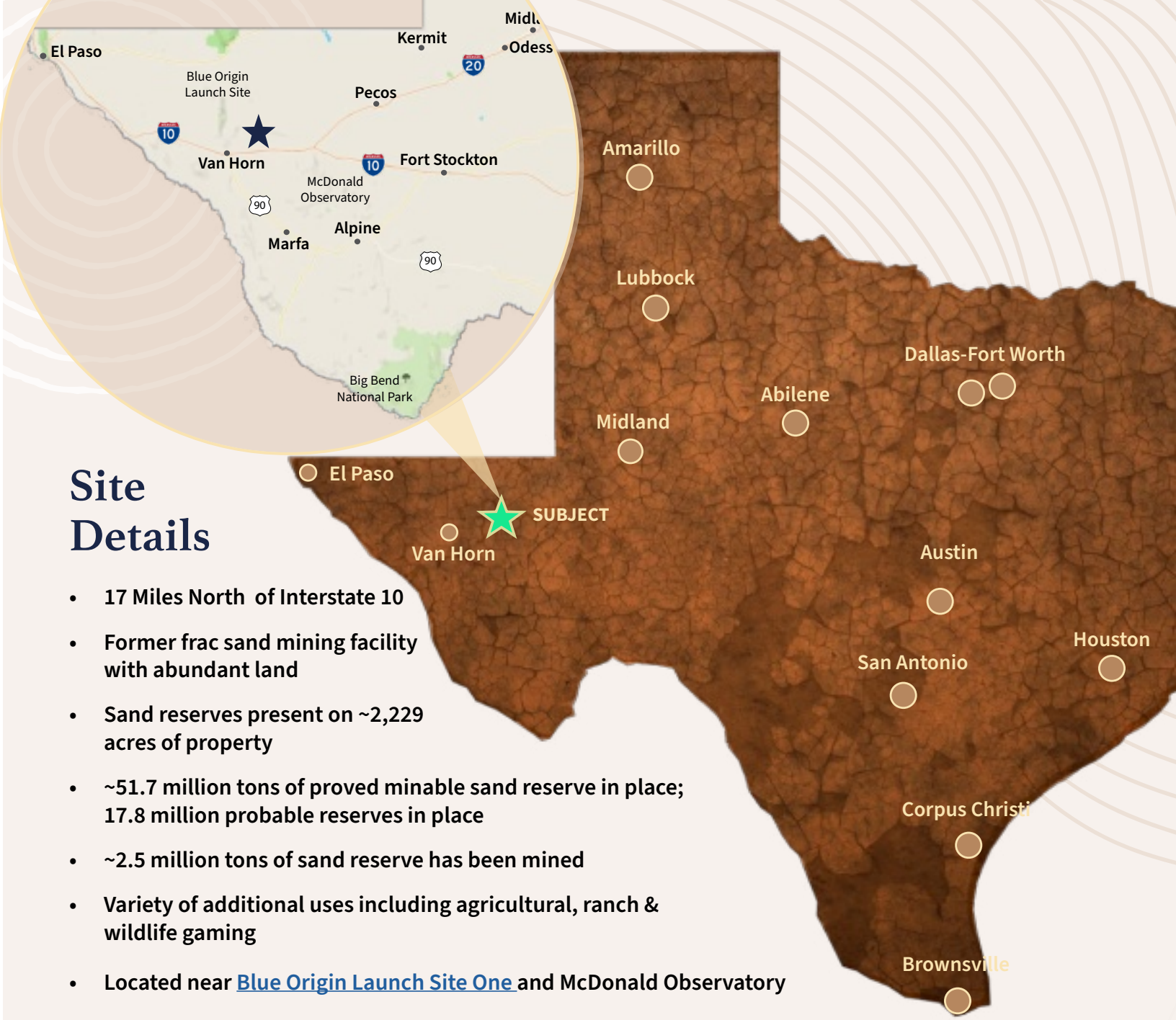
±5,577 Acres For Sale

34081 FM 2185, Van Horn, TX 79855

Culberson County, Texas

www.5500DarkSkyAcres.com

CBRE



Site Details

- 17 Miles North of Interstate 10
- Former frac sand mining facility with abundant land
- Sand reserves present on ~2,229 acres of property
- ~51.7 million tons of proved minable sand reserve in place; 17.8 million probable reserves in place
- ~2.5 million tons of sand reserve has been mined
- Variety of additional uses including agricultural, ranch & wildlife gaming
- Located near [Blue Origin Launch Site One](#) and McDonald Observatory

Site Improvements

Infrastructure

- \$5.8 million spent on multitude of items including roads and utilities.

Gas & Power

- Natural gas pipeline and power lines in place (3-mile, 6-inch pipeline; >1,700 mcf/day capability)
- Midstream connection available through separate agreement with AMP II ETX Gathering II LLC, formerly Woodland Midstream;

Water

- Permitted for 1,613 acre-feet of water per calendar year (500 million gallons annually); Max. flow rate: 1,000 GPM.
- Pipeline not part of real property; agreement would need to be entered into with midstream company.
- Power lines in place (6 MW service); provided by Rio Grande Electrical Co-op.

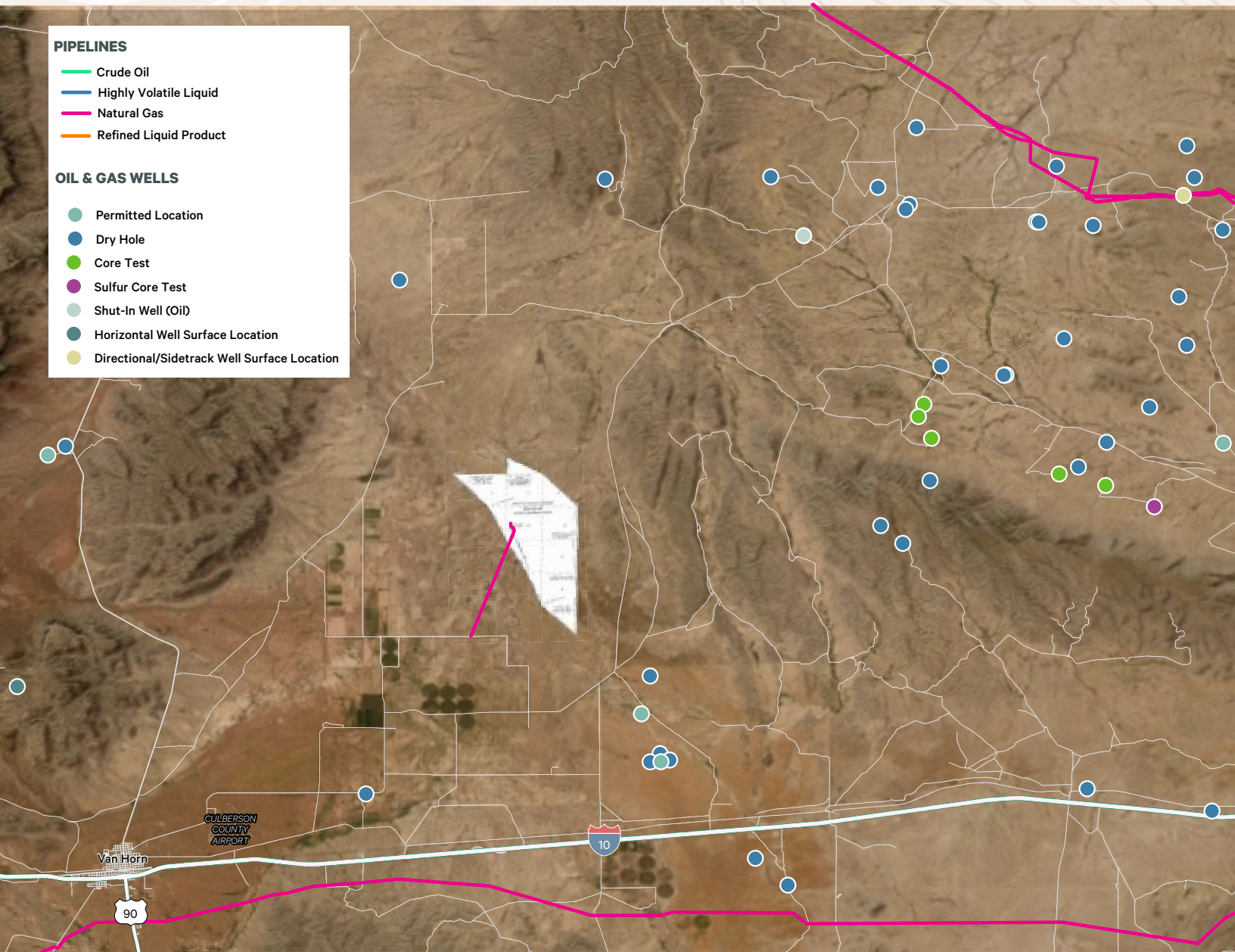
Pipelines & Wells

PIPELINES

- Crude Oil
- Highly Volatile Liquid
- Natural Gas
- Refined Liquid Product

OIL & GAS WELLS

- Permitted Location
- Dry Hole
- Core Test
- Sulfur Core Test
- Shut-In Well (Oil)
- Horizontal Well Surface Location
- Directional/Sidetrack Well Surface Location





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CONTACTS

ED CUMMINS

+1 713 577 1879
ed.cummins@cbre.com

BENTLEY SCOTT

+1 346 280 2344
bentley.scott@cbre.com

WILLIAM BOYER

+1 713 881 0919
bill.boyer@cbre.com

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