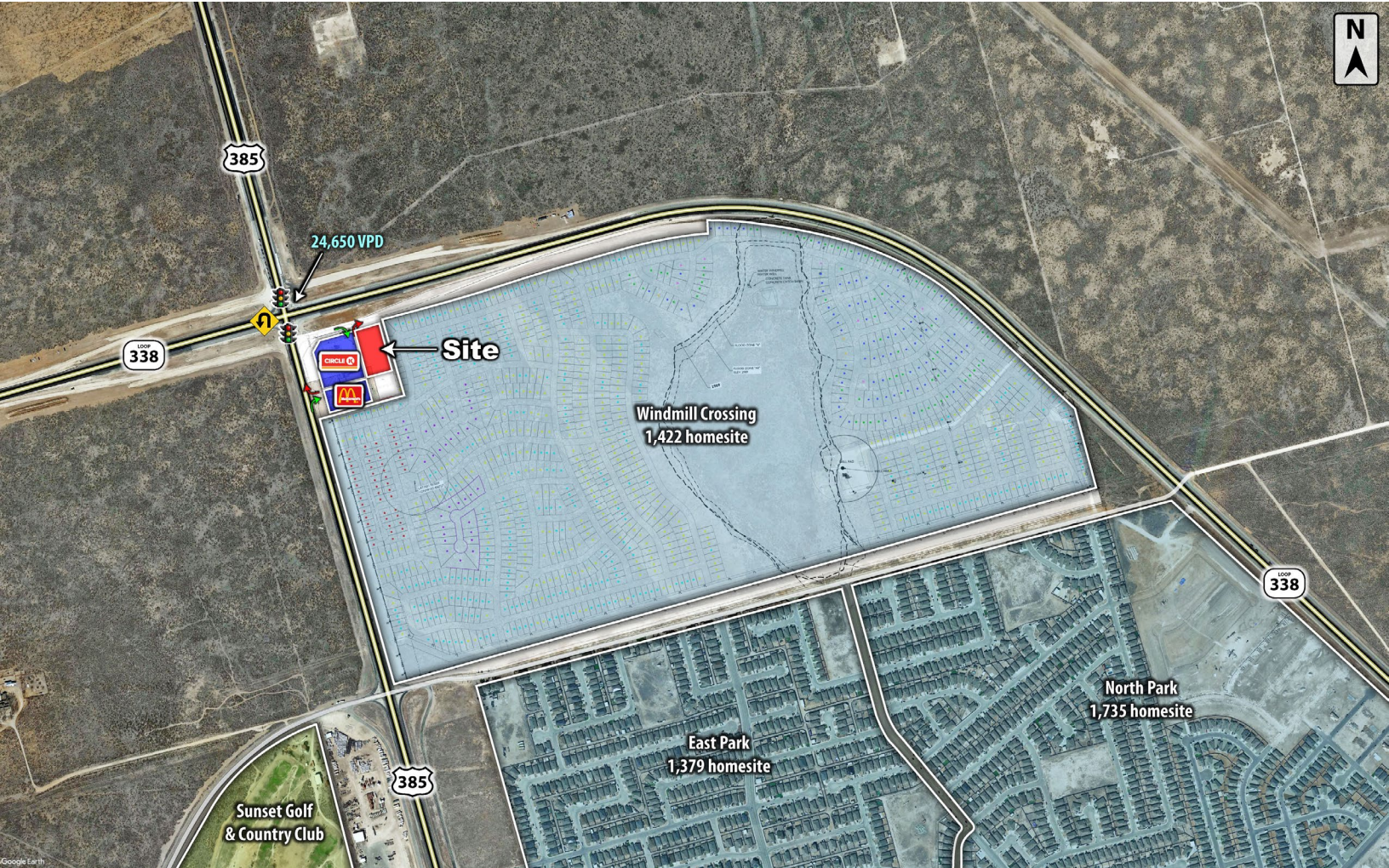




COMMERCIAL PAD SITE

Highway 385 & N Loop 338 | Odessa, TX 79765

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

1.75 AC



ZONING

COMMERCIAL
(REZONING REQUIRED)



TRAFFIC COUNT

24,650 VPD
(AT INTERSECTION)

CBCWORLDWIDE.COM

BEAU TUCKER, CCIM
806.784.3298
BTUCKER@CBCLUBBOCK.COM
CBCLANDMAN.COM

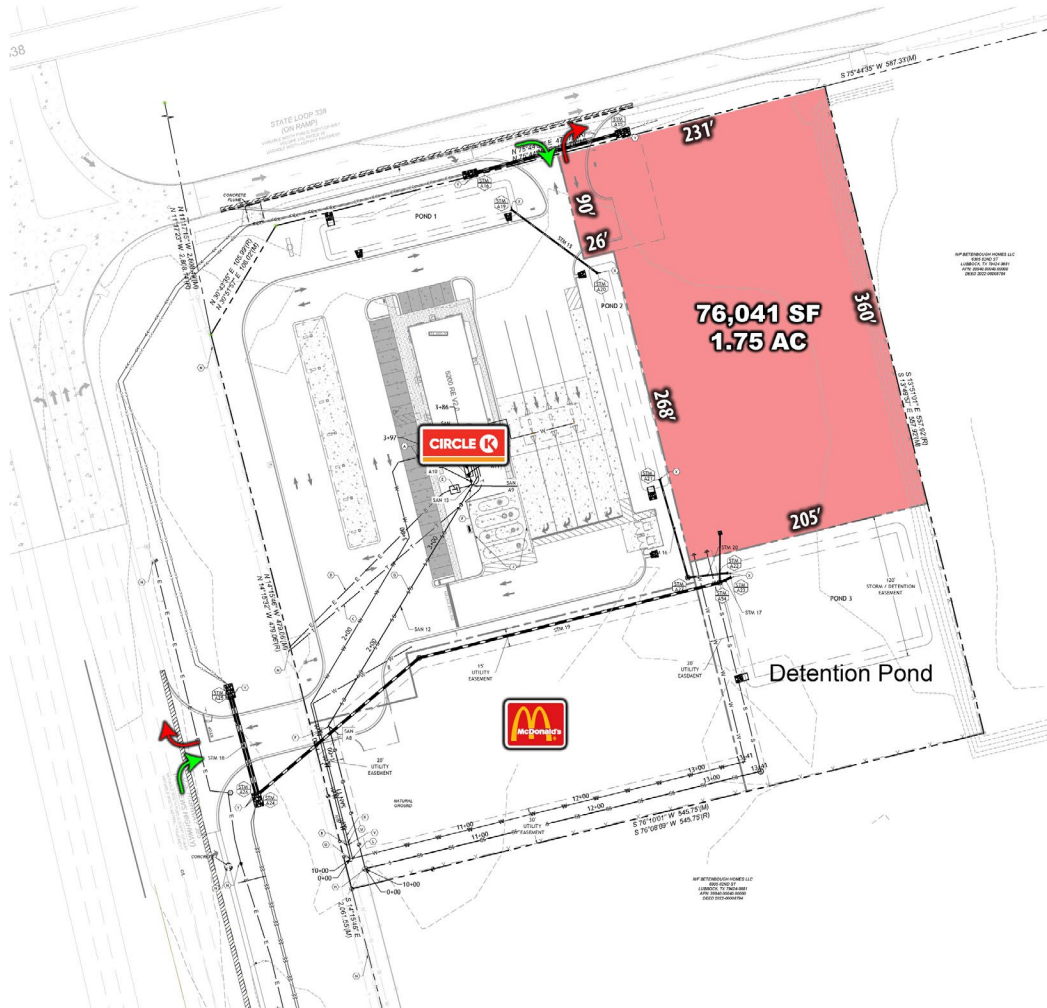
AARON HART
806.784.3254
AHART@CBCLUBBOCK.COM
CBCLANDMAN.COM



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CAPITAL ADVISORS



TRADE AREA & INFORMATION



LOCATION

Located at the southeast corner of the Highway 385 & N Loop 338 intersection in Odessa, TX.

DESCRIPTION

Discover this prime 1.75-acre development opportunity in the heart of booming Odessa, Texas, boasting outstanding frontage along Loop 338 for unmatched visibility and access. Ideally suited for retail, office, medical, or mixed-use projects, this tract lies in one of the city's newest corridors, just minutes from the exciting new North Park community that already features top-rated schools like Dr. Lee Buice Elementary and Barbara Jordan Elementary. Growth momentum is surging with major nearby projects, including the impressive 290-acre Windmill Crossing master-planned community set to deliver approximately 1,422 homesites and thousands of future residents and customers. With key advantages such as being outside the floodplain, utilities to be extended to the site, and readiness for immediate development in a high-traffic location.

OPTIONS

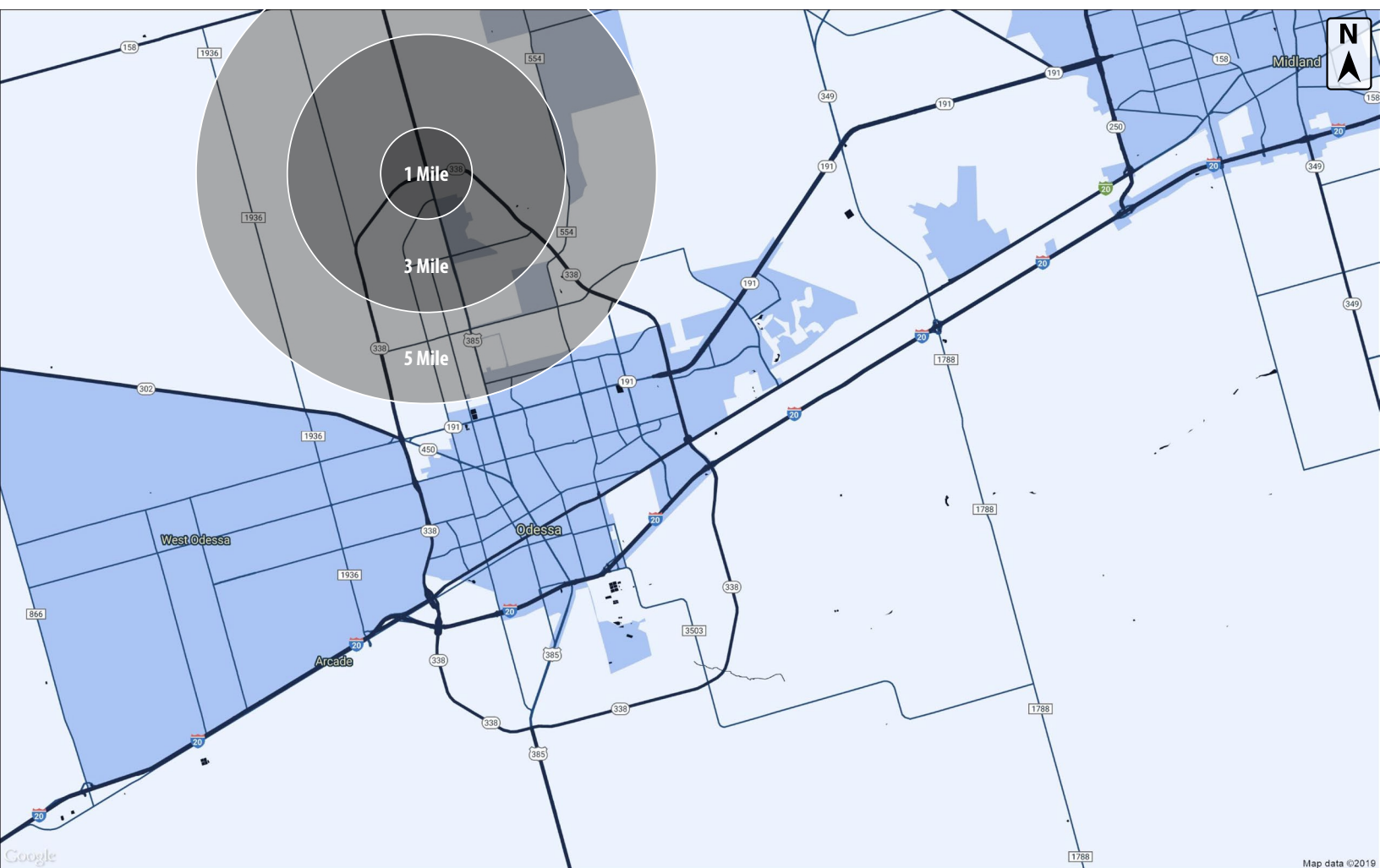
1.75 Acres - Call Broker for Pricing



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,925	14,267	27,646
MEDIAN AGE	30	32	34
MEDIAN AGE (MALE)	30	32	34
MEDIAN AGE (FEMALE)	31	32	35

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	937	4,668	9,700
# OF PERSONS PER HH	3.1	3.1	2.9
AVERAGE HH INCOME	\$101,155	\$97,770	\$91,884
AVERAGE HOUSE VALUE	\$293,308	\$312,053	\$300,970

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