

LAND

FOR SALE



CAPITAL ADVISORS

7402 EASTRIDGE ROAD **ODESSA, TX 79765**



NEARBY TENANTS











PROPERTY INFORMATION

LOCATION:

Located just west of Yukon Road on the south side of Eastridge Road in Odessa, TX.

DESCRIPTION:

This 12 Acre tract is strategically positioned in quickly developing east Odessa and is perfectly placed for residential development. The city's strongest retail corridor is less than 1 mile to the northwest and The Odessa County Club sits less than 1/2 mile to the south and the east. Area tenants include Walmart, Target, Academy, Best Buy, Petco, Courtyard, La Quinta, Homewood Suites, Woodspring Hotels and many more.

SIZE: 12.14 Acres

PRICE: \$1,100,000

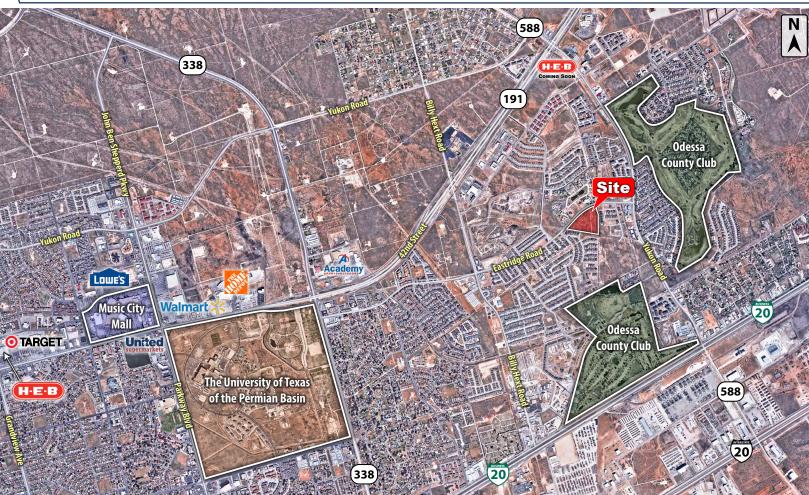


ADDITIONAL INFORMATION



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FAR AERIAL



SURVEY

Property line dimensions, plot boundary with dimensions. EXHIBIT OF A 15.98 ACRE TRACT SITUATED IN SECTION 16 N BLOCK 41, T-2-S, ECTOR COUNTY, TEXAS 2815924* W 2618 SCALE: 1" = 200 SCALE: 1" = 200 SCALE: 1" = 200 Research 15.98 AGRES 16.98 A

CLOSE AERIAL

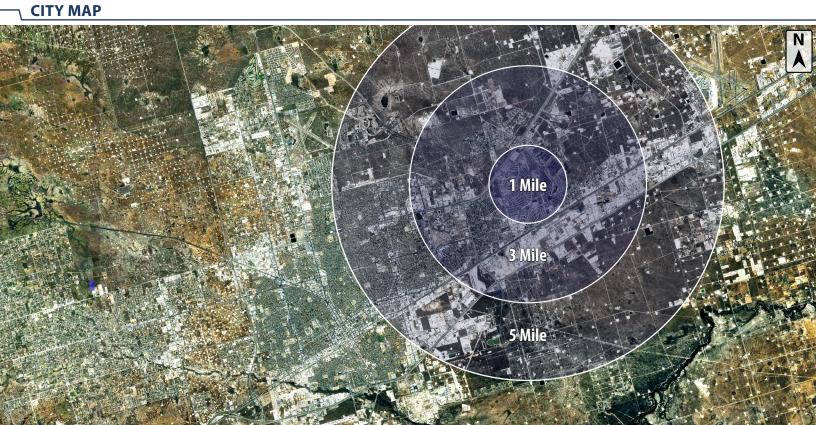




ODESSA, TX



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (approx.)	1,950	10,062	35,544
AVERAGE AGE	43.0	36.3	34.2
AVERAGE AGE (MALE)	43.0	35.5	33.1
AVERAGE AGE (FEMALE)	43.1	37.2	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS (approx.)	1 MILE 710	3 MILES 4,132	5 MILES 14,376
TOTAL HOUSEHOLDS (approx.)	710	4,132	14,376

For Additional Information Contact:



Beau Tucker, CCIM The Land Man 806.784.3298 direct 806.470.3944 cell BTucker@CBCWorldwide.com