



# PRIME ODESSA RETAIL PAD OPPORTUNITY ADJACENT TO STARBUCKS & NATIONAL RETAILERS

8110 E. 56TH STREET, ODESSA, TX 79765

FOR LEASE



GROSS LEASABLE AREA (GLA)

**45,302 SF** PATIO /  
DOOR SEATING

LOT SIZE (AC)

**1.04 AC**

ZONING

**COMMERCIAL**

VEHICLES PER DAY (VPD)

**±27,700 HWY 191**

MONUMENT  
SIGNAGE

## PROPERTY HIGHLIGHTS

- **Prime Development Opportunity – Strong Frontage & Visibility**  
Direct frontage along TX-191 with excellent visibility and accessibility in one of Odessa’s primary commercial corridors. The site benefits from proximity to a major signalized intersection and established surrounding retail traffic, positioning the property well for future retail use.
- **Shiloh Square Outparcel – Growing & Active Retail Corridor**  
Huge National Tenant Presence with recent openings of McDonald’s, Starbucks, Whataburger, Taco Bell, Chipotle, Harbor Freight, Christian Brothers, Black Bear Diner, Chick-fil-A, Dutch Brothers, Smoothie King, Valvoline along with continued convenience and service retail development throughout the corridor, demonstrate ongoing investment and strengthening tenant demand within the Odessa trade area.
- **New Upcoming Developments**
  - Bass Pro Shops Outdoor World: 100,000 SF new development across 130 Acres
  - Sewell Ford Dealership: Brand new 20+ Acres new development
  - Mixed Use Developments including new medical facilities + assisted living homes
- **High Visibility – Exceptional Traffic Exposure**  
The property benefits from strong traffic counts with approximately 27,000 vehicles per day along State Hwy 191 and Faudree Rd, providing strong exposure to local commuters, residents, and regional retail traffic.
- **Strong Population Growth + Consumer Spending**  
Estimated total consumer spending to be \$225M in a 1 mile, \$640M within a 3 mile, and 1.86B in a 5-mile radius.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# AERIAL



# AERIAL



# TENANT MAP



# SHILOH SQUARE & SURROUNDING RETAIL DEVELOPMENT

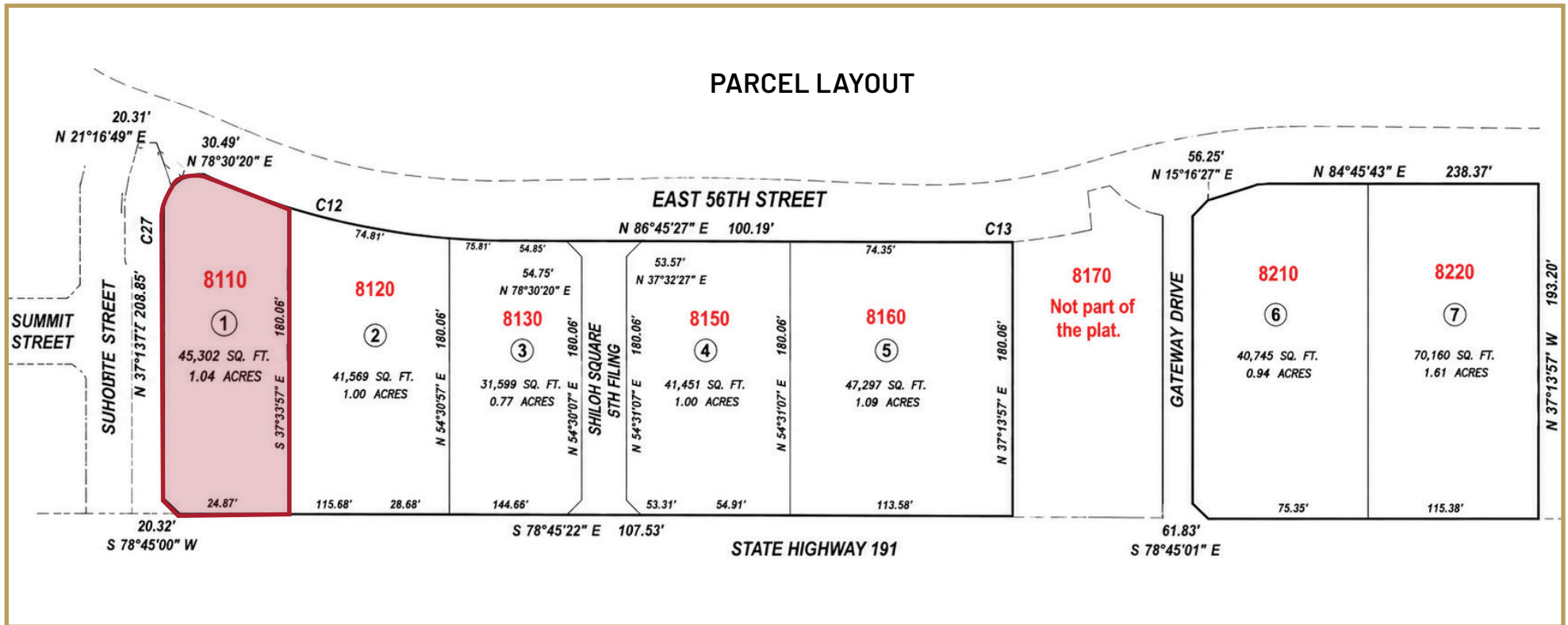
## HARBOR FREIGHT TOOLS ANNOUNCED

Positioned along the rapidly expanding Highway 191 and Faudree Road corridor, Shiloh Square represents one of East Odessa's emerging commercial developments within the greater Permian Basin growth corridor. The development is strategically located among expanding national retail, hospitality, automotive, and mixed-use projects that continue driving commercial momentum throughout the area.

The surrounding corridor has experienced significant recent investment, including new destination retail anchors, expanding restaurant and service users, roadway infrastructure improvements, and continued residential growth. Recent announcements within the Shiloh Square development include Harbor Freight Tools, further reinforcing continued national retailer interest throughout the corridor. Shiloh Square's location along East 56th Street and State Highway 191 provides strong visibility, accessibility, and proximity to Odessa's growing regional retail trade area.

The development includes multiple commercial pad opportunities designed to accommodate a variety of retail, restaurant, medical, office, and service-oriented uses, further supporting the corridor's continued long-term growth trajectory and expanding consumer base.

**SOURCES: HARBOR FREIGHT TOOLS NEWSROOM - "HARBOR FREIGHT ANNOUNCES NEW STORE COMING TO ODESSA, TX"**



# ODESSA'S EMERGING RETAIL GROWTH HUB



## **SEWELL AUTOMOTIVE EXPANSION ALONG HWY 191**

### RETAIL / AUTOMOTIVE EXPANSION

The Sewell Family of Companies recently broke ground on a new multi-brand automotive campus along the rapidly expanding Highway 191 corridor in Midland. The development will feature BMW, Cadillac, Buick, and GMC showrooms, in addition to complementary retail concepts including Press Cafe and E.F. Outfitters, further reinforcing continued commercial momentum throughout the region.

Local leadership identified the project as a significant expansion within one of Midland's fastest-growing commercial corridors, highlighting continued private investment and long-term confidence in the Midland-Odessa market. The development adds to the increasing concentration of regional retail, hospitality, automotive, and mixed-use growth occurring throughout the greater Permian Basin area.



## **BASS PRO SHOPS EXPANDS PRESENCE IN THE PERMIAN BASIN**

### DESTINATION RETAIL ANCHOR

Bass Pro Shops recently announced the grand opening of its new 100,000-square-foot Outdoor World location in Odessa, further solidifying the continued retail expansion occurring throughout the Midland-Odessa market. Positioned along Highway 191 between Yukon Road and Mission Boulevard, the development introduces one of the nation's most recognized outdoor retail brands to the rapidly growing corridor.

The new destination retail anchor is expected to further increase regional visitation and consumer traffic throughout the area, complementing the continued growth of surrounding retail, hospitality, automotive, and mixed-use developments across the greater Permian Basin. Bass Pro Shops identified the Odessa location as its 18th Texas store, reinforcing long-term confidence in the market's expanding commercial base and population growth.

## REGIONAL GROWTH DRIVERS



# ODESSA, TX – MARKET CHARACTERISTICS & DEMOGRAPHIC PROFILE

Odessa serves as a dominant retail and commercial hub for the Permian Basin, supported by a strong regional workforce, expanding residential growth, and consistent consumer demand driven by the area’s energy-based economy. Positioned along State Highway 191 near Faudree Road, the property benefits from exceptional visibility within one of Odessa’s most active retail corridors, surrounded by national retailers and high-performing operators including Starbucks, Chick-fil-A, Chipotle, Dutch Bros, Whataburger, Smoothie King, Ford, and Sewell dealerships. Continued commercial expansion, new hospitality developments, strong projected population growth, and traffic counts exceeding ±27,000 vehicles per day further reinforce the corridor’s long-term retail demand and regional consumer draw.

## DEMOGRAPHIC SUMMARY

POPULATION	2 MILE	5 MILES	10 MILES
2025 Population	16,751	51,900	167,709
2030 Population Projection	18,810	56,287	180,994
Annual Growth 2025-2030	2.5%	1.7%	1.6%
CONSUMER SPENDING	1 MILE	3 MILES	5 MILES
Total Specified Spending	\$223.7M	\$641.7M	1.86B



## STATE HIGHWAY 191 RETAIL CORRIDOR

### HIGH-TRAFFIC REGIONAL CONNECTIVITY

Positioned along State Highway 191 near Faudree Road, the property benefits from strong commuter traffic and connectivity throughout Odessa’s rapidly expanding east-side retail corridor.

## NATIONAL RETAIL CO-TENANCY

### ESTABLISHED CONSUMER TRAFFIC DRIVERS

The surrounding trade area features a dense concentration of national retailers and restaurants including Starbucks, Chick-fil-A, Chipotle, Dutch Bros, Whataburger, Smoothie King, Ford, and Sewell dealerships, creating strong daily traffic and consumer draw.

## PROJECTED POPULATION GROWTH

### EXPANDING RESIDENTIAL DEMOGRAPHIC

The surrounding area continues to experience steady residential growth with a projected 2030 population exceeding 180,000 residents within a 10-mile radius, supporting long-term retail and service demand.



# DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

**Purpose and Intent.** This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

**Information Provided As An Opinion:** The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

**Forward-Looking Statements and Financial Projections.** All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

**Owner's/Seller's Reserved Rights.** Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

**Confidentiality:** The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



EXCLUSIVELY LISTED BY

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials                      Date

