

3,000 SF Shadow-Anchor Retail Suite Adjacent to Walmart |
Drive-Through Capable | 17,000+ CPD | Odessa, TX



**IWI
REALTY**

FOR LEASE

2260 Linda Ave, Odessa, TX 79763



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**CONTACT
BROKER**



PROPERTY OVERVIEW / HIGHLIGHTS



PROPERTY OVERVIEW/HIGHLIGHTS

PROPERTY OVERVIEW

Base Rent	\$24.00 /SF/YR
Estimated NNN	\$6.00/SF/YR
Total Estimated Rate	\$30.00/SF/YR
Est. Monthly Total	\$7,500/month
Year Built	2009
Zoning	R – Retail District, City of Odessa



PROPERTY HIGHLIGHTS

- ±3,000 SF contiguous retail suite (Turnkey buildout)
- 170 parking spaces on ±55,283 SF lot
- Approx. 9–10 FT ceiling height
- Central HVAC
- 3-Phase Power
- ADA-Compliant Restrooms
- Rear Loading Access
- Drive-Through Access at Rear of Building
- Glass Storefront with Signage Band
- City of Odessa Water & Sewer



PROPERTY DESCRIPTION

±3,000 SF contiguous turnkey retail suite available in NW Odessa near Walmart and Loop 338.

- **Built in 2009.**
- **9–10' ceilings.**
- **Central HVAC.**
- **3-Phase power.**
- **ADA restrooms.**
- **Glass storefront.**
- **Rear loading + drive-through access.**

Located in a high-traffic shopping center with 170 parking spaces on a ±55,283 SF lot.

Surrounded by national and neighborhood tenants generating steady daily traffic.



IDEAL FOR

- **Personal & Beauty Services**
- **Food & Beverage**
- **Medical & Wellness**
- **Financial Services**
- **Children's Services**
- **Pet Services**
- **Specialty Retail**

LOCATION OVERVIEW

Strategically located just off NW Loop 338 (TX-302), one of Odessa's primary north-south traffic corridors, this retail center benefits from approximately 17,046 cars per day (CPD) along NW Loop 338 and 4,251 CPD along Linda Avenue.

The property is positioned along Linda Avenue, with immediate access from NW Loop 338, providing quick and convenient access to the main highway while maintaining strong visibility and accessibility.

The site is situated within an established retail node near:

- Walmart Supercenter
- Murphy USA
- GameStop
- Cricket Wireless
- AT&T
- Multiple QSR and neighborhood service retailers

The surrounding area consists of dense residential neighborhoods directly east and south of the property, generating consistent local customer traffic.



TENANT MIX

- Pizza Hut
- GNC
- Verizon
- Bliss Dental
- State Farm
- Comet Cleaners
- Eyebrow Salon
- Cell Phone Repair

SITE PLAN



Dedicated Rear Drive-Through Lane

AVAILABLE
#3,000 SF

Pizza Hut

Comet
CLEANERS AND LAUNDRY

LIVE WELL

BLISS DENTAL

Verizon
State Farm

Linda Ave

AREA DEMOGRAPHICS



1, 3 & 5 Mile Trade Area

Population

Radius	Population
1 Mile	9,218
3 Mile	45,969
5 Mile	102,011

Household Income

Radius	Median HH Income
1 Mile	\$53,502
3 Mile	\$58,551
5 Mile	\$65,031

Households

Radius	Total Households
1 Mile	3,576
3 Mile	18,830
5 Mile	39,991

Household Income

Radius	Average HH Income
1 Mile	\$73,103
3 Mile	\$75,503
5 Mile	\$81,858

Top Visitor ZIP Codes

ZIP Code	% of Visits
79763	44.90%
79764	20.20%
79766	9.00%
79761	5.90%
79762	5.20%

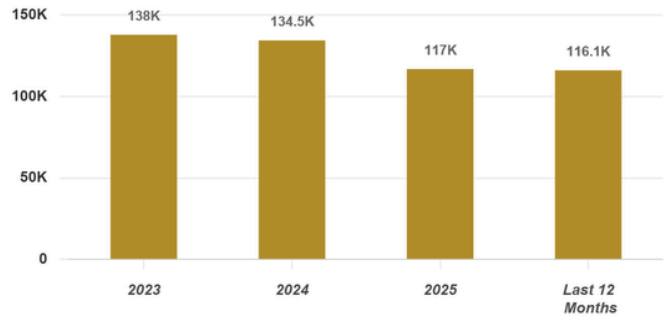
MOBILE LOCATION ANALYTICS (PLACER AI)



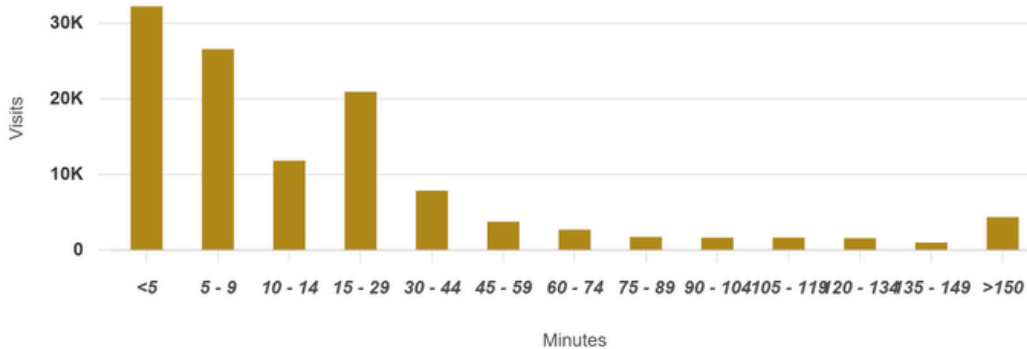
VISITOR OVERVIEW

116,100 Annual Visits
~9,700 Avg Monthly Visits
28 Minutes Avg Dwell Time

Annual Visits Bar Graph



Visit Duration



Average Stay 28 min
Median Stay 10 min

Cross-Shopping Behavior

7.7% of visitors also shop at Walmart (NW Loop 338)

Additional cross-visits

- H-E-B
- Murphy USA



PROPERTY PICTURES



PROPERTY PICTURES



ABOUT OUR BROKERAGE



At IWI Realty, we specialize in commercial real estate throughout Texas, with deep roots in the Permian Basin. We represent landlords, tenants, and investors across retail, office, and industrial assets.

We combine local market expertise with national relationships, structuring transactions efficiently from contract to closing.

Core Capabilities

- Retail & Shopping Center Leasing
- Investment Sales
- Tenant & Landlord Representation
- Market Analysis & Valuation
- 1031 Exchange Advisory

WHY CHOOSE IRON WOLF?

- ✓ Local market expertise
- ✓ Retail corridor knowledge
- ✓ Strong landlord & tenant relationships
- ✓ Transaction-focused execution
- ✓ Texas roots with national reach



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REALTY**

INFORMATION ABOUT BROKERAGE SERVICES



11-03-2025



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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Res and Ranch, LLC	9012169	matthewhoytx@gmail.com	(512) 829-3580
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Reggie Moore	845287	reggie@iwirealty.com	
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Buyer/Tenant/Seller/Landlord Initials Date



IWI REALTY

A GROUP OF RES AND RANCH, LLC

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