RETAIL DEVELOPMENT PAD

EXCELLENT DEVELOPMENT OPPORTUNITY ADJACENT TO UNIVERSITY OF TEXAS PERMIAN BASIN
LOCATED AT SIGNALIZED INTERSECTION WITH 37,000 VPD

6000 EASTRIDGE ROAD, ODESSA, TX 79762

OFFERING MEMORANDUM

Marcus & Millichap


ODESSA-SCHLEMEYER FIELD AIRPORT
JCPenney Walmart sam's club The Home Depot Lowe's Whataburger Market Street Olive Garden Cinemark
Best Buy Academy Sports + Outdoors petco
Bass Pro Shops
RETAIL DEVELOPMENT PAD
Ector County Coliseum Since 1954
338
Target PetSmart Ross Dress for Less H-E-B Office Depot
338
Odessa College
±8,000 Students
The University of Texas Permian Basin
±5,600 Students
Walmart CVS pharmacy H-E-B
Odessa Marriott Hotel & Conference Center
Odessa High School
±3,770 Students
DOWNTOWN ODESSA
Family Dollar
Distribution Center
mch
Medical Center Health System
Your One Source for Health
20
N

Executive Summary

OFFERING SUMMARY

Marcus and Millichap is pleased to offer qualified investors the opportunity to acquire a 0.72 acre retail development pad, ideal for ground lease or build-to-suit for a single or multi-tenant property.

The site is located near a major retail corridor along East 42nd Street/TX-191, anchored by big box stores including Walmart, Target, Sam's Club, Cinemark, and The Home Depot. It benefits from a hard corner location at the intersection of TX-338 and Eastridge Road, which sees over 37,000 cars per day. The University of Texas at Permian Basin is adjacent to the site, making it easily accessible to over 5,600 students. Its location directly off East 42nd Street/TX-191 gives it a direct connection to Midland, one of the principal cities of the Midland-Odessa combined statistical area. The Midland-Odessa region is home to over 340,000 residents. Over the next five years, the metro is expected to add roughly 15,000 new residents, resulting in the formation of approximately 6,000 households.

PROPERTY SUMMARY

Price	**$750,000**
Property Address	6000 Eastridge Rd, Odessa, TX 79762
Parcel ID	06800-02405-00700
Zoning	Planned Development – Retail (PD-R)
Lot Size	0.72 Acres


Bass Pro Shops
CAVENDER'S
SALTGRASS STEAK HOUSE
COURTYARD BY MARRIOTT
HOME2 SUITES BY HILTON
WOODSPRING SUITES
Best Western PLUS
CANDLEWOOD SUITES
NORTHERN TOOL + EQUIPMENT
Bubba's 33
AspenDental
DICKEY'S BARBECUE PIT
FIREHOUSE SUBS
Academy SPORTS+OUTDOORS
petco
KOHL'S
BEST BUY
ULTA BEAUTY
Marshalls
TEXACO
HUDDLE HOUSE
LONGHORN STEAKHOUSE
46,040 CPD
E 42ND STREET
11,480 CPD
EASTRIDGE RD
191 PROFESSIONAL CENTER
±47,660 SF Class A Office
ONE PROFESSIONAL PLAZA
±48,412 SF Class A Office
TRINITY Family Medicine
OXXO
25,560 CPD
TX 338
StateFarm
F45 TRAINING
SUN TAN CITY
THE UNIVERSITY OF TEXAS PERMIAN BASIN
±5,600 Students
RETAIL DEVELOPMENT PAD
N

TARGET
PETSMART
LOWE'S
ROSS DRESS FOR LESS
H-E-B
five BELOW
Office DEPOT
JCPenney
sam's club
Walmart
THE HOME DEPOT
CINEMARK
THE UNIVERSITY OF TEXAS PERMIAN BASIN
±5,600 Students
GMC
Holiday Inn Express
46,040 CPD
E 42ND STREET
25,560 CPD
TX 338
RETAIL DEVELOPMENT PAD
OXXO
191 PROFESSIONAL CENTER
±47,660 SF Class A Office
State Farm
F45 TRAINING
SUN TAN CITY
ONE PROFESSIONAL PLAZA
±48,412 SF Class A Office
11,480 CPD
EASTRIDGE RD
TRINITY Family Medicine
N

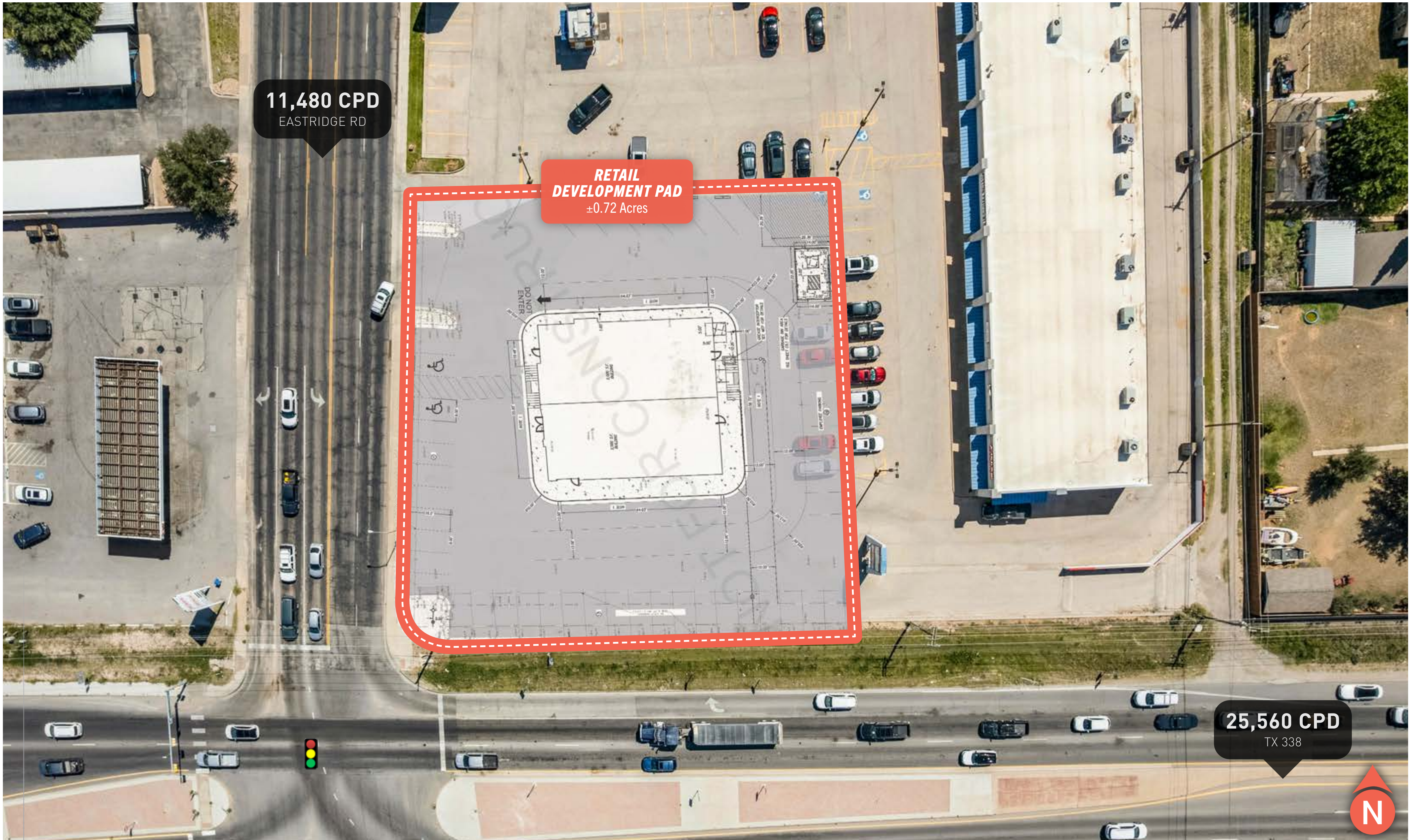
Property Description

INVESTMENT HIGHLIGHTS

- **0.72-Acre Retail Development Pad Available Near the University of Texas at Permian Basin (±5,600 Students)**
- Ideal Development Pad for Ground Lease or Build-to-Suit for Single or Multiple Tenants
- **Previously Approved for Drive-Thru Use**
- Situated at a Hard Corner in a High Traffic Area Along TX-338, Accessible by Over 37,000 Cars per Day
- **93,342 Residents within a 5-Mile Radius - Projected to Increase 4%+ by 2030**
- Directly Off East 42nd Street/TX-191, Providing a Direct Route to Midland to the East
- **Immediate Proximity to a Major Retail Corridor, Anchored by Target, Walmart, Sam's Club, The Home Depot, Cinemark, and Music City Mall**
- Average Household Income Exceeds $131,000 within a 1-Mile Radius

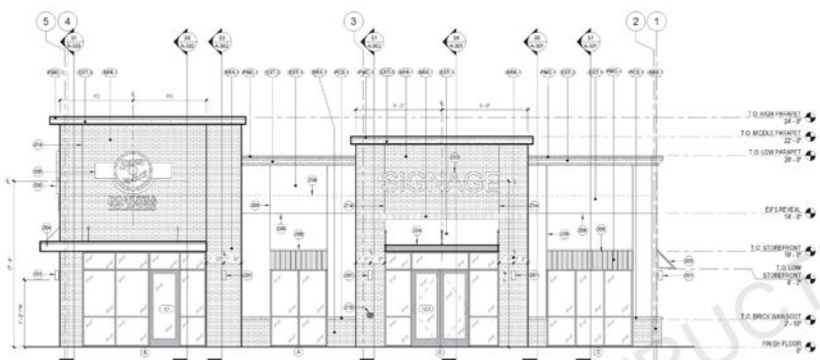
DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	4,542	48,843	97,320
2025 Estimate	4,489	46,767	93,342
Growth 2025 - 2030	1.18%	4.44%	4.26%
Households			
2030 Projections	1,740	19,839	37,860
2025 Estimate	1,700	18,927	36,174
Growth 2025 - 2030	2.31%	4.82%	4.66%
Income			
2025 Est. Average Household Income	$131,451	$113,656	$98,071
2025 Est. Median Household Income	$106,130	$95,262	$81,547

Site Plan

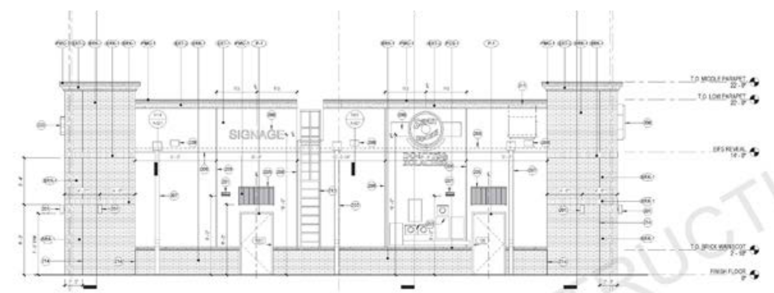


11,480 CPD
EASTRIDGE RD
RETAIL DEVELOPMENT PAD
±0.72 Acres
25,560 CPD
TX 338
N

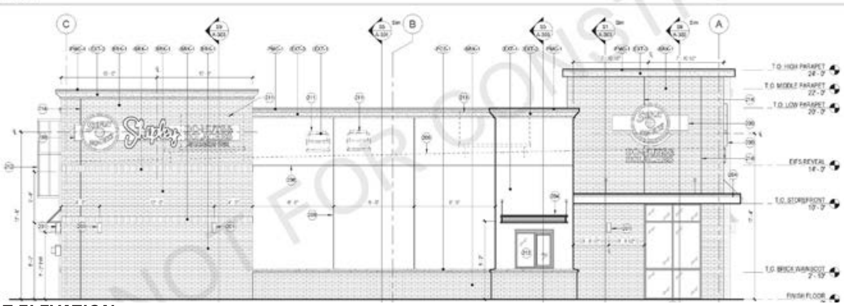
Construction Drawings



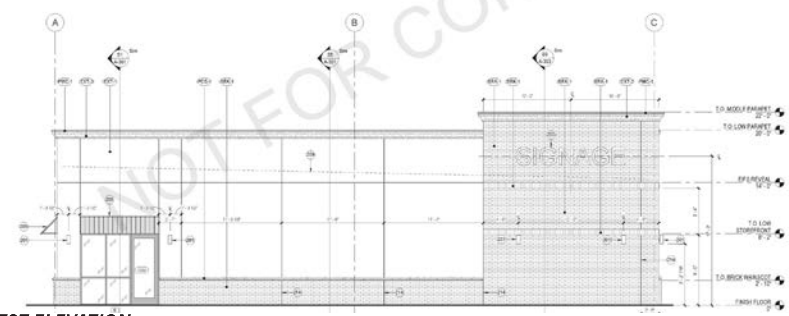
NORTH ELEVATION



SOUTH ELEVATION

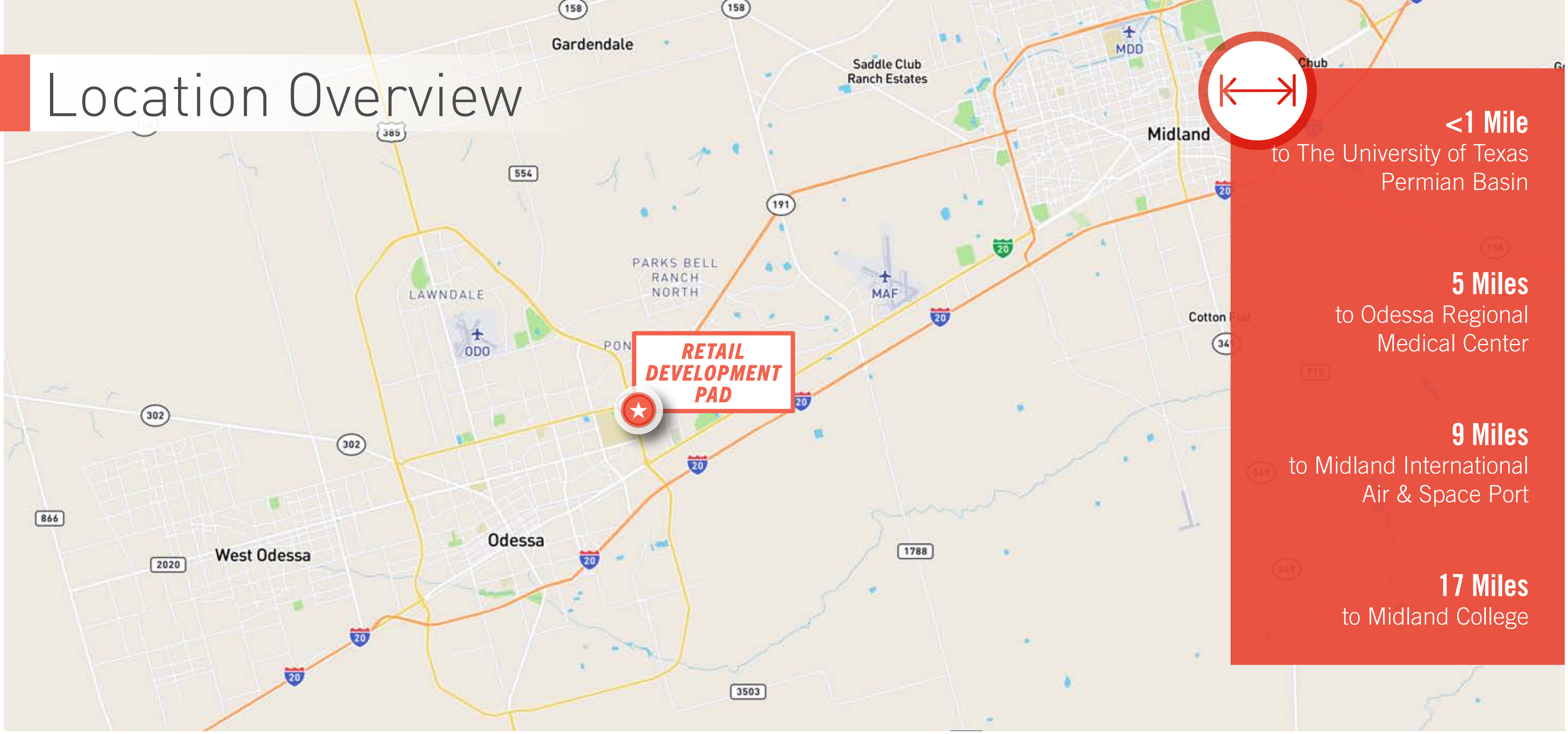


EAST ELEVATION



WEST ELEVATION

Location Overview



<1 Mile
to The University of Texas Permian Basin

5 Miles
to Odessa Regional Medical Center

9 Miles
to Midland International Air & Space Port

17 Miles
to Midland College

Odessa is located in Ector County, Texas, with a small section extending into Midland County. The city's population is estimated at 119,000 people. It is the principal city of the Odessa Metropolitan Statistical Area, which includes all of Ector County. The metropolitan area is also a component of the larger Midland-Odessa combined statistical area, which has an estimated population of 340,000.

Downtown Odessa is an epicenter for local culinary arts and cuisine and is home to the finest first-class medical facilities in the West Texas region. Medical Center Health Systems and Odessa Regional Medical Center flank the downtown district to the west and east and are connected by the beautiful tree-lined Street Corridor. The Odessa Marriott Hotel and Conference Center, with 46,000-square-feet of meeting space, is located in the heart of downtown, in close proximity to shopping, restaurants, and entertainment. Downtown Odessa is also home to City Hall, Ector County Courthouse, Ector County Library, and more.

Located in the heart of the Permian Basin, Odessa was founded in 1881 as a water stop and cattle-shipping point on the Texas and Pacific Railway. With the discovery of oil in West Texas in 1926, the city made a drastic change that focused on all things petroleum. Today, Odessa has diversified significantly, but is still considered one of the major oil field technology centers in the world.

Odessa is strategically located to be a major distribution center for international goods. According to data from the U.S. Department of Commerce, trade with Mexico continues to grow and provides tremendous benefits statewide. Odessa's key industries are medical, energy, distribution, manufacturing, and technology.

Information About Brokerage Services

11-2-2015

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.

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:
othat the owner will accept a price less than the written asking price;
othat the buyer/tenant will pay a price greater than the price submitted in a written offer; and
oany 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials _______ Date _______

Information available at www.trec.texas.gov
IABS 1-0

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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

CONFIDENTIALITY AGREEMENT
The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Tim Speck
Broker of Record
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License #: 9002994

For financing options, please reach out to:
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