

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

FOR LEASE

2260 Linda Ave, Odessa, TX 79763



Property
Location



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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
Minimum Lease Term	60 months

PROPERTY OVERVIEW/HIGHLIGHTS



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
- 5 Offices

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

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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
- Naz Eyebrow Threading
- Cell Phone Repair

SITE PLAN



PROPERTY PICTURES

PROPERTY PICTURES



PROPERTY PICTURES

PROPERTY PICTURES



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

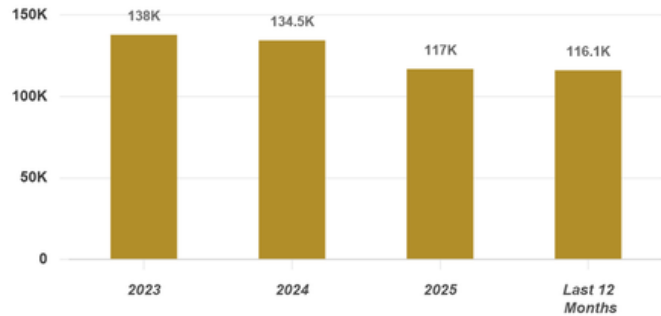
ZIP Code	% of Visits
79763	44.90%
79764	20.20%
79766	9.00%
79761	5.90%
79762	5.20%

MOBILE LOCATION ANALYTICS (PLACER AI)

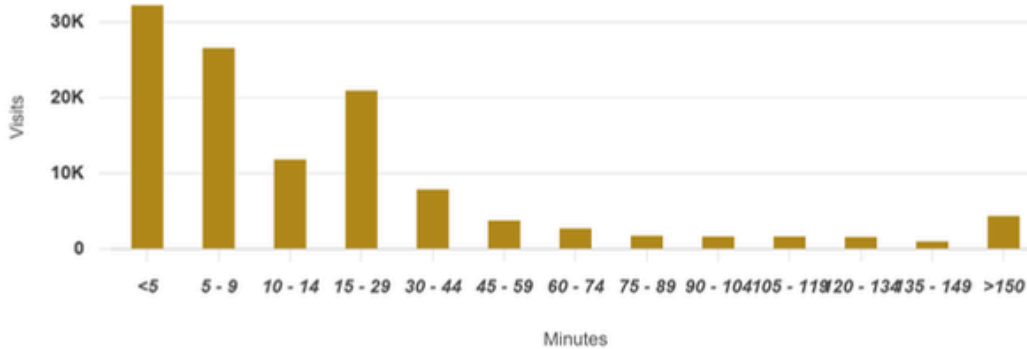
VISITOR OVERVIEW

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



About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial and retail real estate, our expertise and resources extend across acquisitions, leasing, and investment sales throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and navigating complex deals, IWI Realty delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach



**IWI
REALTY**



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:

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

ABROKER'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 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 subagent 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.

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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Date

Regulated by the Texas Real Estate Commission

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