



PRICE: \$5,790,000

# 3720 NORTH MOSS AVENUE

Odessa, TX 79764

**John Elphick, CCIM**

Broker  
432.682.2510  
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## Property Description

3720 North Moss Avenue consists of approximately 5.12 acres, improved with a 6,500 SF carwash constructed in 2024. The property is located in West Odessa, in an area that is primarily industrial with some surrounding residential, and sits on the corner of Moss Avenue and West 42nd Street. The site includes approximately 2.6 acres of improved land with the existing facility, along with an additional 2.52-acre undeveloped corner, offering flexibility for future use or expansion. While the building is newer, it was designed specifically for its current use, which may limit adaptability for alternative uses.

## Property Highlights

- Prime location in a growing Odessa market
- 5.12 acres total (2.6 acres improved + 2.52 acres undeveloped corner)
- 6,500 SF building (built 2024) – specialized use, limited adaptability
- VPD: ~5,500
- Highest likely uses: light industrial, service users, or convenience store

## Location Description

Located at the corner of Moss Avenue and West 42nd Street in West Odessa, this property sits in a primarily industrial area, with nearby uses including yard space, service-related businesses, and light industrial operations, along with some surrounding residential. The property has a traffic count of approximately 5,500 vehicles per day, providing steady visibility and convenient access to nearby roadways.

Positioned in a growing part of Odessa, the area continues to see activity tied to the Permian Basin, making it a practical location for light industrial, service users, or a convenience store.

## Offering Summary

|             |             |
|-------------|-------------|
| Sale Price: | \$5,790,000 |
| Lot Size:   | 5.12 Acres  |

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**MORIAH**  
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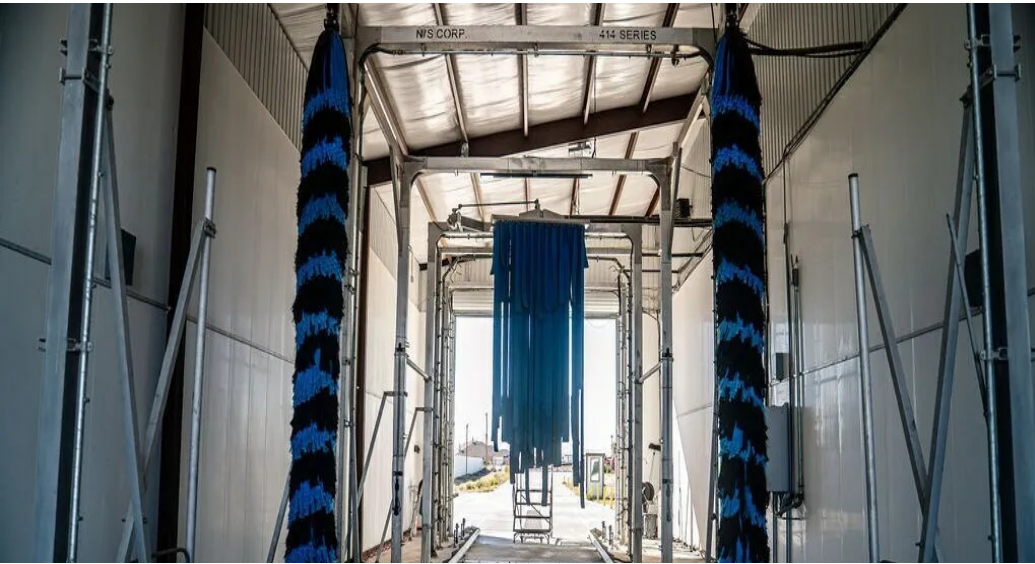
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