

HIGH-VISIBILITY COMMERCIAL REDEVELOPMENT SITE ACROSS FROM ODESSA COLLEGE

606 W University Blvd, Odessa, TX 79764

LAND FOR SALE



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,300,000
Price / Acre:	\$1,710,526
Lot Size:	0.76 Acres
Year Built:	1959
Zoning:	Commercial

PROPERTY OVERVIEW

Excellent commercial redevelopment opportunity with frontage on W University across from Odessa College and next to a high-traffic Dairy Queen! This 0.76 Acre site offers excellent visibility and steady foot traffic. The existing building is 22,036 SF and includes an efficient office space, (1) 2-ton crane, and (1) 5-ton crane, supporting light manufacturing, fabrication, or logistics operations. The building has a metal roof, secure chain link fencing, and space for parking, equipment storage, or display. Redevelop this metal building into the commercial/retail space this area needs! Contact Amy or Dakota for more details on this property.

LOCATION OVERVIEW

This property is located in Odessa, TX on W University Blvd near Odessa College between US Hwy 385/Andrews Hwy and Kermit Hwy. From Odessa-Schlemeyer Field Airport, take E Terminal Drive west and turn left on Andrews Hwy. Turn right on Centergate Street, then left onto US-385 South. After 0.6 miles, turn right on W Yukon Road, then left on N Golder Avenue. Continue for 3 miles, then turn left on W University Blvd. The destination, 606 W University Blvd, will be on your left shortly after.

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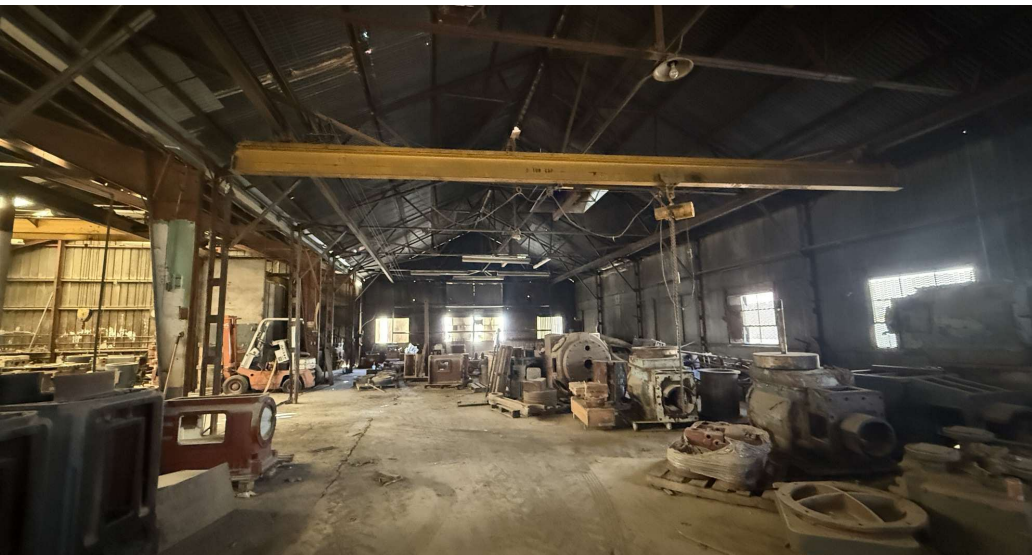
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Redevelopment Opportunity!
- 0.76 Acre Lot with frontage on W University Blvd
- Current Structure is 22,036
- 4-6 Offices
- 2-ton Crane & 5-ton Crane
- Metal Roof, Fenced Yard
- High Traffic Area across from Odessa College



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RETAILER MAP

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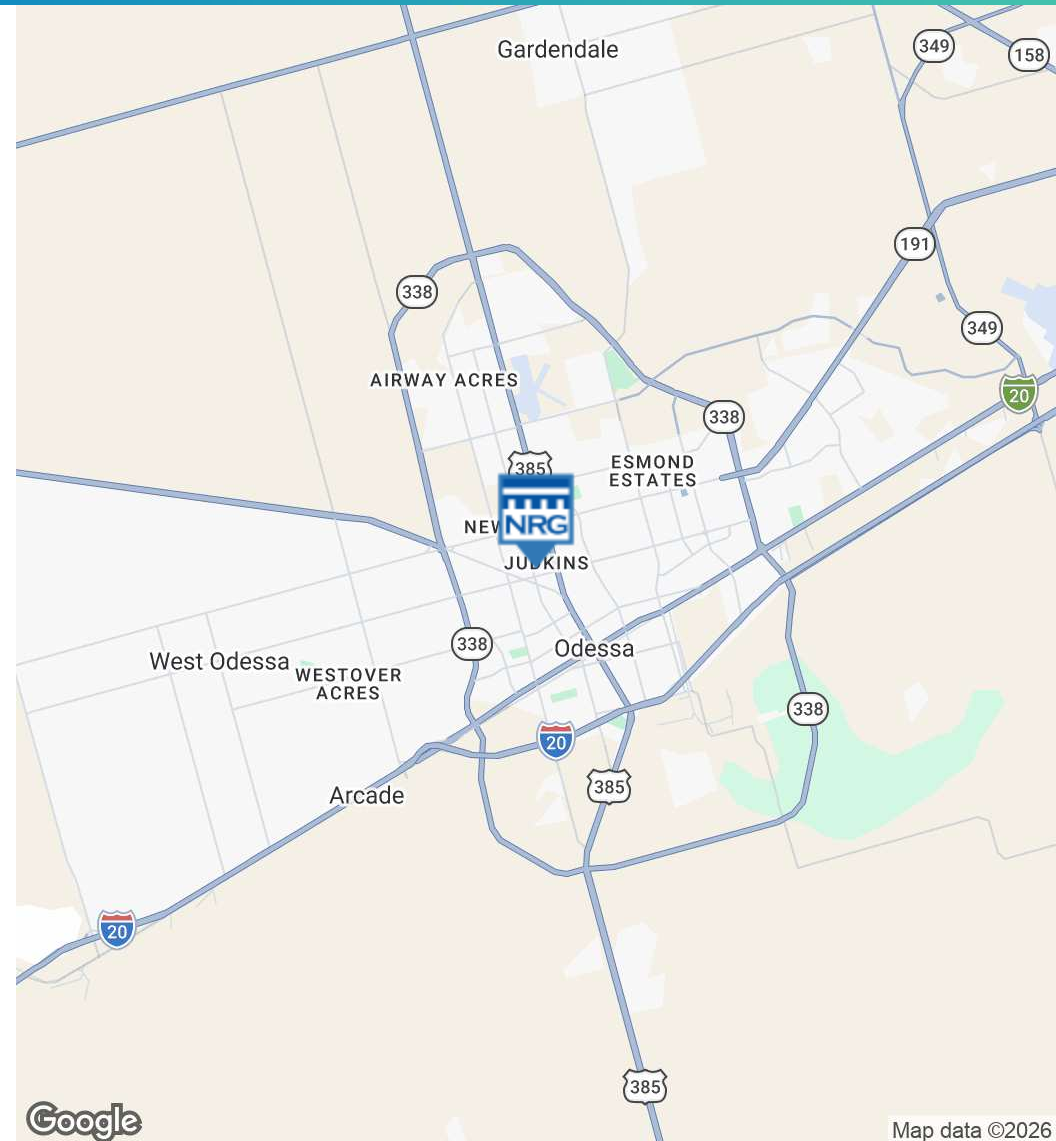
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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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:
 - 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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N/A	N/A	N/A	
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

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