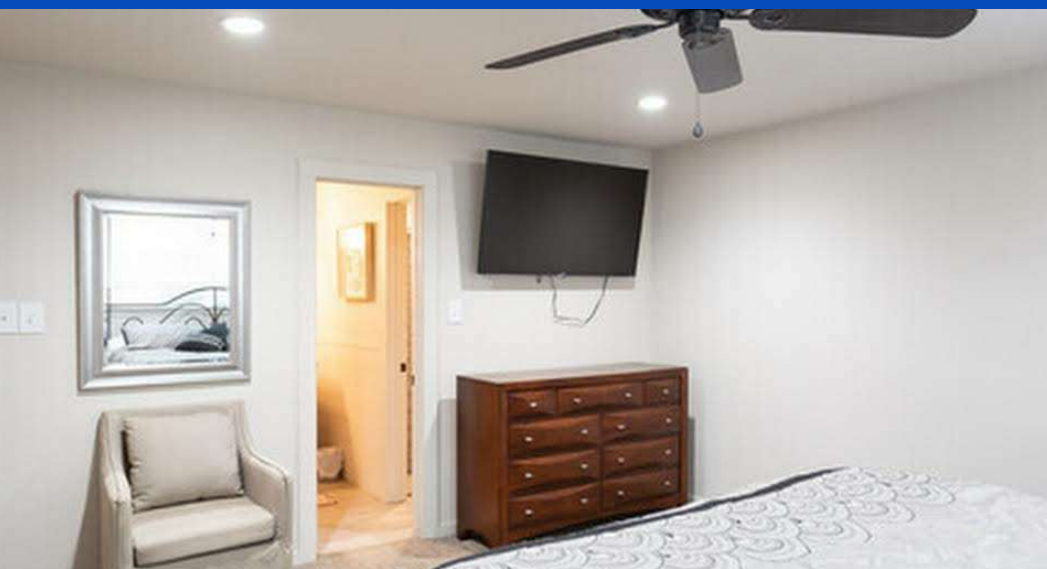




STANLEY HEIGHTS APARTMENTS

2413 Idlewood Lane
Odessa, TX 79761

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



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ODESSA

About Odessa



The Real Estate Ranch LLC
6 Desta Drive
Midland, TX 79705
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Built By: www.crebuilder.com





PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	47,264 SqFt
Lot Size (acres)	2.47
Levels	1
Units	41.00
Year Built	1965
Subdivision Name	CRESCENT PARK
County	Ector
Parcel ID / APN	070000868800000

INVESTMENT SUMMARY

Stanley Heights Apartments are located at 2413 Idlewood Lane, Odessa, Texas is a Fantastic Multi-Family community located centrally located in Odessa. This community offers over 47,264 square feet, with 41 units. The community was built in 1965 and has recently had some updated renovations to the property. The community occupancy is currently around 88%. The amenities include covered parking, and laundry facilities. Each unit features dishwasher, stove/oven, refrigerator, microwave, air conditioning, and ceiling fans. Fantastic Investment opportunity for a Multi-Family investor looking for a stable investment in Odessa, Tx. Again, the largest amount of employees work are oil and gas professionals, along with students for the surrounding colleges in the area. (2.471 Acres)



INVESTMENT HIGHLIGHTS

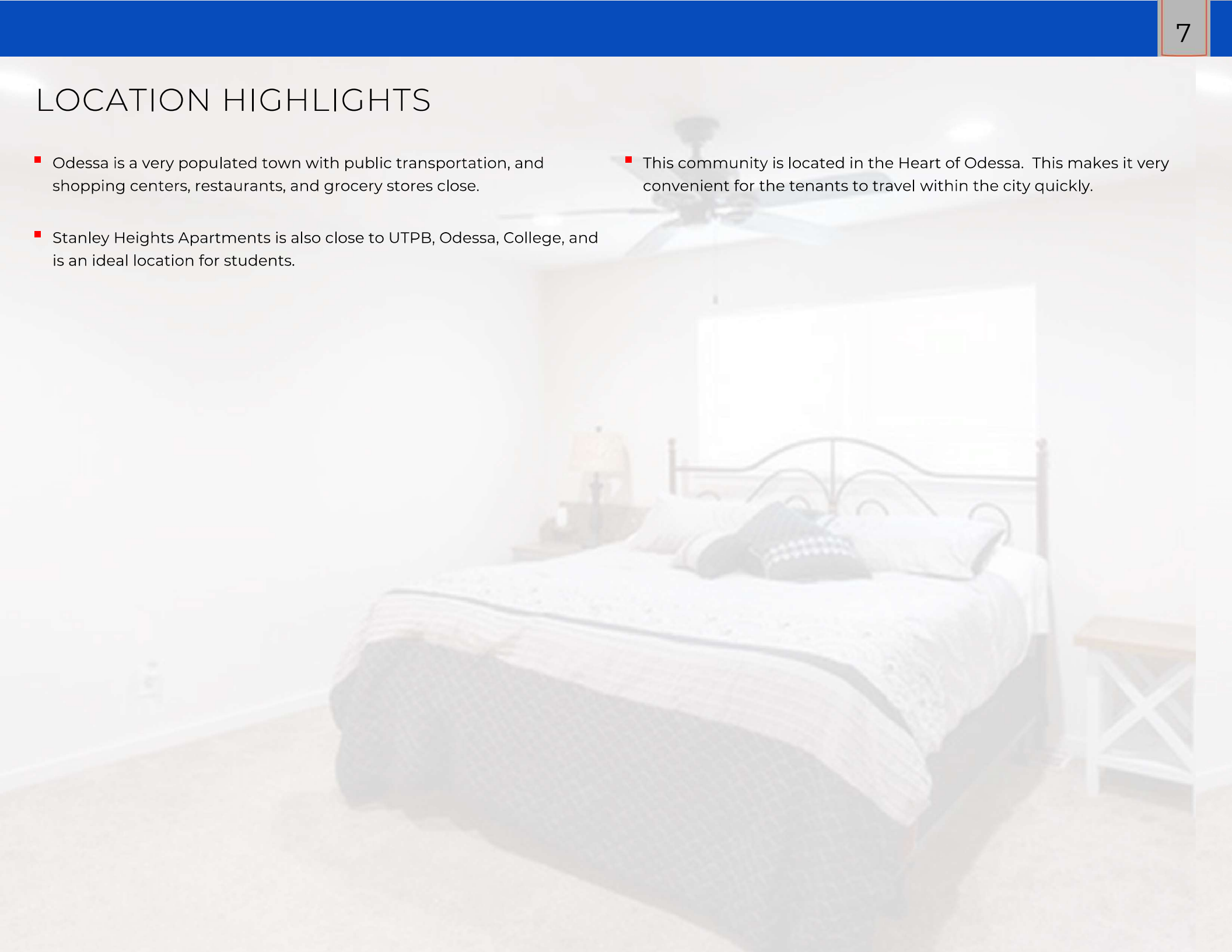
- Stanley Heights offers 47,264 square feet.
- Stanley Heights Apartments offers 41 large units with spectacular views of surrounding neighborhood, and this is a Pet Friendly community.
- Fantastic Location and large apartments make this a unique apartment complex





LOCATION HIGHLIGHTS

- Odessa is a very populated town with public transportation, and shopping centers, restaurants, and grocery stores close.
- Stanley Heights Apartments is also close to UTPB, Odessa, College, and is an ideal location for students.
- This community is located in the Heart of Odessa. This makes it very convenient for the tenants to travel within the city quickly.







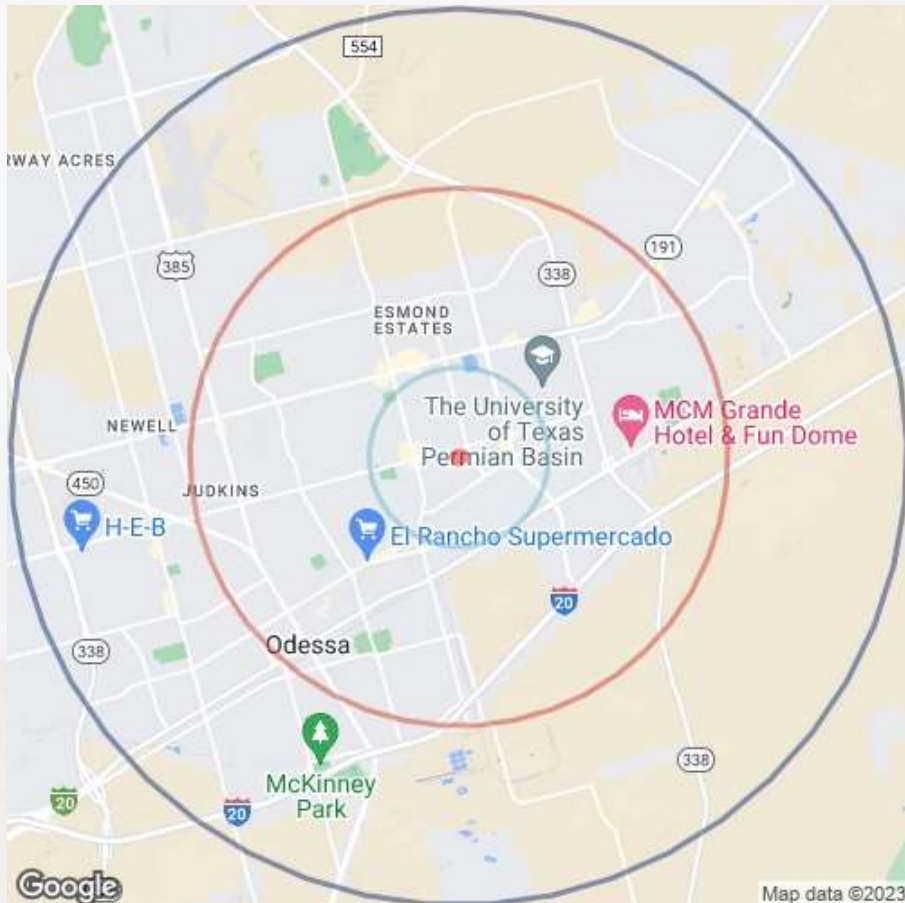




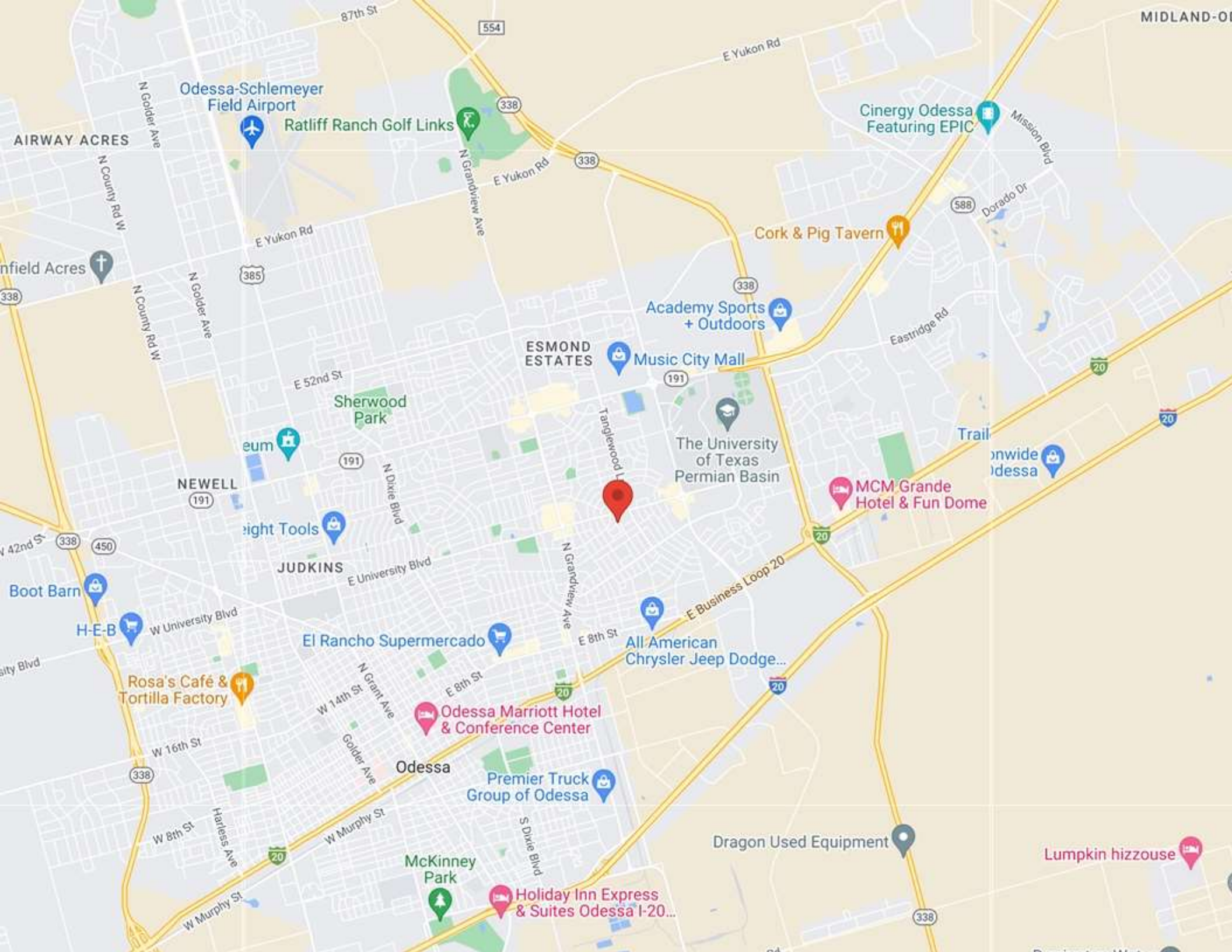
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,500	60,241	95,181
2010 Population	13,475	65,922	104,071
2023 Population	13,086	69,208	116,054
2028 Population	13,424	71,251	119,267
2023-2028 Growth Rate	0.51 %	0.58 %	0.55 %
2023 Daytime Population	12,922	83,119	129,891

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	396	2,566	4,682
\$15000-24999	377	1,742	2,989
\$25000-34999	496	2,369	4,060
\$35000-49999	573	3,505	5,866
\$50000-74999	1,094	5,740	9,213
\$75000-99999	621	2,600	4,298
\$100000-149999	1,115	4,846	7,854
\$150000-199999	314	1,124	1,657
\$200000 or greater	229	1,061	1,966
Median HH Income	\$ 65,250	\$ 58,696	\$ 57,576
Average HH Income	\$ 87,036	\$ 81,161	\$ 81,074



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,306	23,472	35,372
2010 Total Households	5,623	24,943	38,222
2023 Total Households	5,215	25,552	42,586
2028 Total Households	5,377	26,489	44,110
2023 Average Household Size	2.48	2.65	2.68
2023 Owner Occupied Housing	3,189	14,924	25,139
2028 Owner Occupied Housing	3,348	15,746	26,415
2023 Renter Occupied Housing	2,026	10,628	17,447
2028 Renter Occupied Housing	2,029	10,743	17,695
2023 Vacant Housing	859	4,257	7,226
2023 Total Housing	6,074	29,809	49,812



MIDLAND-O

Odessa-Schlemeyer
Field Airport

Ratliff Ranch Golf Links

Cinergy Odessa
Featuring EPIC

AIRWAY ACRES

Cork & Pig Tavern

Academy Sports
+ Outdoors

ESMOND
ESTATES

Music City Mall

Sherwood
Park

The University
of Texas
Permian Basin

NEWELL

MCM Grande
Hotel & Fun Dome

ight Tools

JUDKINS

All American
Chrysler Jeep Dodge...

Boot Barn

H-E-B

El Rancho Supermercado

Odessa Marriott Hotel
& Conference Center

Rosa's Café &
Tortilla Factory

Odessa

Premier Truck
Group of Odessa

Dragon Used Equipment

McKinney
Park

Holiday Inn Express
& Suites Odessa I-20...

Lumpkin hizzouse

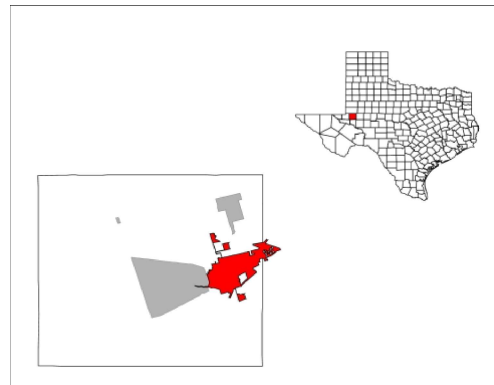


UTPB
THE UNIVERSITY OF TEXAS OF THE PERMIAN BASIN



ABOUT ODESSA

Odessa is a city in and the county seat of Ector County, Texas, United States. It is located primarily in Ector County, although a small section of the city extends into Midland County. Odessa's population was 114,428 at the 2020 census, making it the 28th-most populous city in Texas; 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 had a 2010 census population of 278,801; a report...



CITY OF ODESSA

County	Ector
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AREA

City	51.4 sq mi
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Land	51.1 sq mi
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Water	0.3 sq mi
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Elevation	2900 ft
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POPULATION

Population	114,428
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Density	2,414.62 sq mi
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CONFIDENTIALITY STATEMENT

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 THE REAL ESTATE RANCH LLC and it should not be made available to any other person or entity without the written consent of THE REAL ESTATE RANCH LLC.

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, please promptly return this offering memorandum to THE REAL ESTATE RANCH LLC. 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. THE REAL ESTATE RANCH LLC 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 reliable; however, THE REAL ESTATE RANCH LLC has not verified, and will not verify, any of the information contained herein, nor has THE REAL ESTATE RANCH LLC 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.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE THE REAL ESTATE RANCH LLC
ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:

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