

PRICE: \$1,250,000

1.28 AC | RAW LAND PRIME DEVELOPMENT

13611 Highway 191 | Odessa, TX 79765



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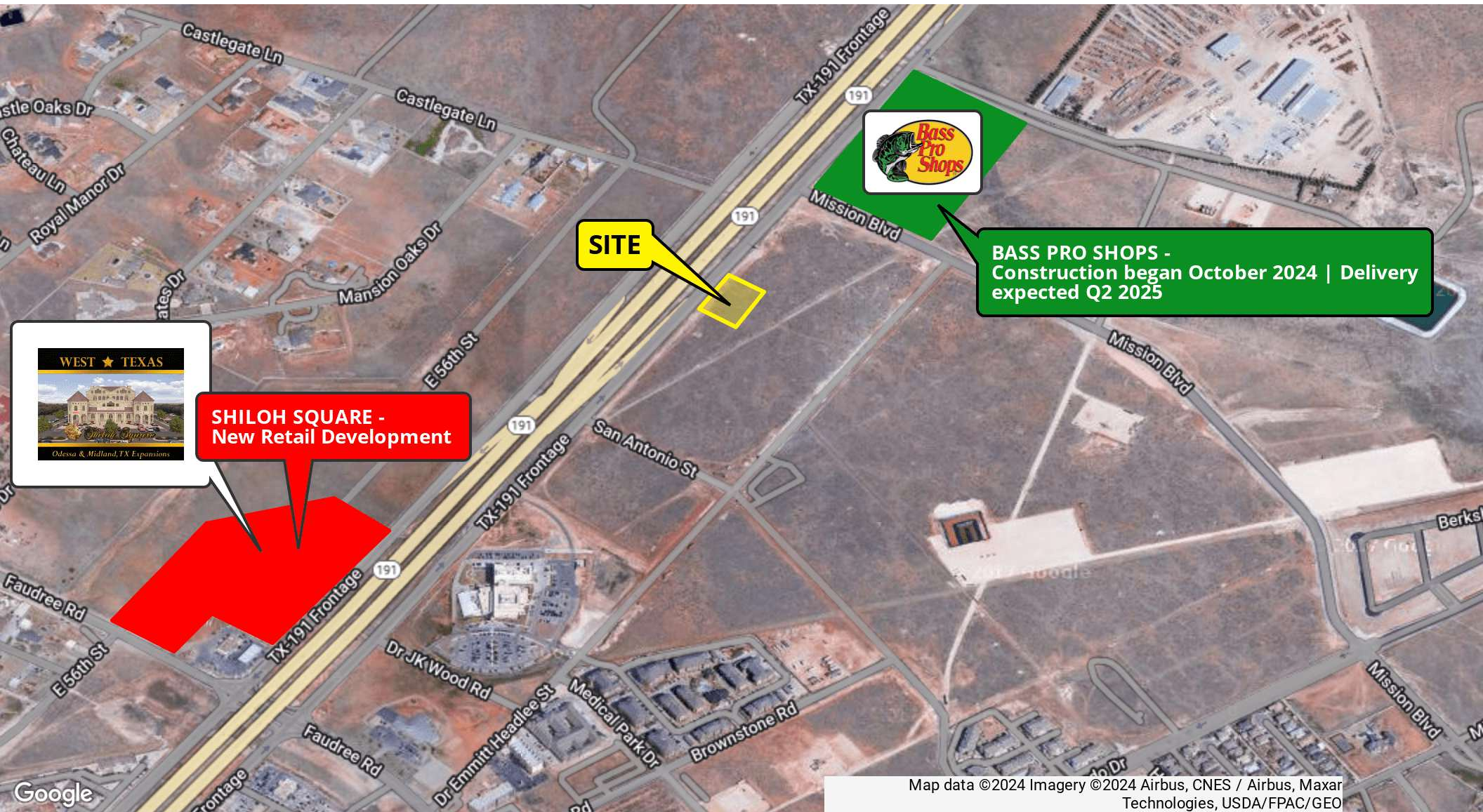
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MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$1,250,000

CURRENT RETAIL DEVELOPMENTS UNDER CONSTRUCTION NEAR SITE

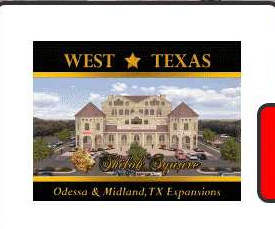
BASS PRO SHOPS & SHILOH SQUARE



SITE



BASS PRO SHOPS -
Construction began October 2024 | Delivery expected Q2 2025



SHILOH SQUARE -
New Retail Development

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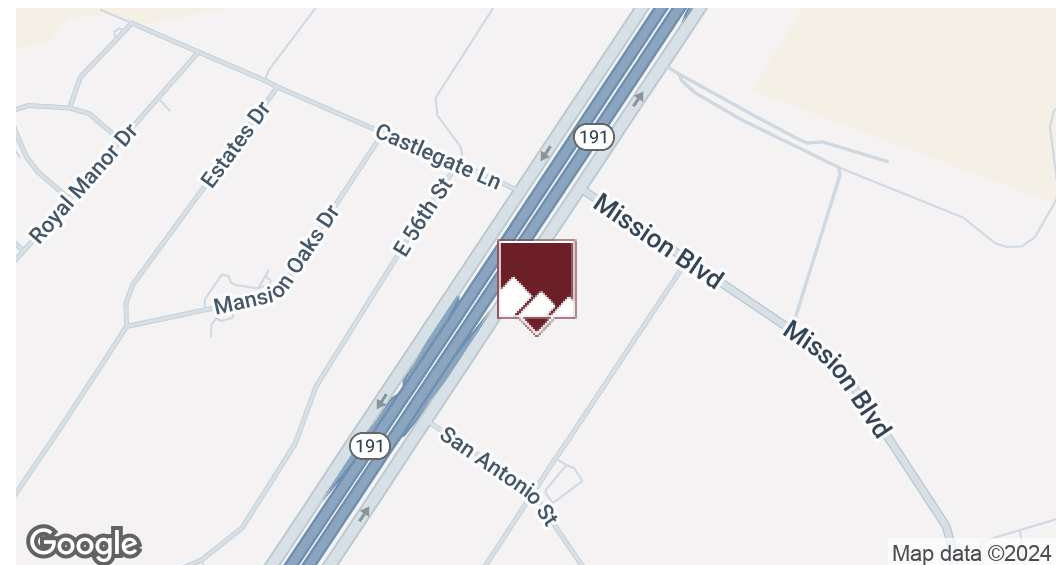
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13611 HIGHWAY 191

Odessa, TX 79765



Property Description

The property is situated in the City of Odessa on the service road of Hwy 191, less than 4 miles southeast of Midland. Hwy 191 serves as one of the main corridors between Midland and Odessa. Frontage on Hwy 191 makes this location extremely desirable and right in the path of new development.

Property Highlights

- Prime for Development
- Highway Frontage | Highway Visibility
- Multi-Use Zoning
- Surrounded by numerous restaurants, retail, hotels and entertainment. *The 110,000 SF Bass Pro Shops began construction in October 2024 with expected delivery in Q2, 2025*

Location Description

The subject site is a 1.28 AC pad site located on Highway 191. The land is located adjacent to the new Bass Pro Shops, Cinergy Theatre, Bahama Bucks, and Garely's Mexican Food. With Highway 191 Frontage (+/- 40,000 Average Daily Traffic).

Offering Summary

Sale Price:	\$1,250,000
Lot Size:	1.28 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,190	43,019	57,117
Total Population	7,722	112,275	153,566
Average HH Income	\$57,203	\$74,515	\$76,470

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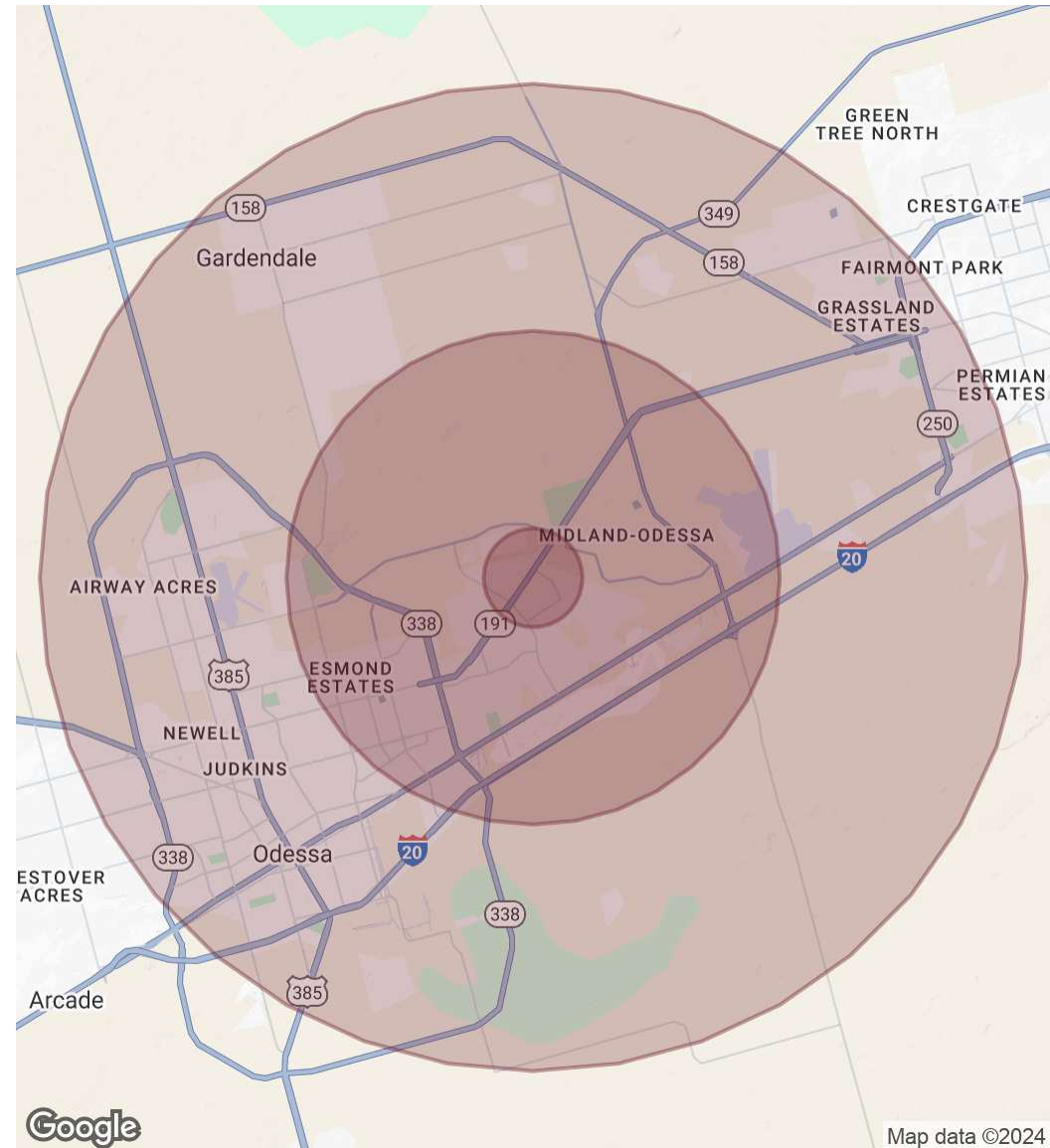
13611 HIGHWAY 191

Odessa, TX 79765

Population	1 Mile	5 Miles	10 Miles
Total Population	7,722	112,275	153,566
Average Age	30.1	31.6	31.4
Average Age (Male)	27.9	31.2	30.8
Average Age (Female)	32.6	33.2	32.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,190	43,019	57,117
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$57,203	\$74,515	\$76,470
Average House Value	\$178,864	\$161,324	\$159,878

2020 American Community Survey (ACS)



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