



PRICE: \$200,000

1329 SAN ANDRES DRIVE

Odessa, TX 79763

Stephanie Gauthier

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Wes Gotcher

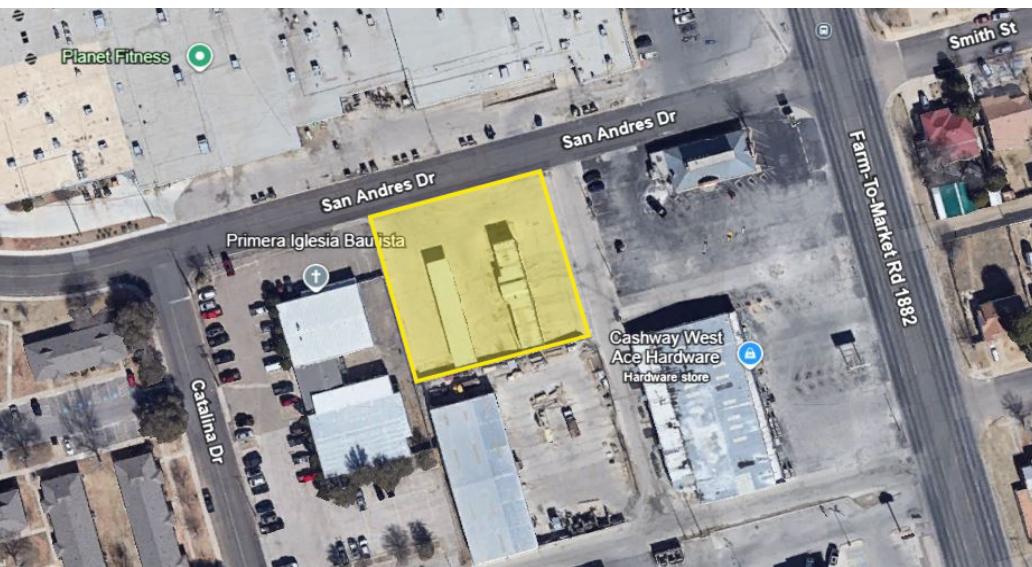
Broker | President
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Property Description

This 0.61-acre parcel features a former six-bay self-serve car wash, built around 1990, with approximately 2,180 SF of existing structure. The property includes a large paved lot and is equipped with existing utilities, offering a strong foundation for a variety of commercial uses. With prominent frontage on San Andres Drive, the site is well-positioned for conversion into an automotive service center, quick-service retail, or a redevelopment pad.

Property Highlights

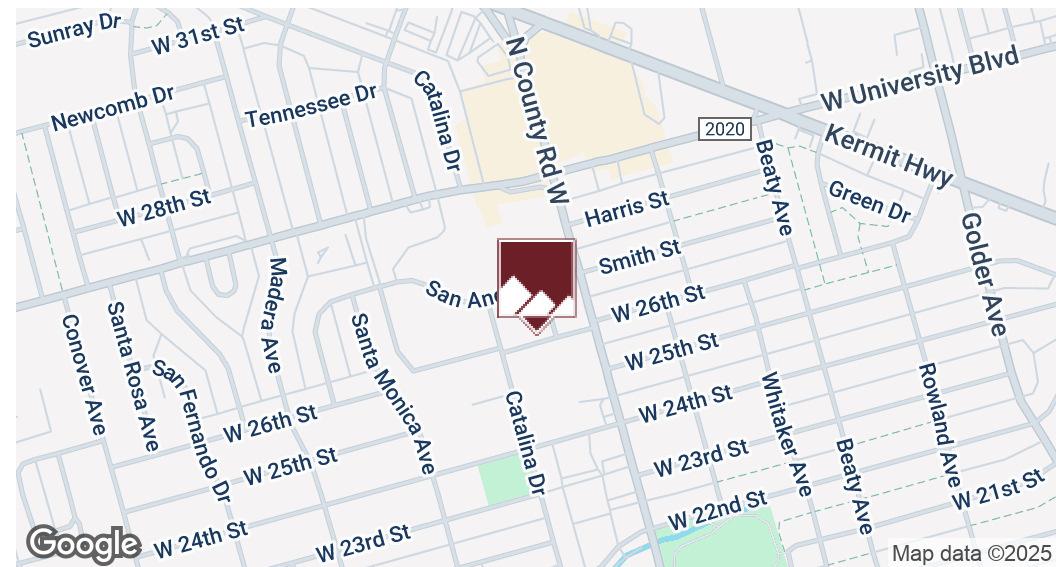
- Flexible Commercial Use with Redevelopment Opportunity
- Convenient Access with Two Curb Cuts for Easy Ingress and Egress
- High-Traffic Location – Less than 1 mile from the signalized intersection of W University Blvd & N County Rd W, with 27,540 vehicles per day (VPD)
- *Self-Serve Car Wash Currently Not Operational

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Location Description

Located at 1329 San Andres Drive in West Odessa, this property sits in a high-visibility area with consistent traffic flow. Positioned within a well-established commercial corridor, it's surrounded by a diverse mix of retail, service-oriented businesses, and residential neighborhoods. With close proximity to major thoroughfares and key retail hubs, this site offers excellent exposure and accessibility—making it an ideal spot for a new commercial venture or redevelopment project.

Offering Summary

Sale Price:	\$200,000
Lot Size:	0.61 Acres

MORIAH
BROKERAGE SERVICES, LLC

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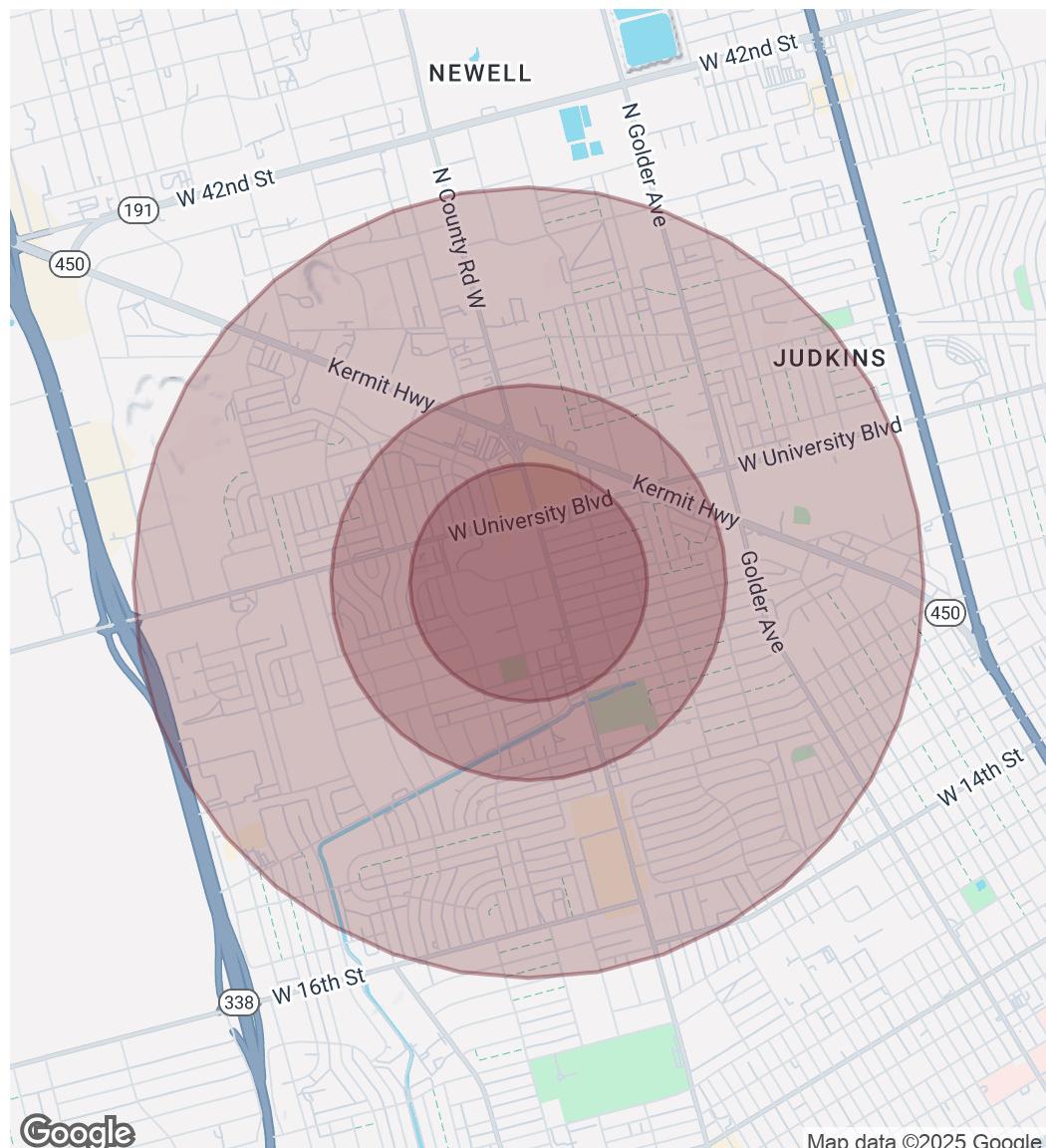
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	817	3,303	11,410
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	41	40	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	308	1,223	4,035
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$67,160	\$70,306	\$73,809
Average House Value	\$325,284	\$284,726	\$212,330

Demographics data derived from AlphaMap



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