



Currently Available:

38,000 SF Pad Site

For More Information Contact:

Sean Murphy

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- Site location has proximity to Odessa's new 100,000 SF sports complex, North Winds Crossing Retail center, and 3,000 D.R. Horton homes.
- New Odessa Sports complex planned to attract 150,000 tourists with an estimated \$40 million in tourist spending annually.
- The Faudree and Yukon Intersection recently connected North Odessa to highway 191, giving access to I-20, and making access to the east easier.
- Faudree traffic has grown nearly 31% since 2022 increasing from 9,972 VPD to 14,400 VPD.
- Contact broker for more information.

TRAFFIC COUNTS :

Hwy 191	36,500 VPD
Faudree Rd.	14,400 VPD



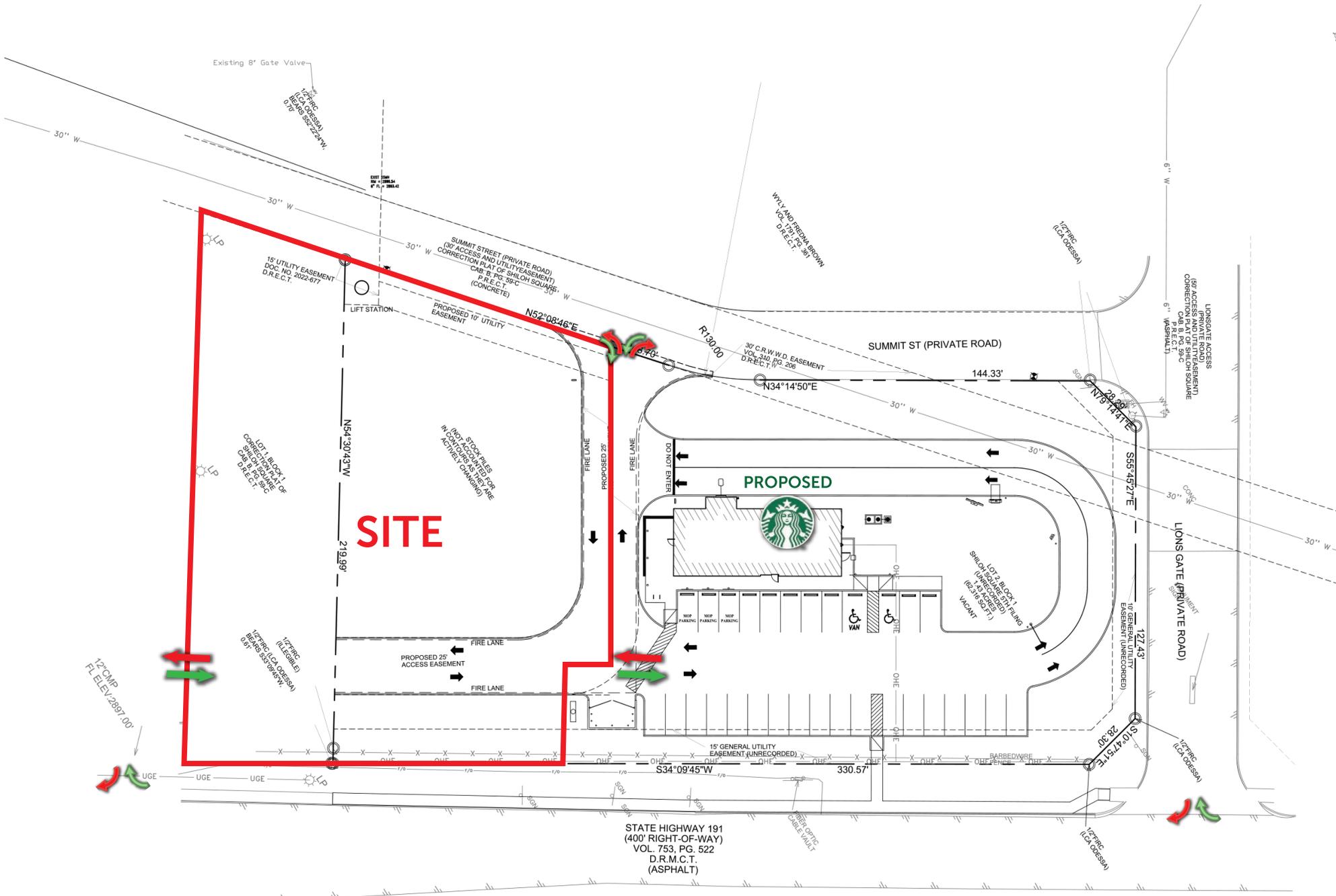
1 mile	3 mile	5 mile
3,635	17,653	46,549



1 mile	3 mile	5 mile
1,187	7,198	27,116



1 mile	3 mile	5 mile
\$147,954	\$151,138	\$128,767



SITE

PROPOSED





Park Bell Ranch
-3,000 Single Family Homes at Full Build Out
-Future High School
-Future 100,000 SF Sports Complex

SITE

MCH Center for Health & Wellness

Compass Academy
1,371 Students

Odessa Country Club

HOME2	WOODS REALTY	EUROPEAN CENTER	DEAR WESTERN PARTS
HOMEWOOD SUITES	MCALLISTER'S	CONN'S	DISCOUNT TIRE
Heartland	AT&T	BAYMOUNT	COURTYARD
Residence	ALTERAS	ROCKY MOUNTAIN	





SITE

PROPOSED

MCH Center for Health & Wellness

Sedona Ranch
268 Units

Mission Dorado
Baptist Church

LA QUINTA
INN

Sunset Lodge
Apartment Homes
216 Units

14,400 VPD

33,300 VPD

33,300 VPD

17,600 VPD







Information About Brokerage Services



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 on 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Phone