

±8,500 SF Prime retail strip center with excellent visibility & access along NW Loop 338 | 17,000+ CPD | Strong Visibility Near Walmart| High-Growth Odessa Corridor

FOR LEASE

1801 Linda Ave, Odessa, TX 79763



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**IWI
REALTY**

A Group of Res and Ranch, LLC

PROPERTY OVERVIEW / HIGHLIGHTS



VIEW/HIGHLIGHTS

PROPERTY OVERVIEW

Base Rent	\$25.00 /SF/YR
Estimated NNN	\$6.00/SF/YR
Total Estimated Rate	\$31.00/SF/YR
Lot Size	±1.16 acres
Year Built	2023
Zoning	R – Retail District, City of Odessa



PROPERTY HIGHLIGHTS

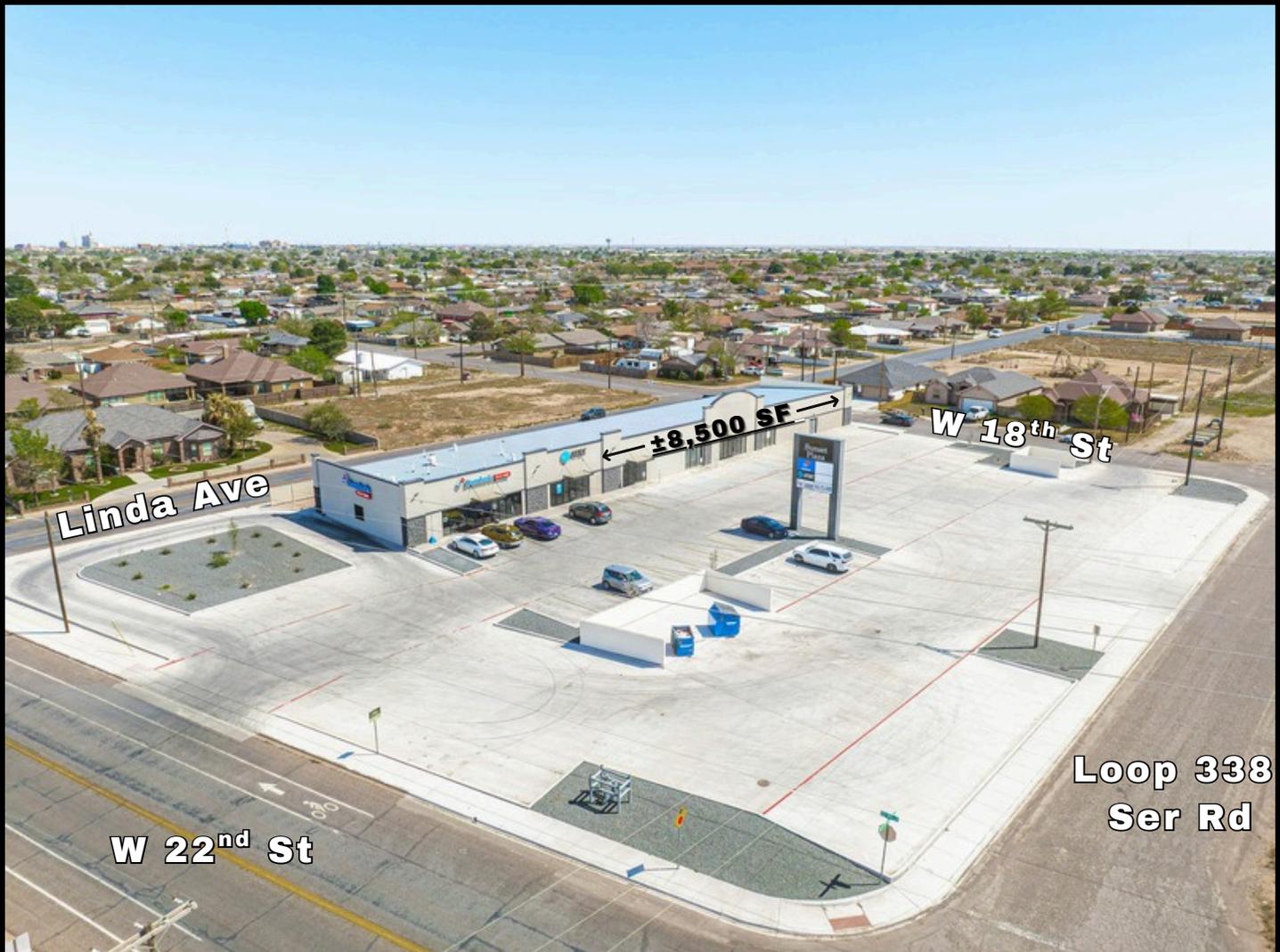
- ±8,500 SF Open Shell Space Available
- Flexible Layout Allows Full Buildout and Subdivision
- High traffic counts in a strategic, fast-growing commercial corridor with 17,000+ CPD
- Located .28 miles from Walmart Supercenter.
- City of Odessa Water & Sewer
- 39,991 households within 5 miles of the retail space
- Surrounded by Major Retailers

PROPERTY DESCRIPTION

±8,500 SF retail suite available in NW Odessa near Walmart and Loop 338 with 17,000+ CPD.

- Built in 2023.
- Anchored by national tenants AT&T and Domino's
- Modern, contemporary design
- Layout optimized for tenant visibility and customer convenience
- Glass storefront.

PROPERTY DESCRIPTION



IDEAL FOR

- Personal & Beauty Services
- Food & Beverage
- Medical & Wellness
- Financial Services
- Children's Services
- Pet Services
- Specialty Retail
- Suitable for a single tenant or multiple retail users

LOCATION OVERVIEW

The property is ideally situated on a high-visibility corner lot just off Loop 338 in West Odessa, TX. Located about 1.5 miles south of Walmart and surrounded by major retailers, it offers excellent accessibility and strong exposure. Its prime location provides easy access across Odessa and the greater Permian Basin, making it a highly attractive location for businesses seeking high traffic and regional connectivity.

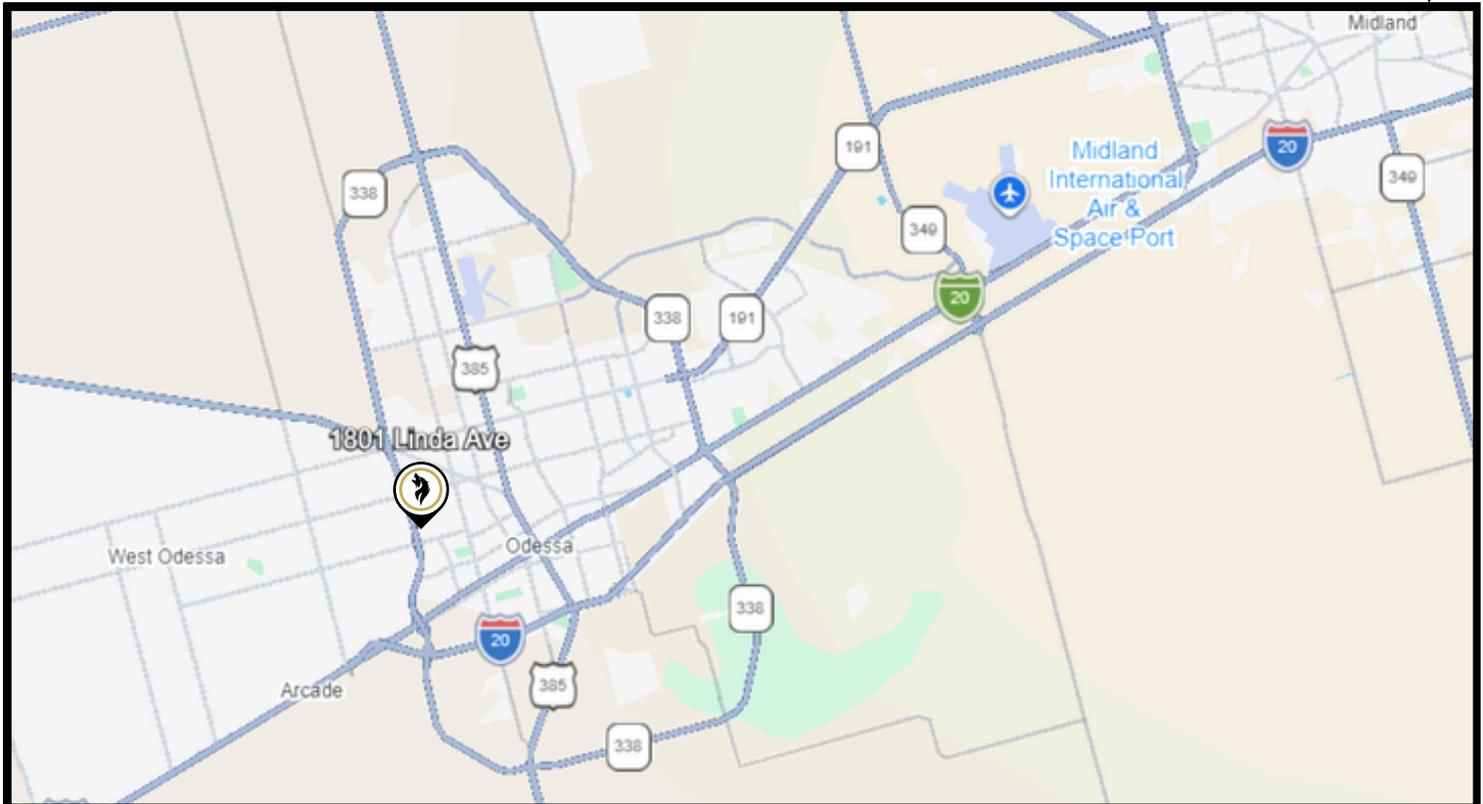
The site is situated within an established retail node near:

- Walmart Supercenter
- Murphy USA
- Dominos
- AT&T
- Multiple QSR and neighborhood service retailers

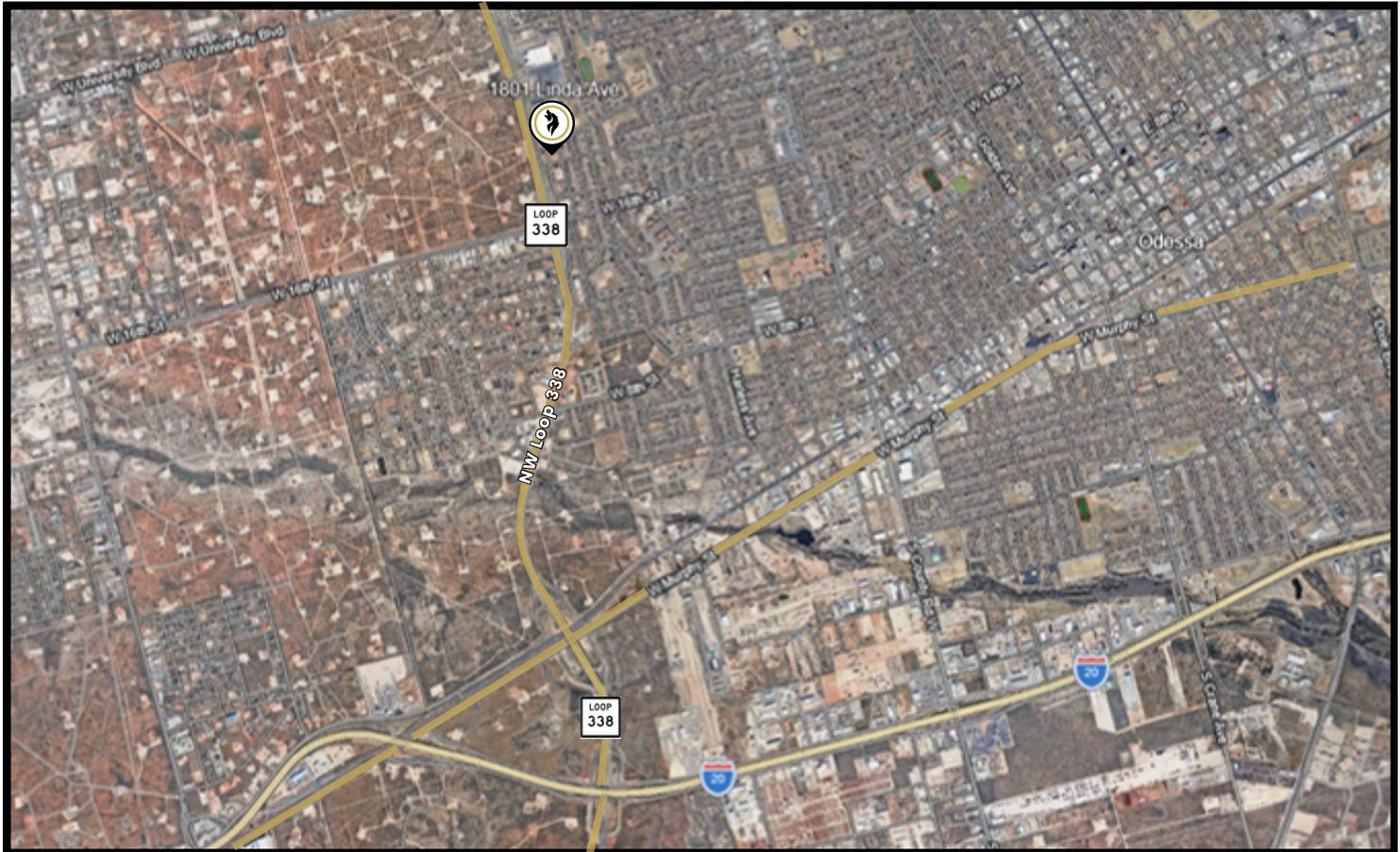


The surrounding area consists of dense residential neighborhoods directly east and south of the property, generating consistent local customer traffic, 17,000+ CPD.

PROPERTY POSITIONING



The property is located on Linda Avenue, with immediate access from NW Loop 338, providing quick, convenient access to the main highway while maintaining strong visibility and accessibility.



AREA DEMOGRAPHICS

1, 3 & 5 Mile Trade Area

Population

Radius	Population
1 Mile	9,218
3 Mile	45,969
5 Mile	102,011

Household Income

Radius	Median HH Income
1 Mile	\$53,502
3 Mile	\$58,551
5 Mile	\$65,031

Households

Radius	Total Households
1 Mile	3,576
3 Mile	18,830
5 Mile	39,991

Household Income

Radius	Average HH Income
1 Mile	\$73,103
3 Mile	\$75,503
5 Mile	\$81,858

Top Visitor ZIP Codes

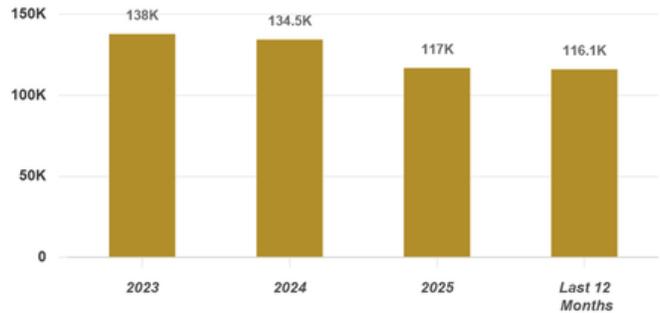
ZIP Code	% of Visits
79763	44.90%
79764	20.20%
79766	9.00%
79761	5.90%
79762	5.20%

MOBILE LOCATION ANALYTICS (PLACER AI)

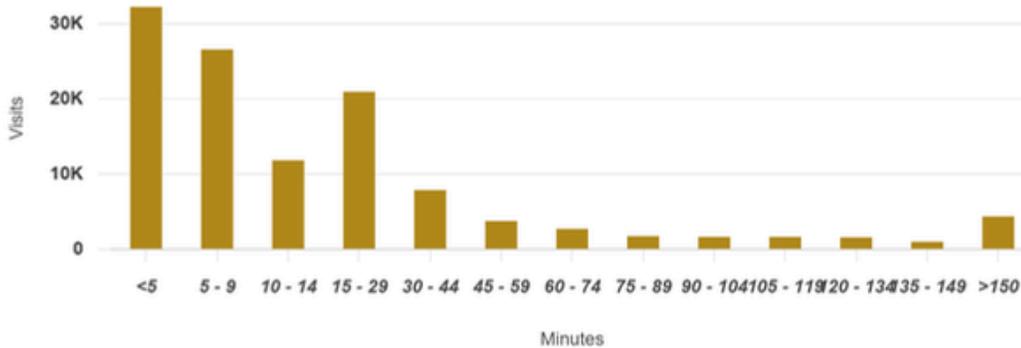
VISITOR OVERVIEW

116,100 Annual Visits
~9,700 Avg Monthly Visits
28 Minutes Avg Dwell Time

Annual Visits Bar Graph



Visit Duration



Average Stay 28 min
Median Stay 10 min

Cross-Shopping Behavior

7.7% of visitors also shop at Walmart (NW Loop 338)

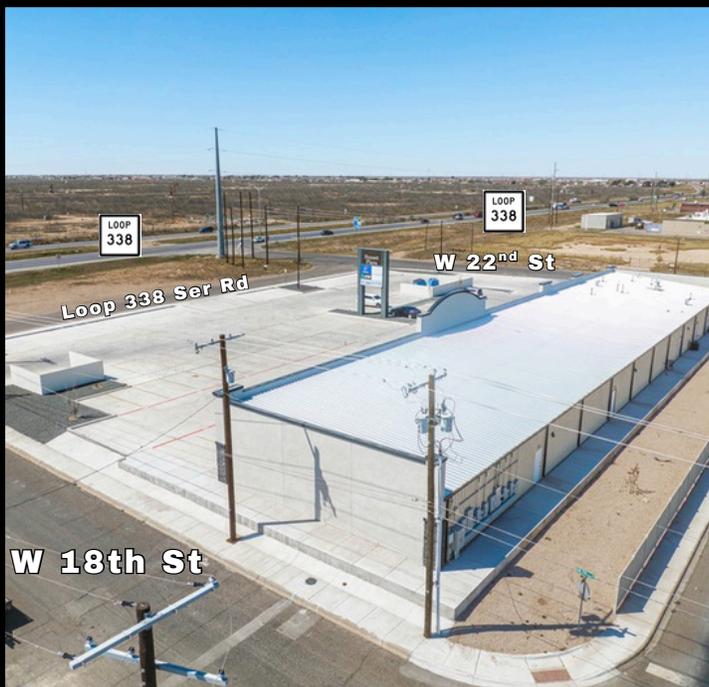
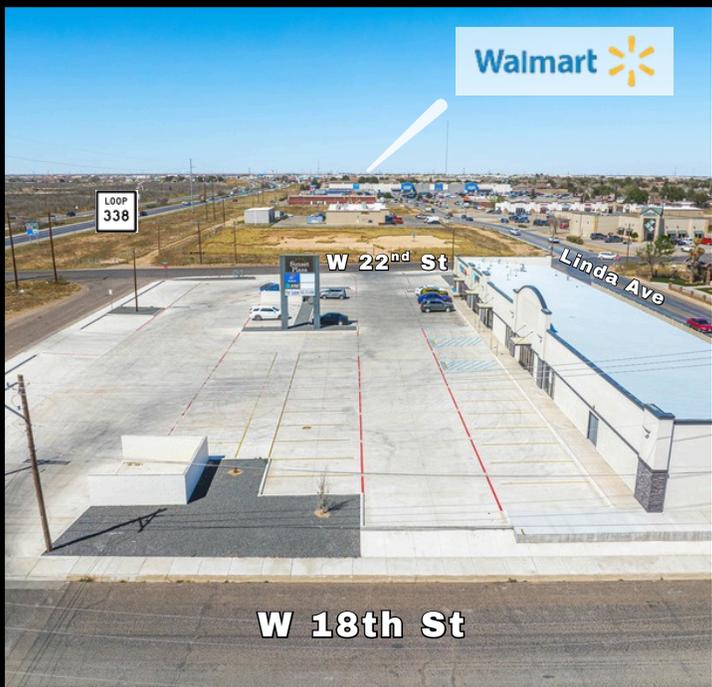
Additional cross-visits

- H-E-B
- Murphy USA



PROPERTY PICTURES

PROPERTY PICTURES



INFORMATION ABOUT BROKERAGE SERVICES



2-10-2025



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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FYW Properties,

About Our Brokerage

At IWI Realty, a group of Res and Ranch, LLC, we are a full-service commercial real estate team with deep roots in Texas and the Permian Basin. While our foundation is industrial and retail real estate, our expertise and resources extend across acquisitions, leasing, and investment sales throughout the state and across the country.

We combine local market knowledge with national reach, guiding buyers, sellers, landlords, and tenants through every step of the process. From identifying opportunities to structuring transactions and navigating complex deals, IWI Realty delivers seamless, start-to-finish service backed by the strength of Res and Ranch LLC, our licensed brokerage.

What We Do

- ✓ Industrial Expertise – Serving owners, occupiers, and investors in the Permian Basin and beyond.
- ✓ Investment Sales – Connecting clients to high-performing assets, including NNN properties nationwide.
- ✓ Leasing Services – Representing landlords and tenants with market knowledge and negotiation strength.
- ✓ Market Intelligence – Providing valuations, data-driven analysis, and insight for smarter decisions.

Why Choose Us?

- Industrial expertise, national reach
- Dedicated divisions, specialized focus
- Trusted lender & vendor network
- Seamless support, start to finish
- 1031 Exchange expertise
- NNN property specialists
- Market analysis & valuations
- Strong investor relationships
- Texas roots, national reach





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AGENT

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