



PRICE: \$4,975,000 (\$16.00/SF)

BROWNSTONE ROAD & MEDICAL PARK DRIVE

Odessa, TX 79765

Trey Dennis

Broker Associate

432.682.2510

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Wes Gotcher

Broker | President

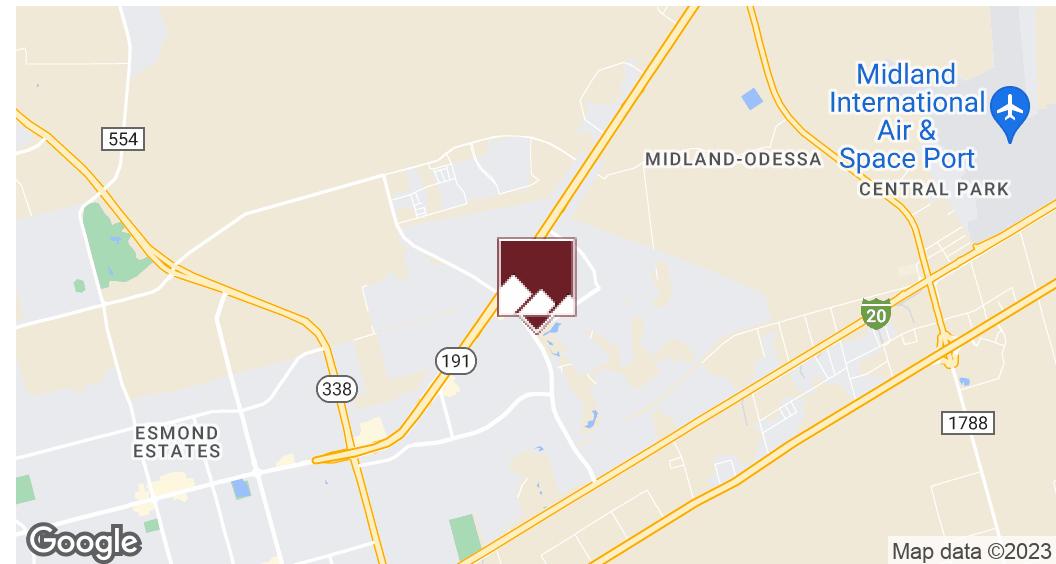
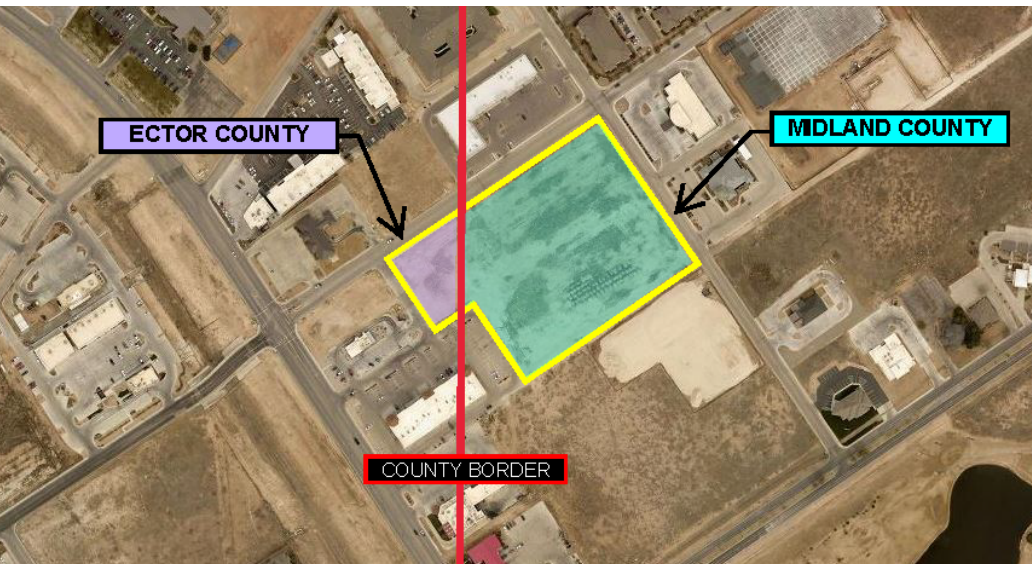
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Property Description

This raw, undeveloped land offers complete flexibility to bring any development to life and its location in a retail central area positions it favorably for businesses looking to tap into the local market.

Property Highlights

- Raw and Developable Land
- Proximity to Faudree Road and Hwy 191
- Investment Potential
- Zoning: Retail
- Surrounding Retail: Rosa's Café, Texas Burger, Chick-fil-A, Tractor Supply, Wendy's UPS Store, Kent Kwik

Location Description

The 7.14 AC site is at the corner of Brownstone Road and Medical Park Drive in Odessa. This is near two major thoroughfares, Faudree Road and Highway 191 - giving the property significant advantage to attract potential customers. The site is located \pm 2 miles (5-minute drive) to a new \$55 Million Dollar Sports Complex being developed by the City of Odessa. The Sports Complex is currently in phase II with anticipation of a fall 2024/spring 2025 opening.

Offering Summary

Sale Price:	\$4,975,000
Price Per Square Foot:	\$16.00/SF
Lot Size:	7.14 Acres

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PRICE: \$16.00 / SF

\$55 MILLION SPORTS COMPLEX

Located 2 miles from the Site



NEW SPORTS COMPLEX

SPORTS COMPLEX DETAILS:

- \$55M Project
- 80,000-100,000 SF
- 20 Volleyball Courts
- 10 Basketball Courts
- Indoor Track
- 8-12 Multi-Purpose Fields for Soccer, Football and Lacrosse
- 8 Baseball/Softball Fields
- Fall 2024/Spring 2025 Opening

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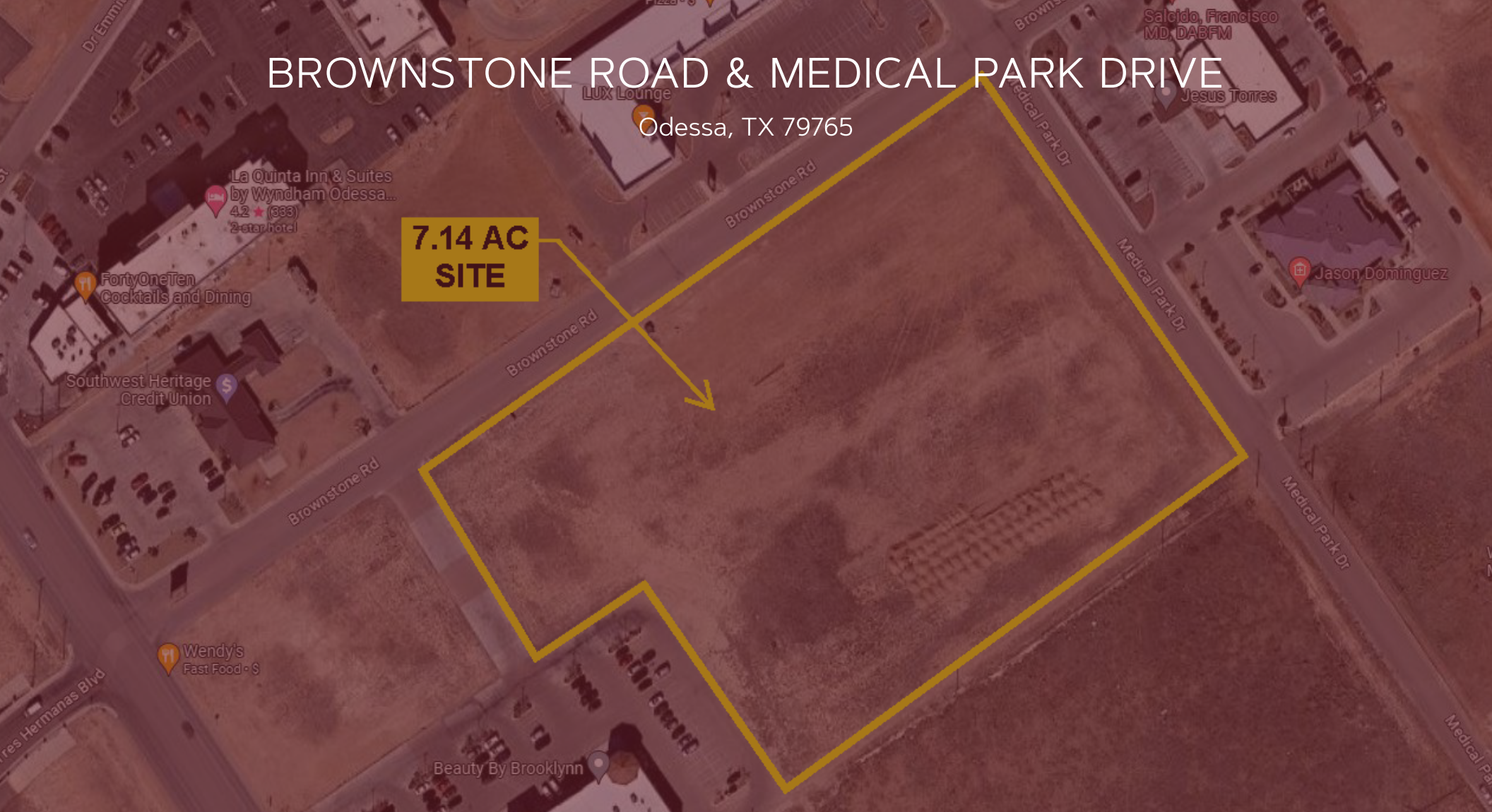
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MORIAH
BROKERAGE SERVICES, LLC

BROWNSTONE ROAD & MEDICAL PARK DRIVE

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**7.14 AC
SITE**



Contact Brokers:

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