

Headlee Ranch Retail Pad Sites Commercial Land Available for Sale

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DISCLAIMER

The information contained herein was obtained from sources believed to be reliable; however, The Havens Group, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or denotations prior to sale or lease, or withdrawal without notice.

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56th Street, Odessa, TX 79763



Coming Soon

Starting in 2013, Tarzan & Jane is a family owned Restaurant and Gas Station Hybrid that serves high quality burgers for those out on the road. From snacks and drinks to household items and trinkets, Tarzan and Jane has plenty to offer for their customers. Their principles and focus on quality and customer service have given them a rise in popularity in the Permian Basin.



Coming Soon

Athletic Republic offers state-of-the-art training that unlocks the potential of any athlete, helping them perform at their best. Over the past 30 years, their science-based protocols and specialized equipment have helped more than two million athletes of all ages achieve their goals. Any athlete looking to give themselves a competitive advantage by improving their speed, power, agility, strength, and stability needs to be training at Athletic Republic.



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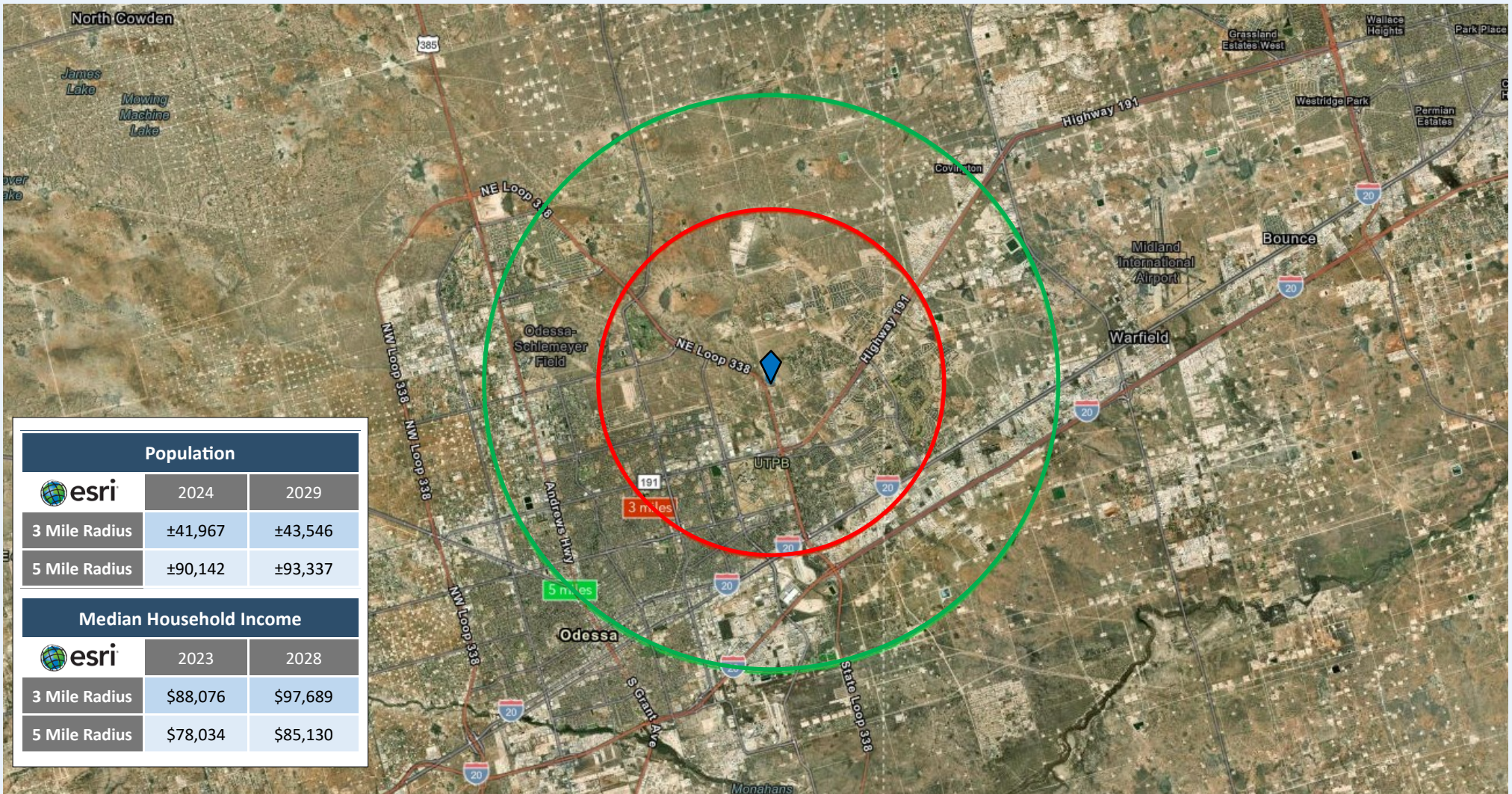
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Demographics

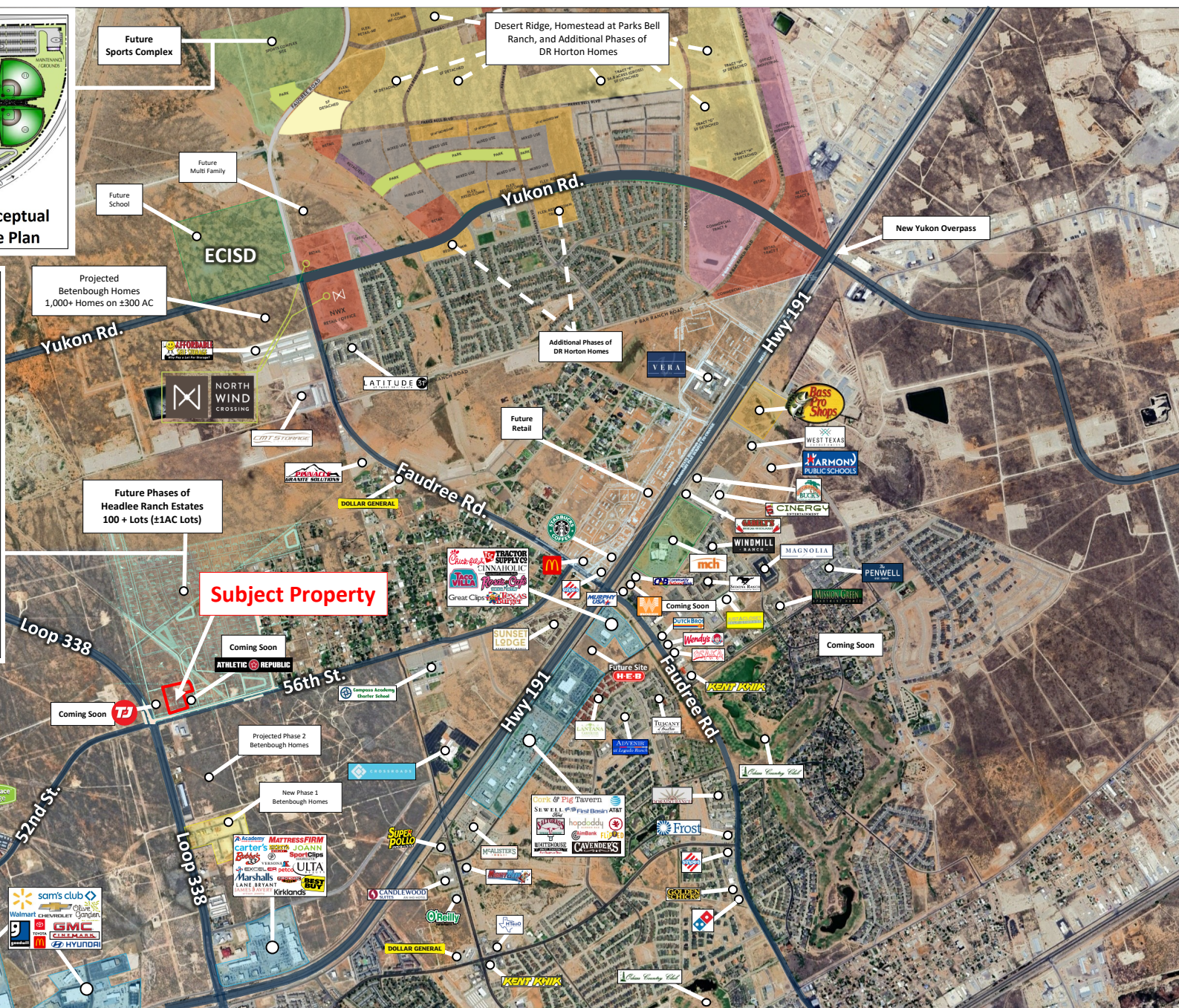
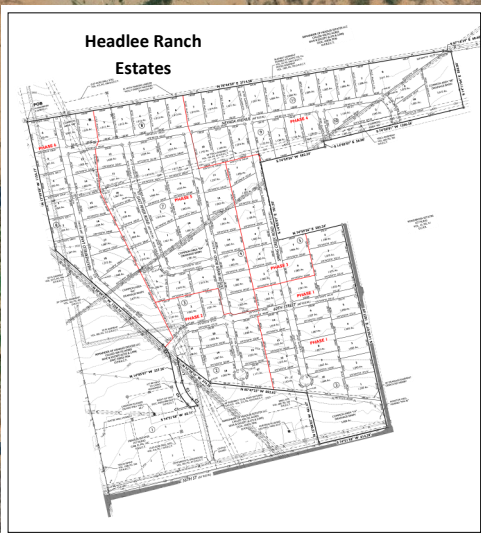


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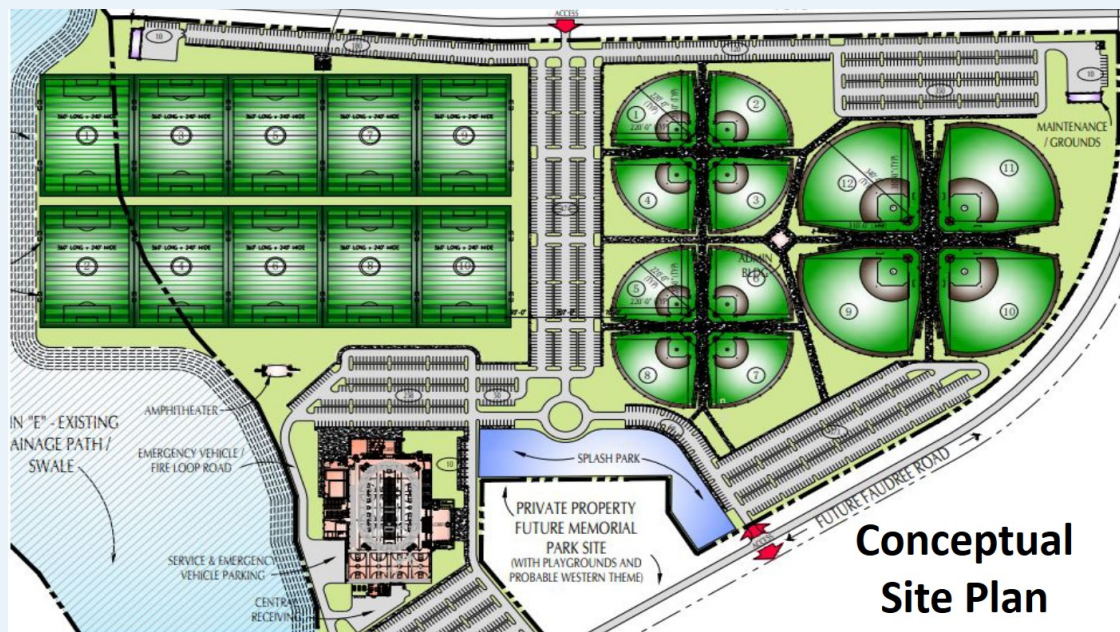


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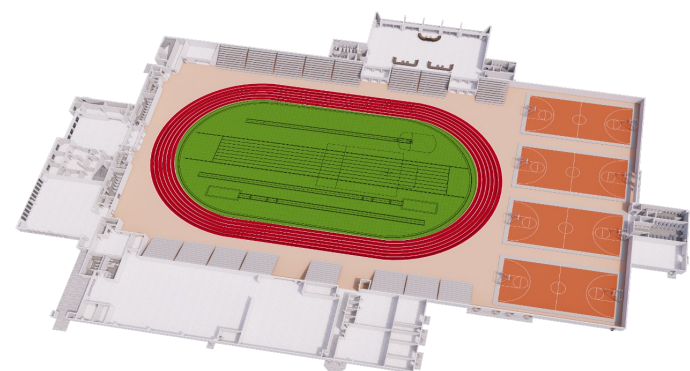
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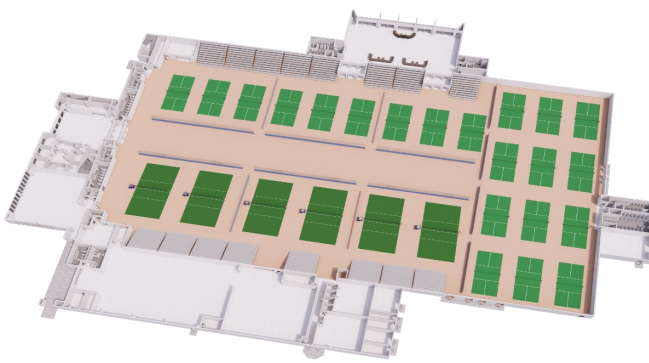
The Bell family has been in Odessa for five generations and is donating up to 100 acres of land for the City of Odessa's future sports complex. The donated land, which is worth an estimated \$5 million, is in the Parks Bell Ranch area. The Bell family's generosity will also make it possible for the city to expand the facility that was proposed in April. The city hopes to build a 75,000-100,000 square foot indoor facility with 20 volleyball courts, 10 basketball courts and a banked competition track. Outside, they intend to build 8-12 multi-purpose fields for soccer, football, and lacrosse and up to eight baseball/softball fields. The new facility will have room to expand and is expected to cost \$50 million. The Odessa City Council agreed to hire Synergy Global for \$15,000 to conduct a sports complex feasibility study.



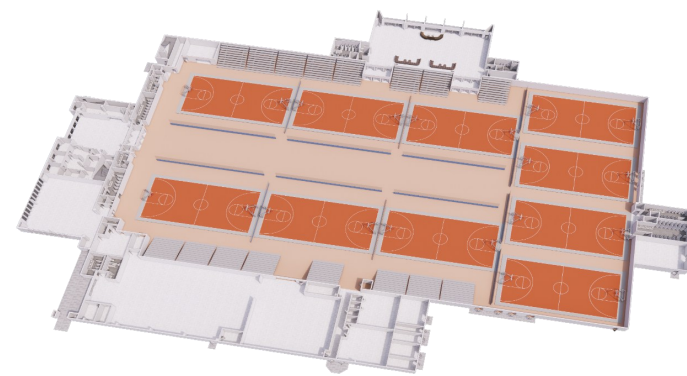
**Conceptual
Site Plan**



200m Track



Volleyball Courts



Basketball Courts

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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.

2-10-2025



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 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.

The Havens Group, Inc.	523430	(432)582-2250
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Janice Havens	441019	janice.havens@havensgroup.net
Designated Broker of Firm	License No.	Phone
N/A		
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
N/A		
Sales Agent/Associate's Name	License No.	Phone
Buyer/Tenant/Seller/Landlord Initials		Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov