

An aerial photograph of a residential neighborhood. A large, irregularly shaped vacant lot in the foreground is outlined with a thick pink border. The lot is mostly bare earth with some sparse, dry vegetation. To the left of the lot is a multi-story yellow apartment building with a swimming pool and a parking lot. A paved road runs along the top and left sides of the lot. To the right of the lot is a residential street with several houses. In the background, there are more buildings, including a large white building with a red roof, and a large parking lot filled with cars. The overall scene is a mix of developed and undeveloped land.

LAND FOR SALE, LEASE,
OR BUILD TO SUIT

Contact: Albert Anchondo

432.312.2824 | albert.anchondo@gmail.com

PROPERTY DESCRIPTION

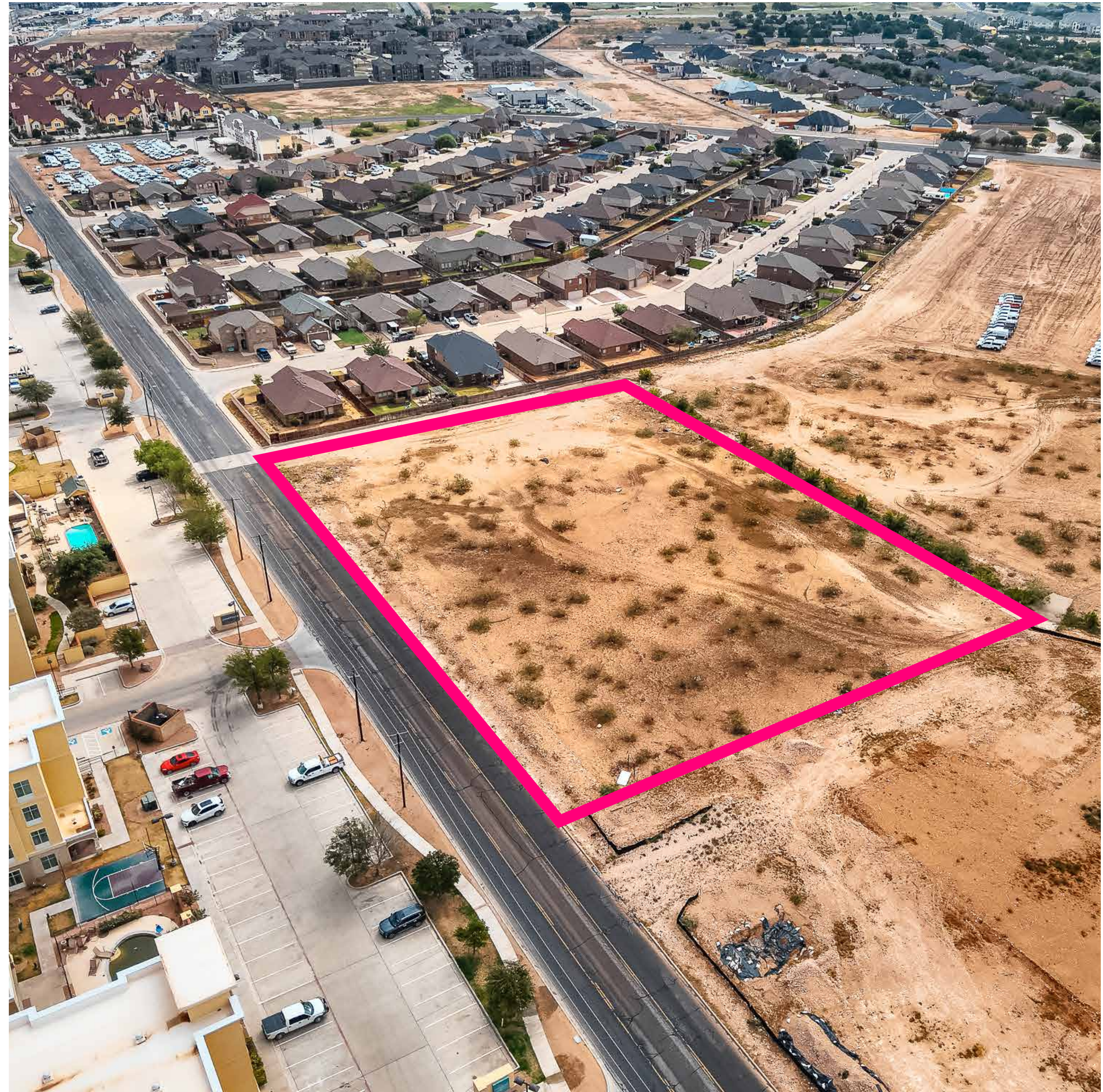
Prime Land Development

Zoning - O

2.21 Acres

Located in:

Legado Estates



Q FEATURES

Highway Visibility:

Enjoy exceptional highway exposure, ensuring maximum visibility for businesses established on the property.

Zoning:

Currently Zoned for Office, offering a wide range of business opportunity.

Development Potential:

Ideal for retail establishments, restaurants, office spaces, or mixed-use developments, with ample space for expansion and customization.

Position:

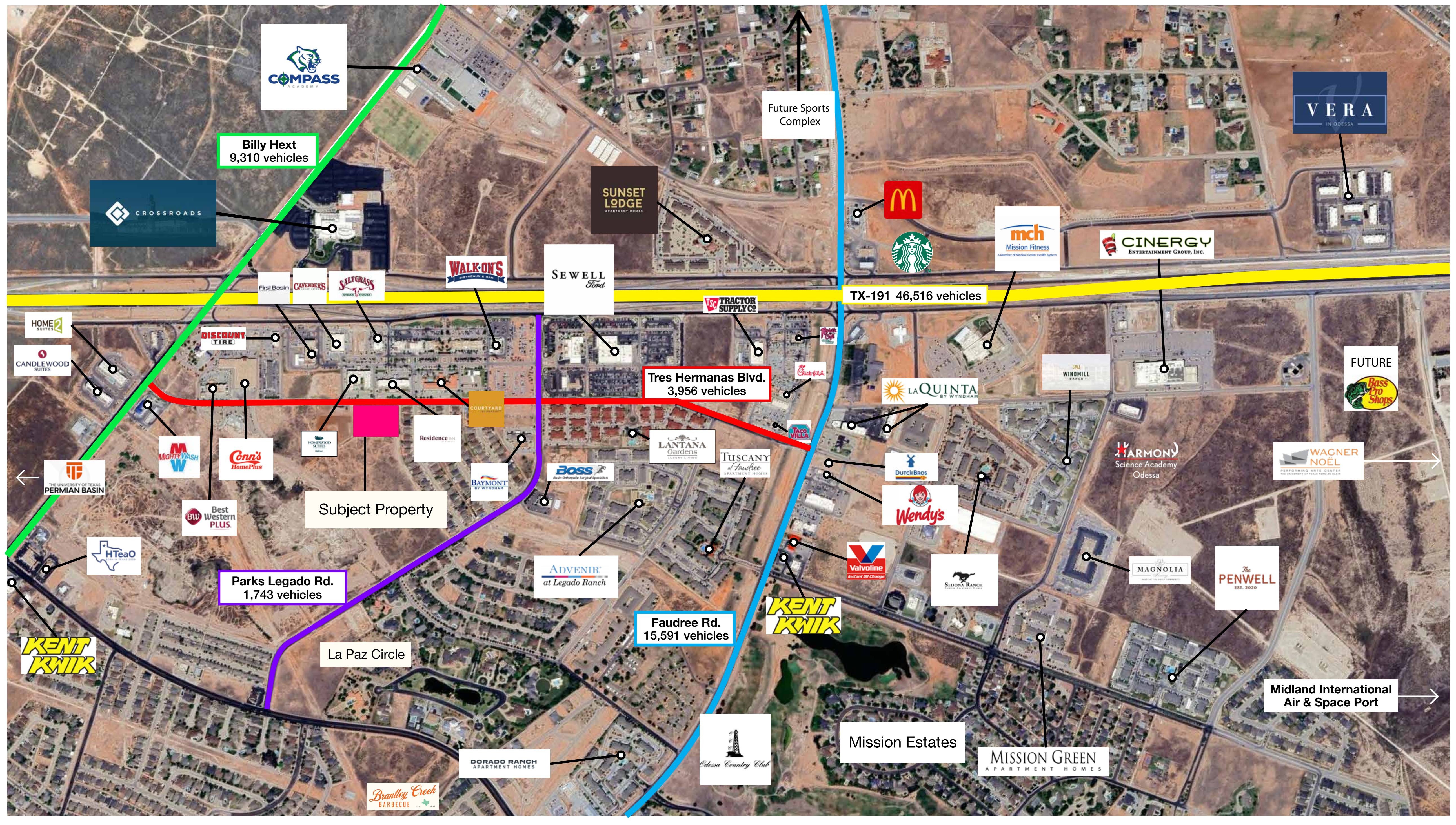
The property as a lucrative investment opportunity with long-term growth potential.

Investment Potential:

Capitalize on the rapid growth and development of the surrounding area, with strong demand for commercial real estate.

Market Advantage:

Parks Legado is a thriving commercial hub, attracting both local residents and visitors from afar. Take advantage of the area's affluent demographics and high consumer spending.



Billy Hext
9,310 vehicles

Future Sports
Complex

VERA
IN ODESSA

CROSSROADS

SUNSET LODGE
APARTMENT HOMES



mch
Mission Fitness

CINERGY
ENTERTAINMENT GROUP, INC.

First Basin

CAVENDER'S

SALTGRASS

WALK-ON'S

SEWELL
Ford

TX-191 46,516 vehicles

VSC TRACTOR
SUPPLY CO.

HOME
SUITES

CANDLEWOOD
SUITES

DISCOUNT
TIRE

Tres Hermanas Blvd.
3,956 vehicles

FUTURE
Bass Pro Shops

MIGHTY WASH

Conn's
HomePlus

HOMWOOD
SUITES

Residence Inn

BAYMONT
BY WYNDHAM

BOSS

LANTANA
Gardens

TUSCANY
at Faudree

LAQUINTA
BY WYNDHAM

URU
WINDMILL
RANCH

HARMONY
Science Academy
Odessa

WAGNER
NOËL
PERFORMING ARTS CENTER

THE UNIVERSITY OF TEXAS
PERMIAN BASIN

Subject Property

Best Western
PLUS

Parks Legado Rd.
1,743 vehicles

ADVENIR
at Legado Ranch

Faudree Rd.
15,591 vehicles

KENT
KNIK

Dutch Bros

Wendy's

Valvoline
Instant Oil Change

SEDONA RANCH

MAGNOLIA

The
PENWELL
EST. 2020

HTeaO

KENT
KNIK

La Paz Circle

Mission Estates

MISSION GREEN
APARTMENT HOMES

Midland International
Air & Space Port

DORADO RANCH
APARTMENT HOMES

Odessa Country Club

Brantley Creek
BARBECUE



Hotel Room
Count

Homewood Suites
121 rooms

Courtyard
100 rooms

Residence Inn
112 rooms

SURROUNDINGS

Hospitality:

Surrounded by major hotel brands including Marriott, Homewood Suites, and Residence Inn, ensuring a steady flow of potential customers and clients.

Auto Dealerships:

Adjacent to prestigious luxury car dealerships such as Sewell Lincoln and Sewell Ford, attracting affluent clientele.

Retail Anchors:

Close proximity to popular retail establishments including Cavender's and a variety of shops within walking distance.

Diverse Dining and Shopping:

Surrounded by numerous dining options such as Saltgrass Steakhouse, Walk-On's Sports Bistreaux, Cork & Pig Tavern, and The Board Room. Various shops and restaurants cater to a wide range of tastes and preferences.

Entertainment Hub:

Near key entertainment venues such as the Wagner Noel Performing Arts Center, Cinergy, and the University of Texas of the Permian Basin (UTPB). Parks Legado Farmers & Christmas Markets. These venues offer a variety of cultural, recreational, and educational activities, attracting diverse audiences.

International Airport:

A quick 15 minute drive to Midland International Airport.

AREA DEMOGRAPHICS

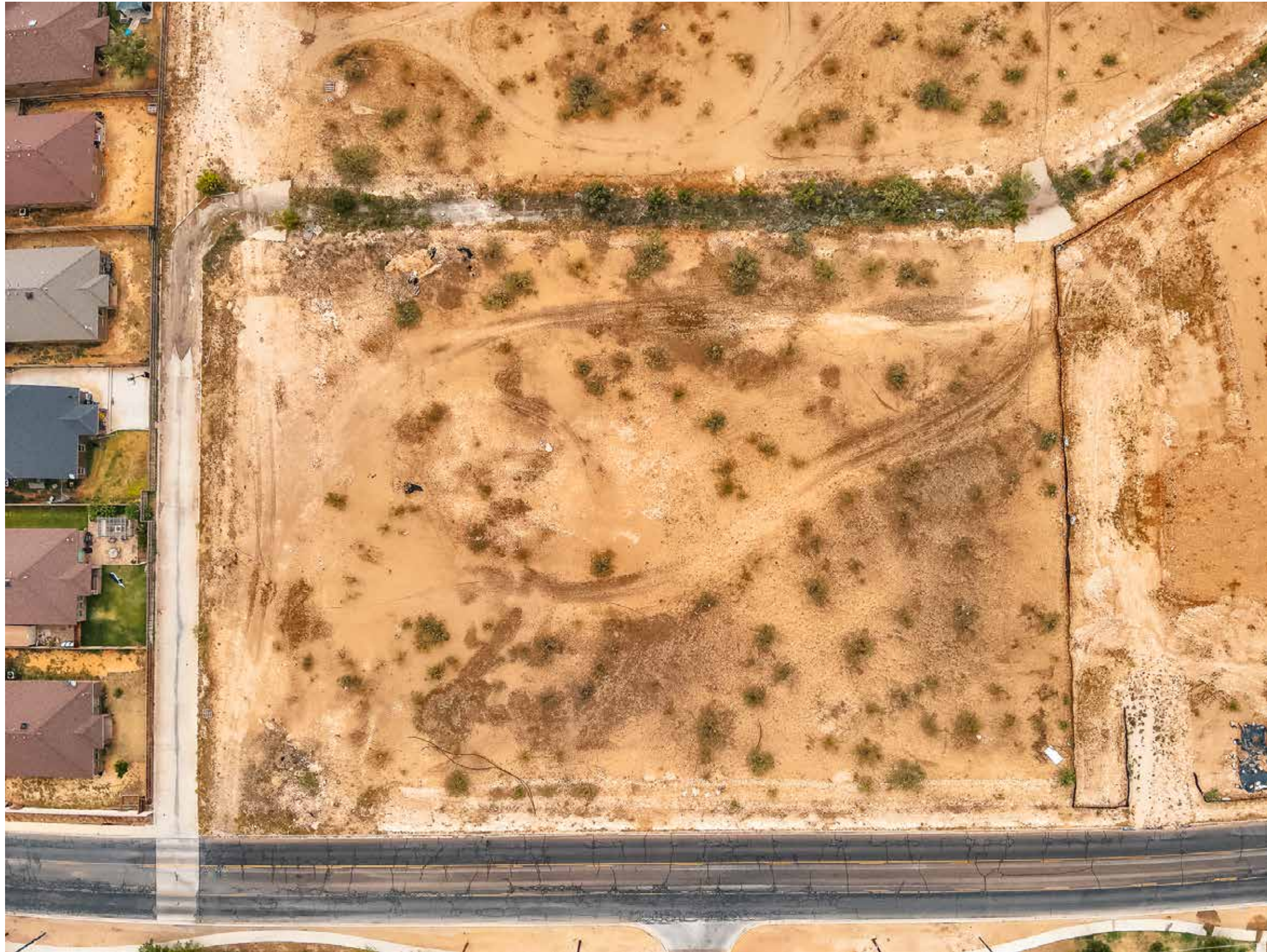
HOUSEHOLDS / INCOME

Total Households	19,941
Average Household Income	\$126,631
Average House Value	\$285,916

POPULATION

Total Population	48,180
Average Age	34.9

Source: 2020 ACS/US Census



CONTACT

For more information or to schedule a viewing,
contact:

Albert Anchondo

432.312.2824

albert.anchondo@gmail.com

Don't miss out on this exceptional opportunity
to own a piece of prime commercial real estate
in one of the most sought-after locations
in the Legado Estates area!