

3,000 SF Shadow-Anchor Retail Suite Adjacent to Walmart |  
Drive-Through Capable | 17,000+ CPD | Odessa, TX



**IWI**  
**REALTY**

# FOR LEASE

2260 Linda Ave, Odessa, TX 79763



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**CONTACT**  
**BROKER**

# PROPERTY OVERVIEW / HIGHLIGHTS



PROPERTY OVERVIEW/HIGHLIGHTS

## PROPERTY OVERVIEW

<b>Base Rent</b>	<b>\$24.00 /SF/YR</b>
<b>Estimated NNN</b>	<b>\$6.00/SF/YR</b>
<b>Total Estimated Rate</b>	<b>\$30.00/SF/YR</b>
<b>Est. Monthly Total</b>	<b>\$7,500/month</b>
<b>Year Built</b>	<b>2009</b>
<b>Zoning</b>	<b>R – Retail District, City of Odessa</b>
<b>Minimum Lease Term</b>	<b>60 months</b>



## PROPERTY HIGHLIGHTS

- ±3,000 SF contiguous retail suite (Turnkey buildout)
- 170 parking spaces on ±55,283 SF lot
- Approx. 9–10 FT ceiling height
- Central HVAC
- 3-Phase Power
- ADA-Compliant Restrooms
- Rear Loading Access
- Drive-Through Access at Rear of Building
- Glass Storefront with Signage Band
- City of Odessa Water & Sewer



## PROPERTY DESCRIPTION

**±3,000 SF contiguous turnkey retail suite available in NW Odessa near Walmart and Loop 338.**

- **Built in 2009.**
- **9–10' ceilings.**
- **Central HVAC.**
- **3-Phase power.**
- **ADA restrooms.**
- **Glass storefront.**
- **Rear loading + drive-through access.**

**Located in a high-traffic shopping center with 170 parking spaces on a ±55,283 SF lot.**

**Surrounded by national and neighborhood tenants generating steady daily traffic.**



## IDEAL FOR

- **Personal & Beauty Services**
- **Food & Beverage**
- **Medical & Wellness**
- **Financial Services**
- **Children's Services**
- **Pet Services**
- **Specialty Retail**

# LOCATION OVERVIEW

Strategically located just off NW Loop 338 (TX-302), one of Odessa's primary north-south traffic corridors, this retail center benefits from approximately 17,046 cars per day (CPD) along NW Loop 338 and 4,251 CPD along Linda Avenue.

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

The site is situated within an established retail node near:

- Walmart Supercenter
- Murphy USA
- GameStop
- Cricket Wireless
- 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.



## TENANT MIX

- Pizza Hut
- GNC
- Verizon
- Bliss Dental
- State Farm
- Comet Cleaners
- Naz Eyebrow Threading
- Cell Phone Repair

# SITE PLAN



SITE PLAN



# 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%

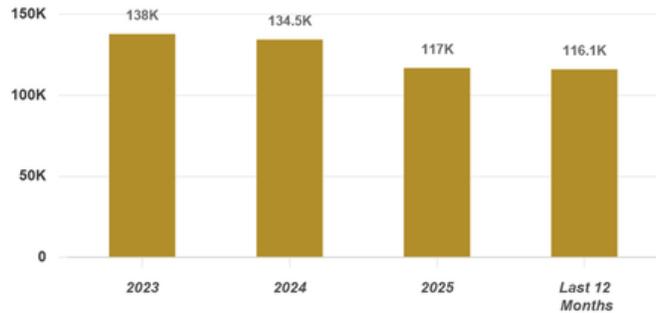
# MOBILE LOCATION ANALYTICS (PLACER AI)



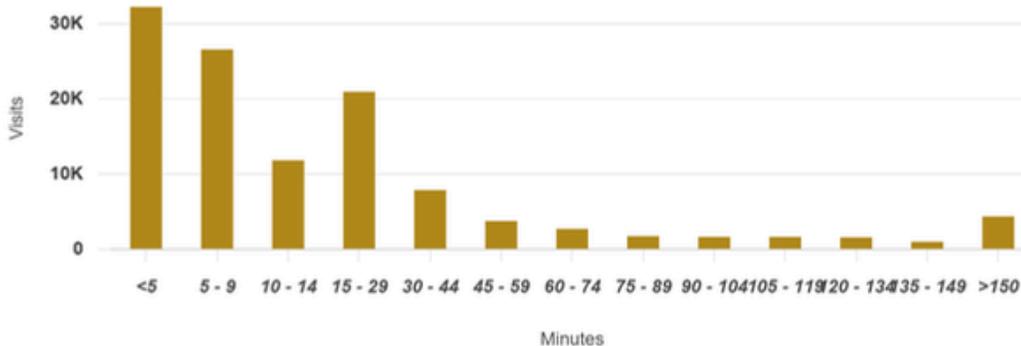
## VISITOR OVERVIEW

**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

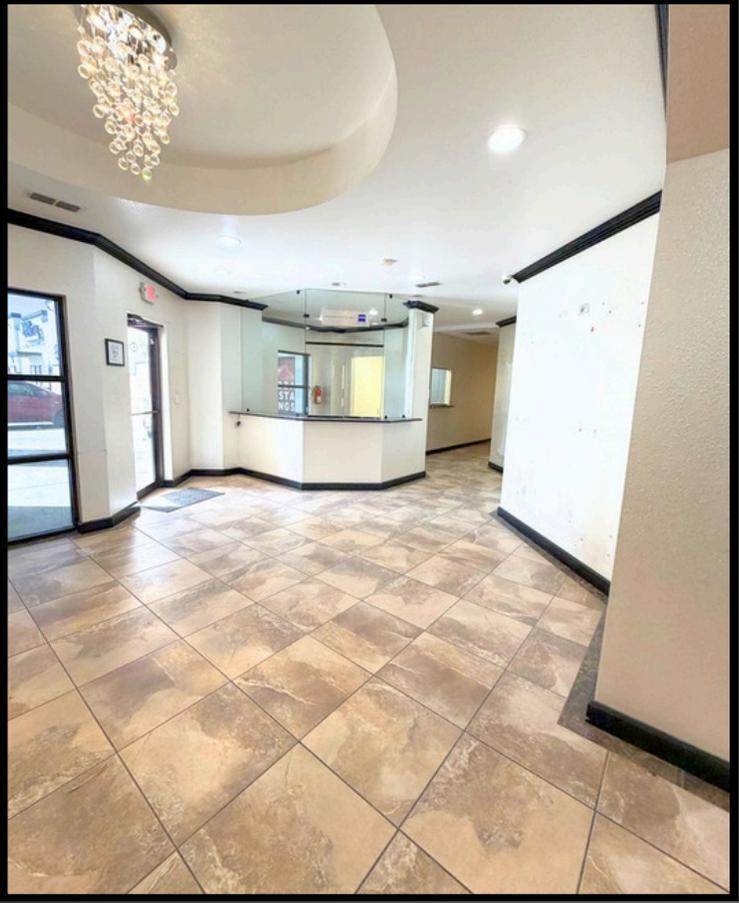
- H-E-B
- Murphy USA



# PROPERTY PICTURES



PROPERTY PICTURES



## ABOUT OUR BROKERAGE



At IWI Realty, we specialize in commercial real estate throughout Texas, with deep roots in the Permian Basin. We represent landlords, tenants, and investors across retail, office, and industrial assets.

We combine local market expertise with national relationships, structuring transactions efficiently from contract to closing.

### Core Capabilities

- Retail & Shopping Center Leasing
- Investment Sales
- Tenant & Landlord Representation
- Market Analysis & Valuation
- 1031 Exchange Advisory

## WHY CHOOSE IRON WOLF?

- ✓ Local market expertise
- ✓ Retail corridor knowledge
- ✓ Strong landlord & tenant relationships
- ✓ Transaction-focused execution
- ✓ Texas roots with national reach



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# INFORMATION ABOUT BROKERAGE SERVICES



## 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:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALEAGENT** must be sponsored by a broker and work 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 interest 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 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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Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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IABS 1-1  
FYW Properties



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