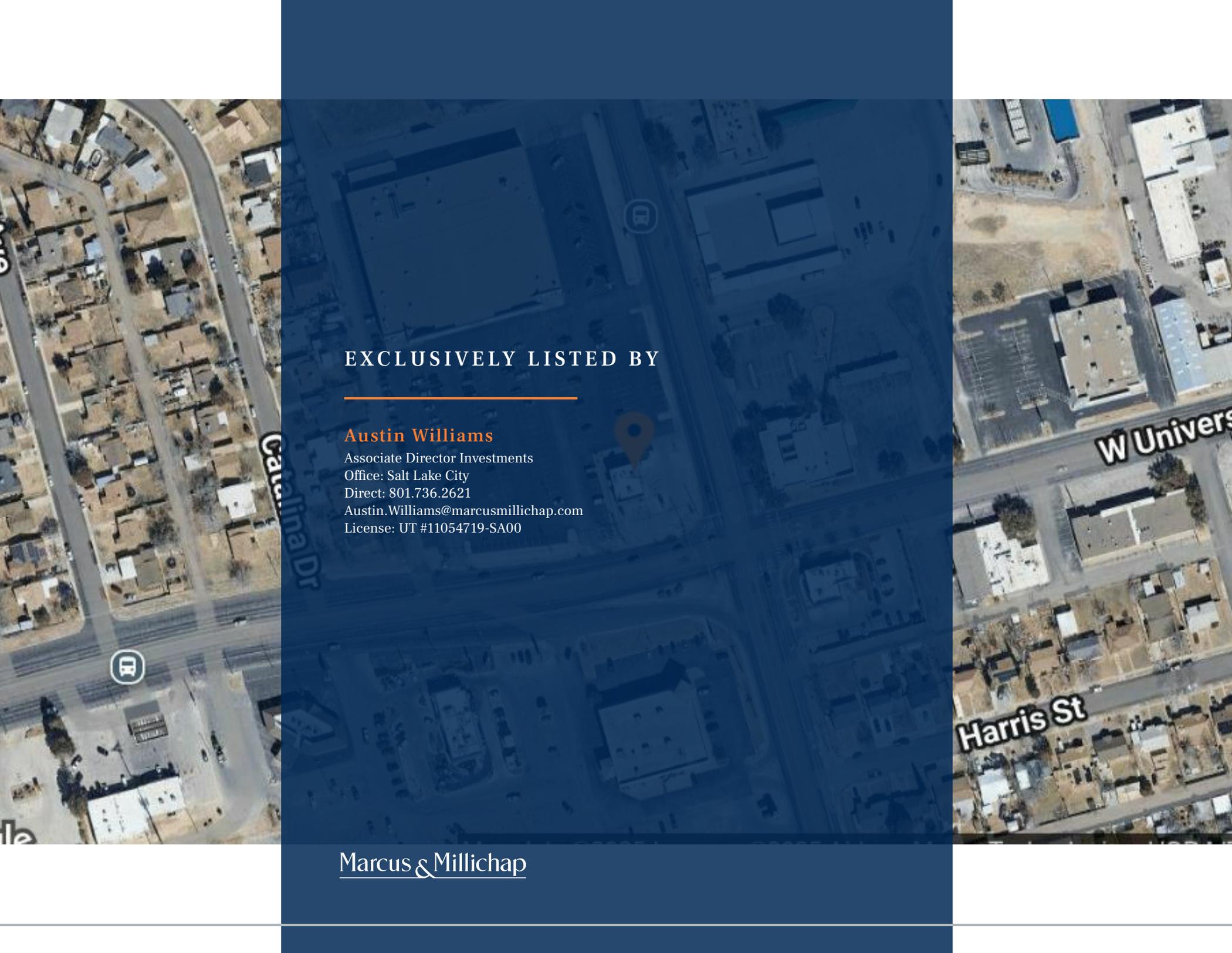


Hard Corner Odessa With Drive Thru

2701 N County Rd W, Odessa, TX 79764





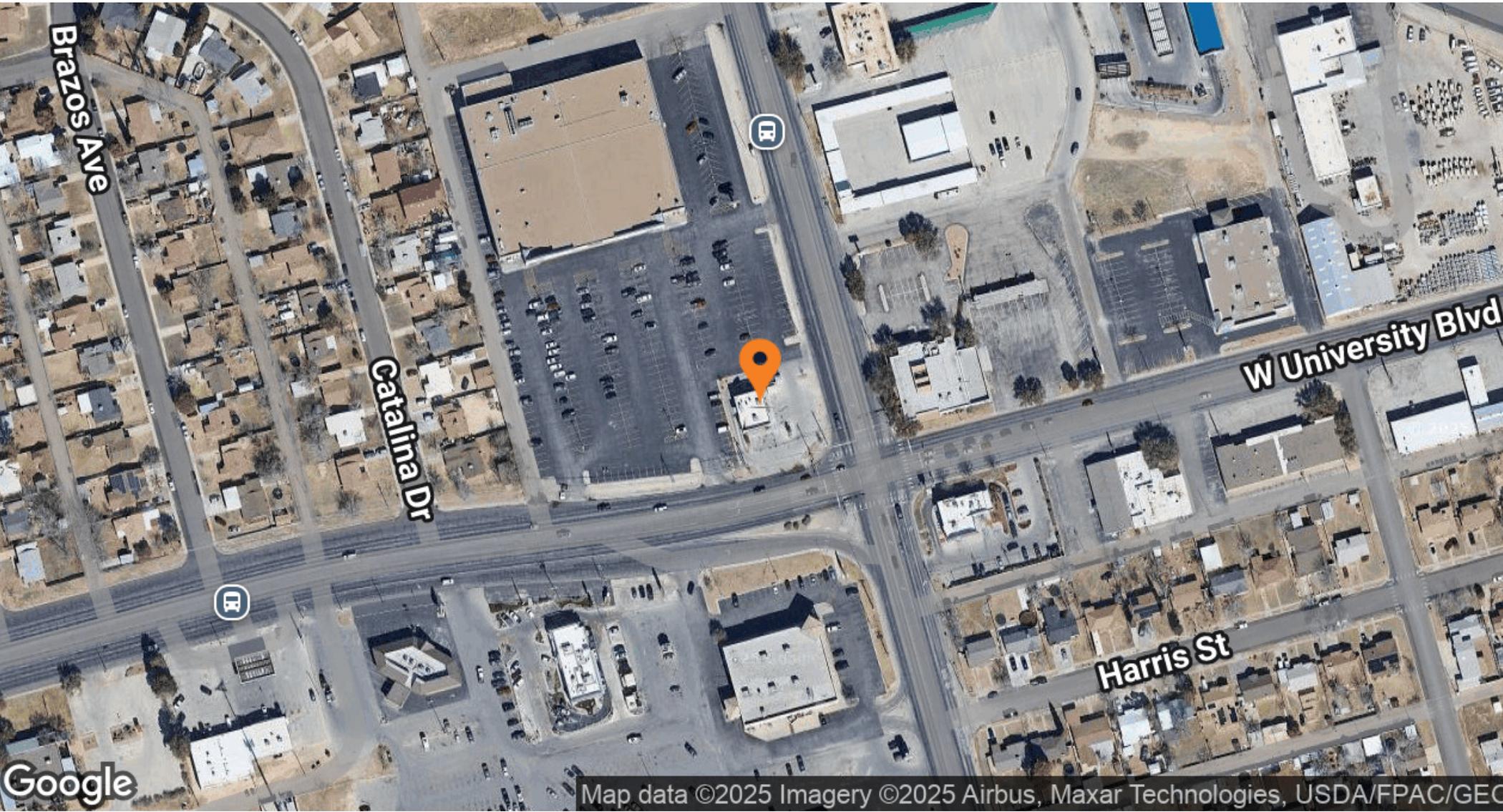
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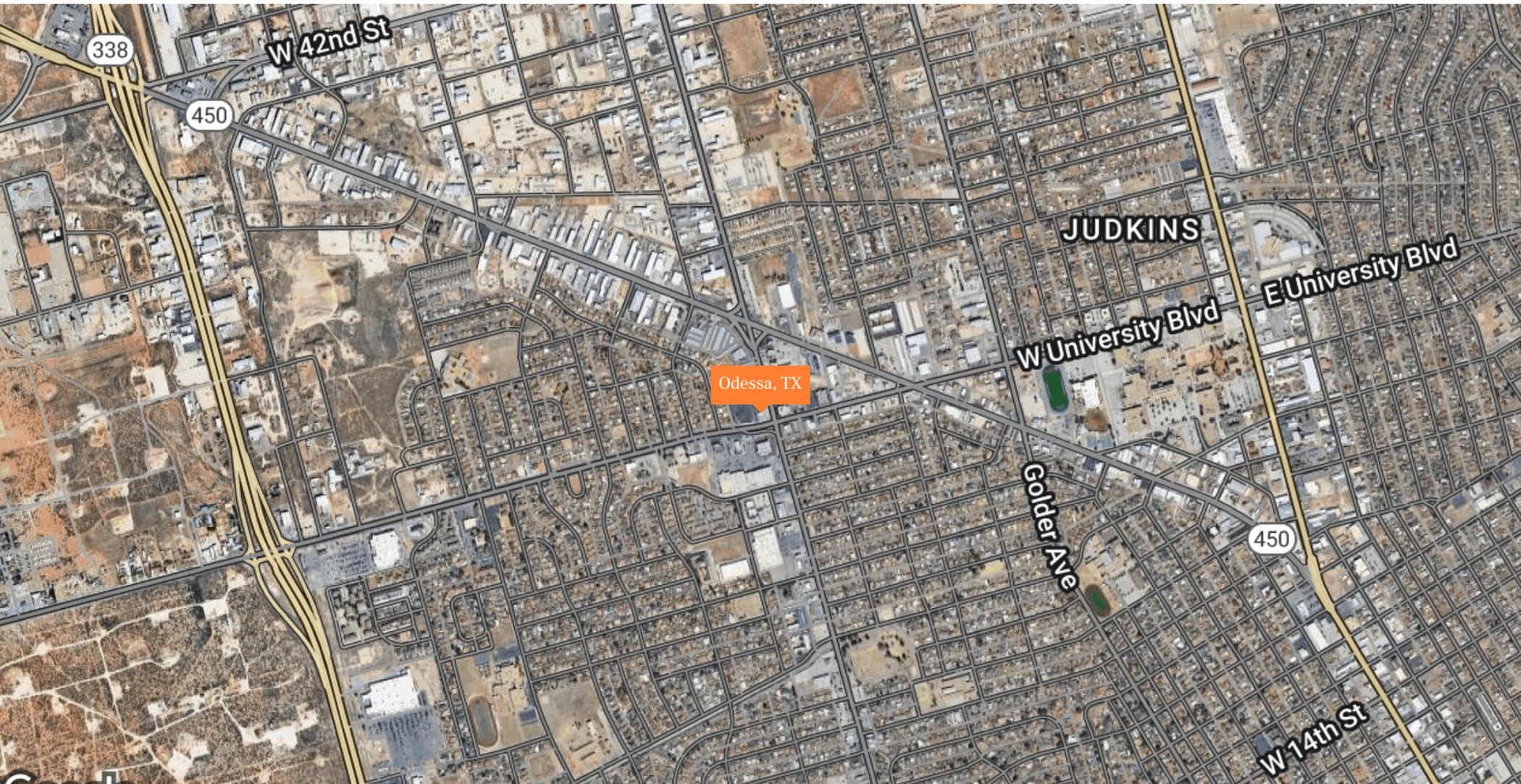
Austin Williams

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LOCAL MAP //





OFFERING SUMMARY



Rent/Mo.
\$10,000-\$11,750/Mo



Rent Ask Rate
\$141,000 /Yr.



Grocery outparcel
Hard Corner

Rent Ask	\$141,000
Month	\$10,000-\$11,750
Year Built	2011
Rent/SF	\$5.43

OPERATIONAL

Lease Type	Triple Net (NNN)
Traffic Counts	46,321 University BLVD / 22,619 N Country Rd
Lease Expiration	10 year lease
Gross SF	2,000 SF
Full Kitchen	With Drive Tru
Lot Size	0.38 Acres (16,552 SF)
Occupancy	Full
Historic Performance	Sales around 1.2M/yr



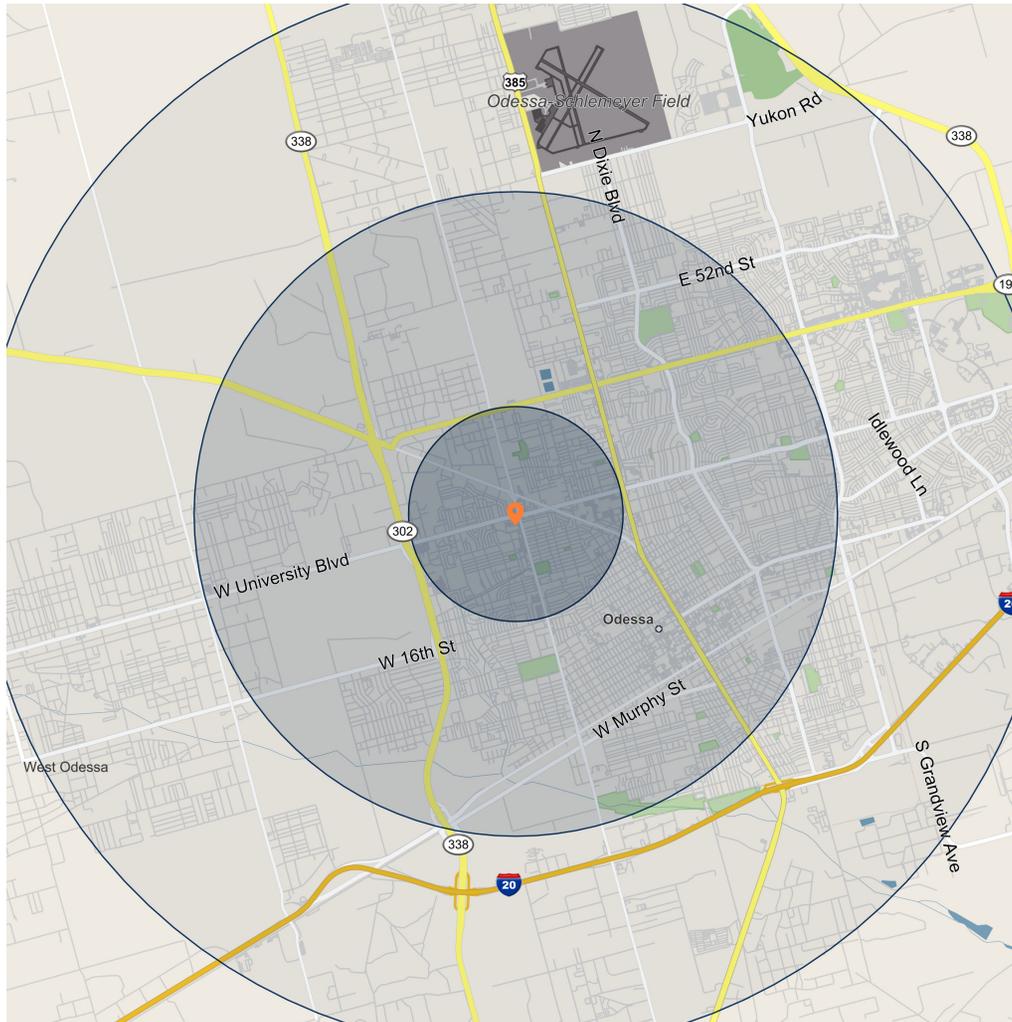
2701 N County Rd W, Odessa, TX 79764

INVESTMENT OVERVIEW

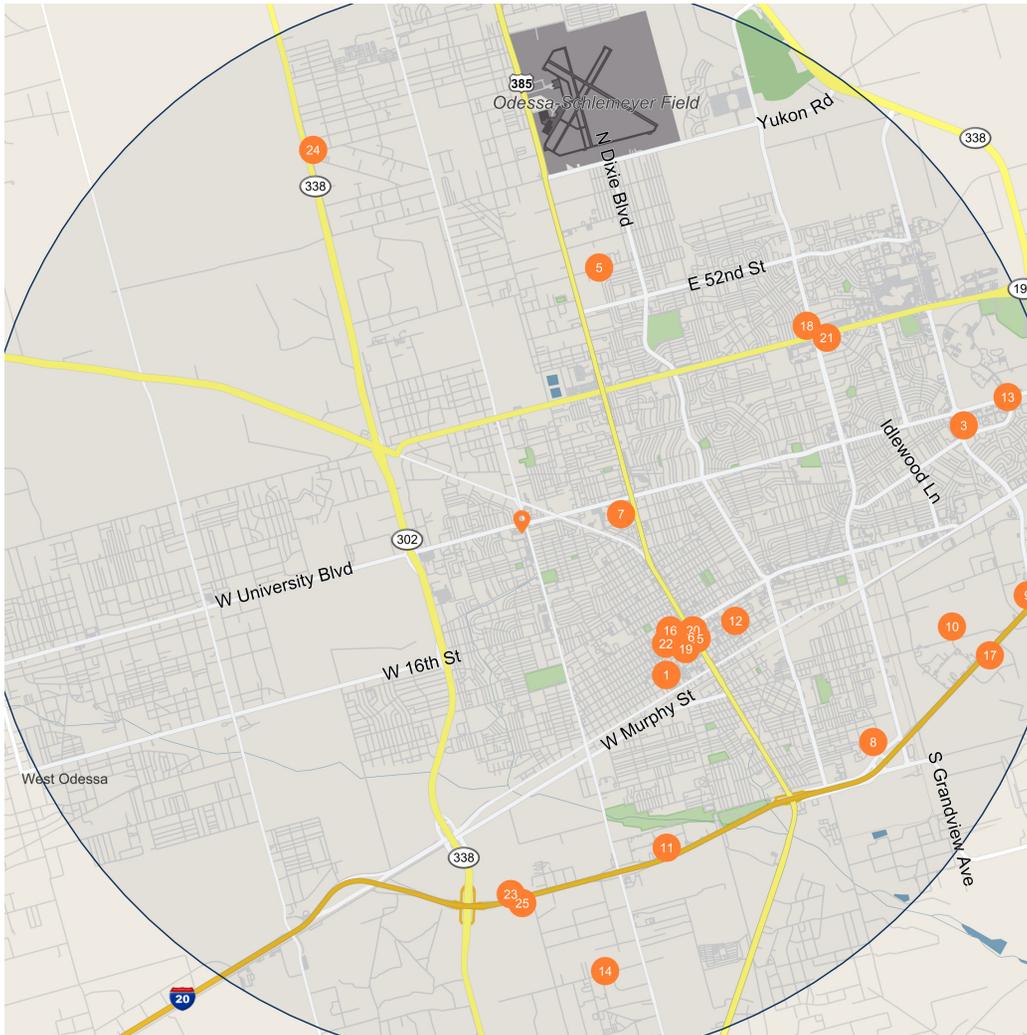
This property sits on a high-visibility high traffic count hard corner at a signalized intersection along W University Blvd, one of Odessa's most active and established retail corridors. The site benefits from strong daily traffic counts, close proximity to Odessa College, and is less than half a mile from the stadium, ensuring steady consumer flow. Dense surrounding neighborhoods, nearby schools, and its position as an outparcel to a successful grocery-anchored trade area further enhance built-in demand and support strong tenant performance.

The immediate trade area is a proven retail node, supported by national brands, essential services, and long-standing community institutions that create a consistent, repeatable customer draw. With excellent ingress/egress, signalized intersection control, and deep market familiarity, the location is well-positioned for tenant retention, sustained traffic, and long-term asset value protection.

DEMOGRAPHICS //



	1 Mile	3 Miles	5 Miles
POPULATION			
2028 Projection	13,002	72,381	123,072
2023 Estimate	12,260	69,413	117,930
2020 Census	11,585	65,805	113,200
2010 Census	12,229	65,895	107,721
HOUSEHOLD INCOME			
Average	\$66,448	\$63,966	\$69,757
Median	\$50,525	\$47,123	\$50,534
Per Capita	\$23,377	\$22,066	\$24,715
HOUSEHOLDS			
2028 Projection	4,585	25,013	43,595
2023 Estimate	4,292	23,835	41,523
2020 Census	4,086	23,024	40,015
2010 Census	4,318	22,777	38,563
HOUSING			
Median Home Value	\$120,803	\$111,950	\$130,655
EMPLOYMENT			
2023 Daytime Population	17,813	92,215	147,919
2023 Unemployment	6.57%	6.40%	6.02%
Average Time Traveled (Minutes)	23	23	23
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	33.03%	32.88%	31.58%
Some College (13-15)	23.01%	21.35%	22.26%
Associate Degree Only	6.48%	6.60%	7.45%
Bachelor's Degree Only	8.69%	7.90%	9.90%
Graduate Degree	3.90%	2.98%	3.99%



Major Employers		Employees
1	Compass Group USA Investments-Quiznos Subs	4,267
2	Ector County Hospital District-Medical Center Health System	1,600
3	Command Center Inc	1,356
4	Continuecare Hosp Midland Inc-Continuecare Hospital Midland	984
5	Saulsbury Industries Inc	752
6	Harden Healthcare Services LLC	608
7	Odessa Junior College District-Odessa College	600
8	Oklahoma Tank Lines Inc-United Petroleum Tranports	568
9	Saulsbury Industries Inc	488
10	Pumpco Energy Services Inc	464
11	Axis Well Services LLC	413
12	Odessa Regional Hospital LP-Odessa Rgonal Med Ctr S Campus	340
13	University of Txas of Prmian B	297
14	U S Weatherford L P	292
15	Foundever Operating Corp	222
16	Ector County Ind Schl Dst-Ecisd	220
17	Rush Sales Company-Rush Overland Manufacturing	220
18	Texas Roadhouse Inc-Texas Roadhouse	211
19	Nurses Unlimited Inc	207
20	Nurses Unlimited Inc	207
21	Nurses Unlimited Inc	207
22	City of Odessa	200
23	Blakely Construction Co Inc-Blakely Oilfield Maint & Cnstr	200
24	R3 Petroleum Contractors LLC	200
25	New Permian Holdco LLC-Permianlide	200

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Planet Fitness

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