



LAND FOR SALE, LEASE,  
OR BUILD TO SUIT

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# PROPERTY DESCRIPTION

Prime Land Development

Zoning - LC

.92 Acres

Located in:

Parks Legado Town Center

7200 HWY 191 Odessa, TX 79765



# Q FEATURES

## **Highway Visibility:**

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

## **Zoning:**

Currently Zoned for Light Commercial, offering a wide range of business opportunities.

## **Development Potential:**

Ideal for retail, restaurant, or drive thru establishments.

## **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



TX-191 46,516 vehicles



Tres Hermanas Blvd.  
3,956 vehicles



Subject Property

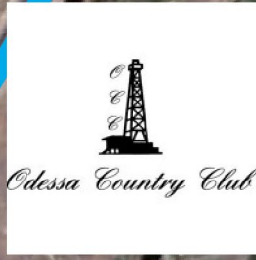
Parks Legado Rd.  
1,743 vehicles



Faudree Rd.  
15,591 vehicles



La Paz Circle



Mission Estates



Midland International  
Air & Space Port



< ODESSA

HWY 191

MIDLAND >



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.

## **International Airport:**

A quick 15 minute drive to Midland International Airport.

## **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.

# 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:

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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 Parks Legado Town Center!