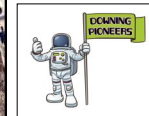


RESIDENTIAL LAND AVAILABLE FOR SALE

16th Street & Knox Avenue, Odessa, TX 79763



Edward K. Downing Elementary

Built in 2015, Downing Elementary has a population of approximately 850 students. Downing is a 21st Century school that serves grades K-5.



BOYS & GIRLS CLUBS OF THE PERMIAN BASIN

The Boys & Girls Club is one of the largest charities in the country with nearly 4,000 locations. Their goal is to help young people become productive, caring, and responsible citizens by providing enriching experiences in a positive environment.



Property Information

- Sale Price:** \$10,000/AC
- Total Available Acreage:** ±77.9 Acres
- Zoning:** Outside of City Limits

Property Highlights

- ECUD Water Utilities Nearby (See Page 4)
- Great Location for New Residential Development
- Located in West Odessa Growth Area
- Adjacent to Desert Willow Homes

Desert Willow Estates

Desert Willow Estates, is a premier subdivision located in Odessa, TX. The variety of homes were built from 2009 through 2012 and provides a serene and welcoming environment for families. Homes Range from \$300,000 - \$600,000.



JANICE HAVENS
 Broker/Owner
 Phone: (432) 582-2250
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BRANDON IBARRA
 Agent Assistant
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 Brandon.Ibarra@havensgroup.net

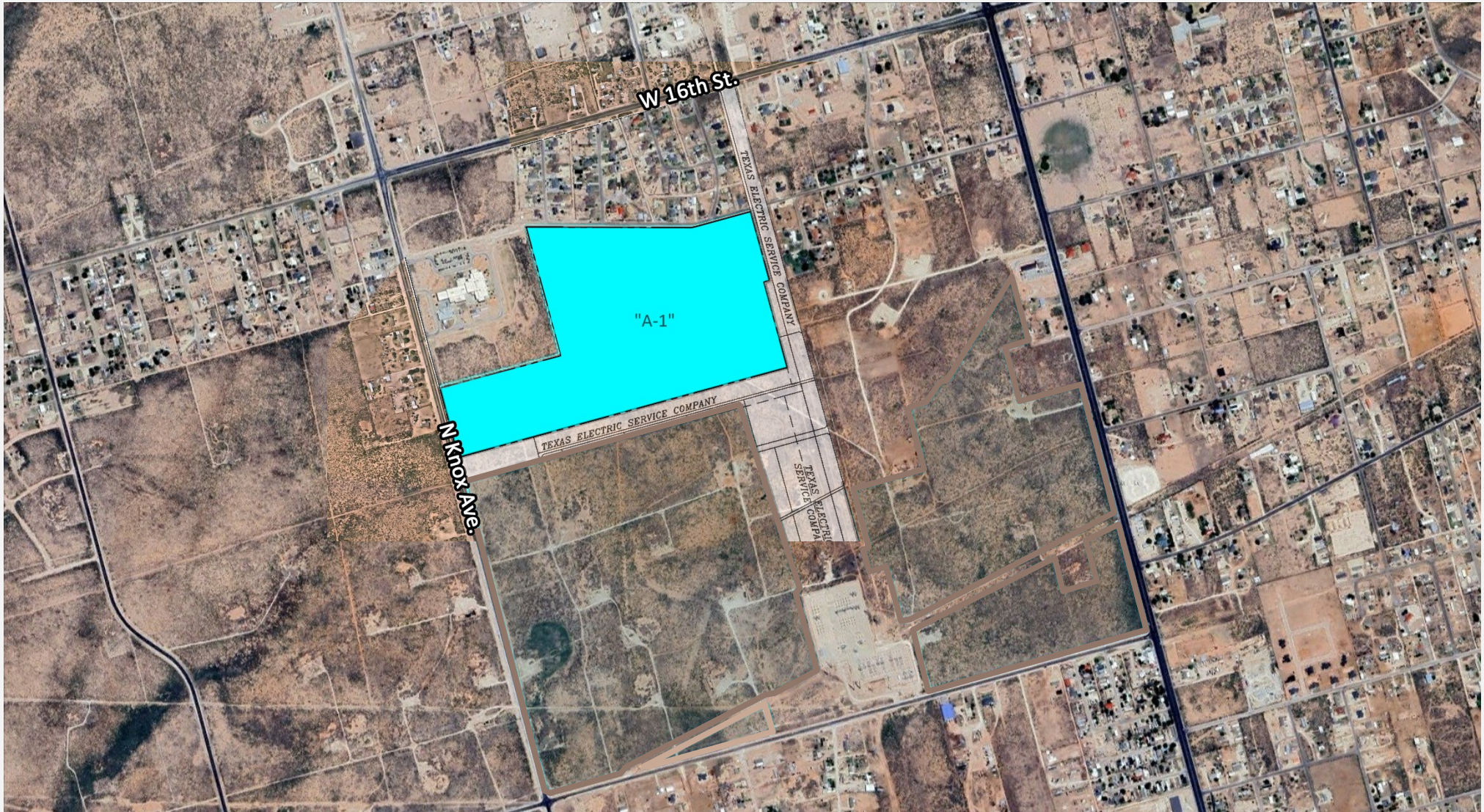
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Current Plat - (Restricted for Residential Lot Development)



JANICE HAVENS
Broker/Owner
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6010 East Hwy 191, Ste. 145 | Odessa, TX 79762 | Office: 432.582.2250 | www.havensgroup.net

BRANDON IBARRA
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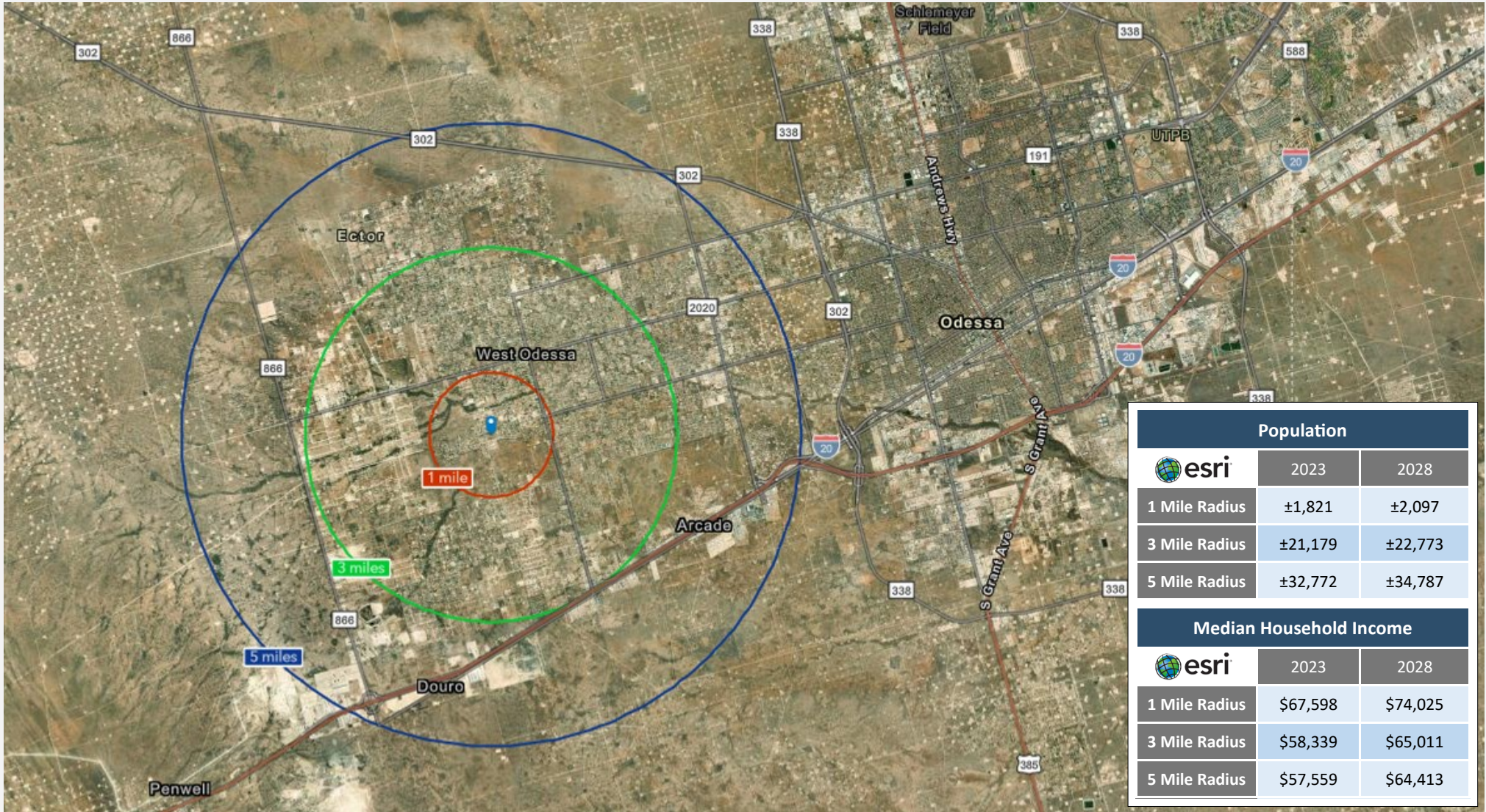
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Demographics



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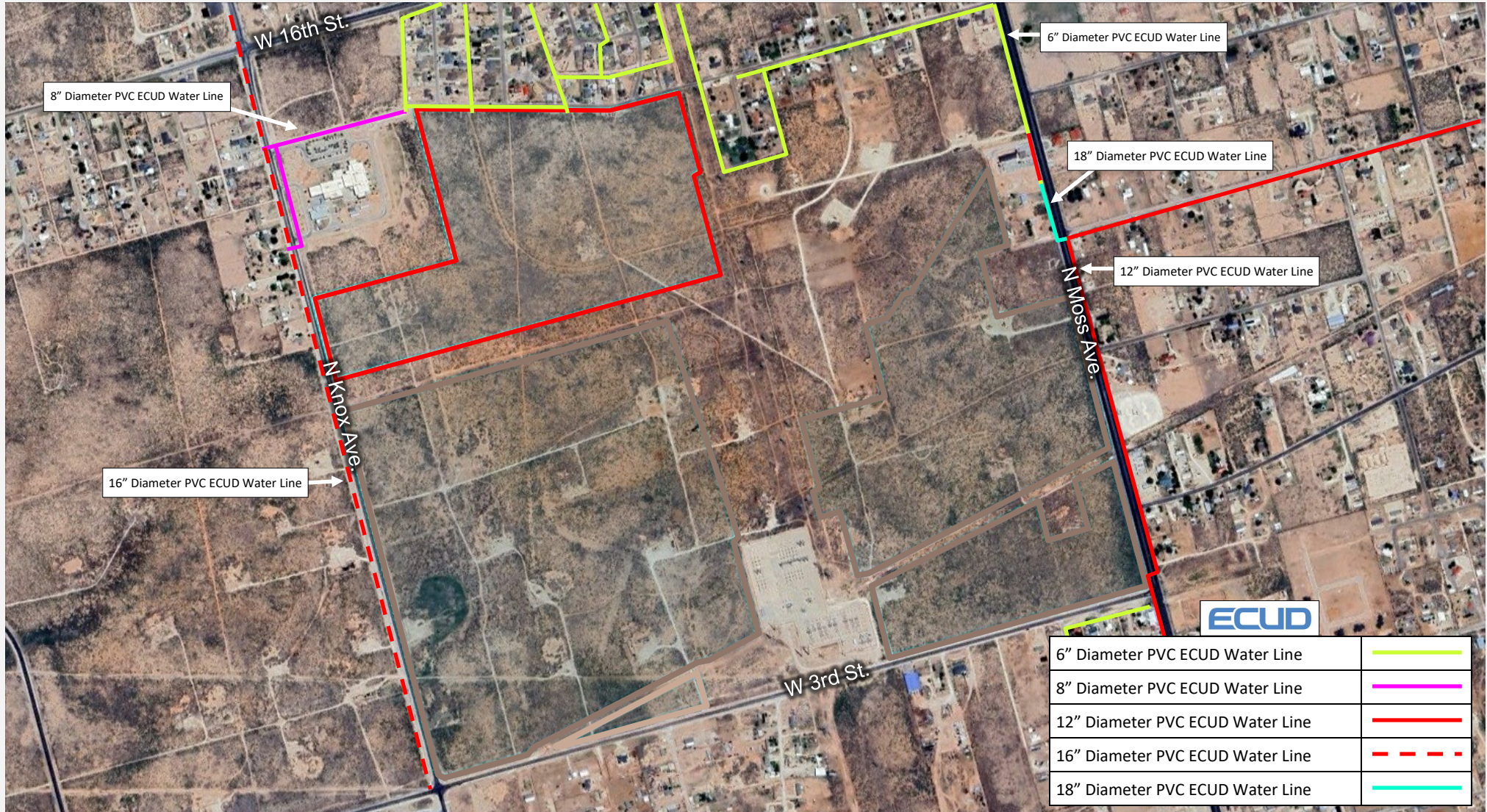
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ECUD Water Lines

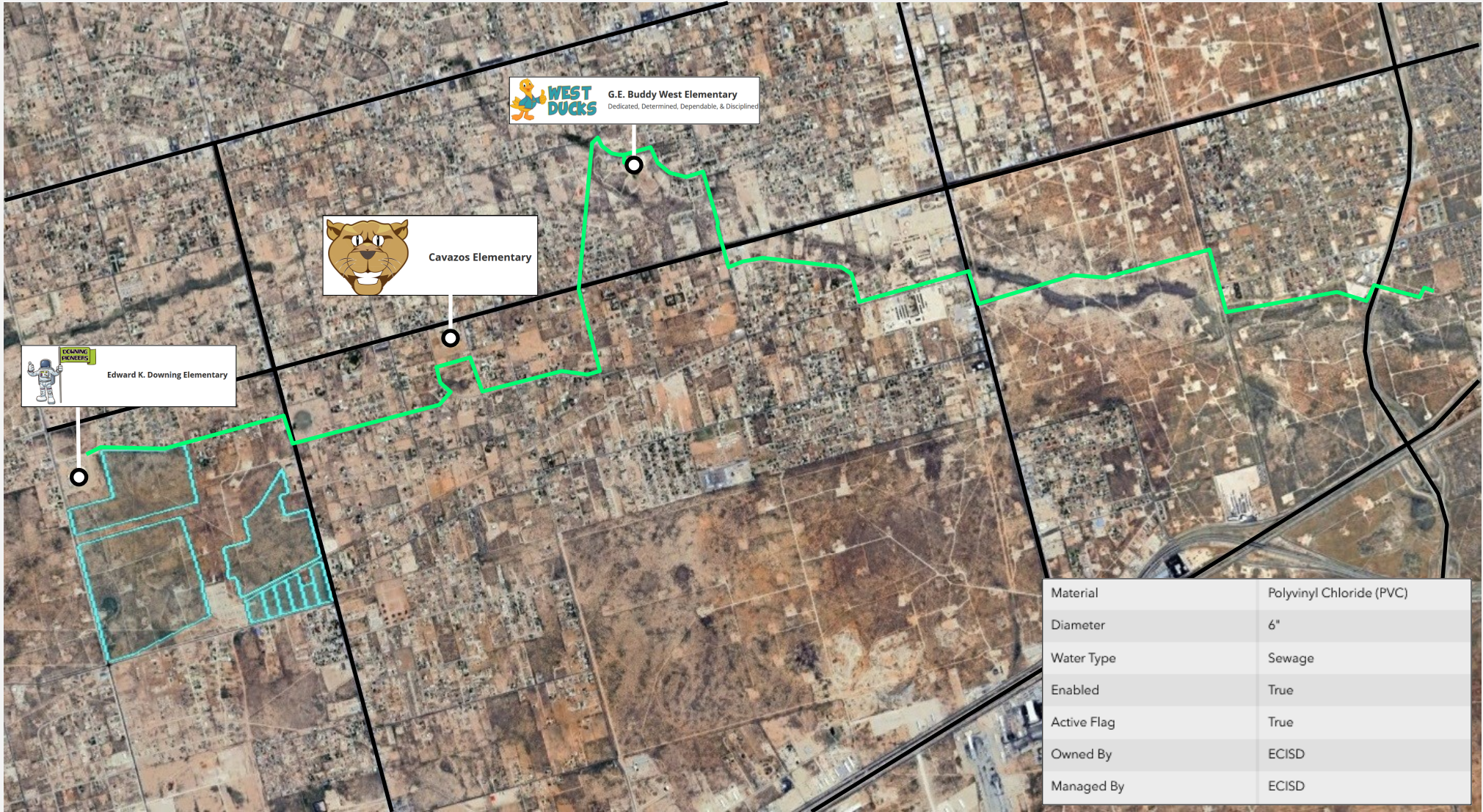


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DISCLAIMER

ECISD Sewer Line



Material	Polyvinyl Chloride (PVC)
Diameter	6"
Water Type	Sewage
Enabled	True
Active Flag	True
Owned By	ECISD
Managed By	ECISD

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Murry Fly Elementary has a student population of approximately 950 students.

Buddy West Elementary has a student population of approximately 700 students.

Cavazos Elementary has a student population of approximately 700 students.

Located adjacent to the property, Downing Elementary has a student population of approximately 850 students.

Subject Property

Future Middle School Location and Proposed New Residential Sites in the South Tripp Area

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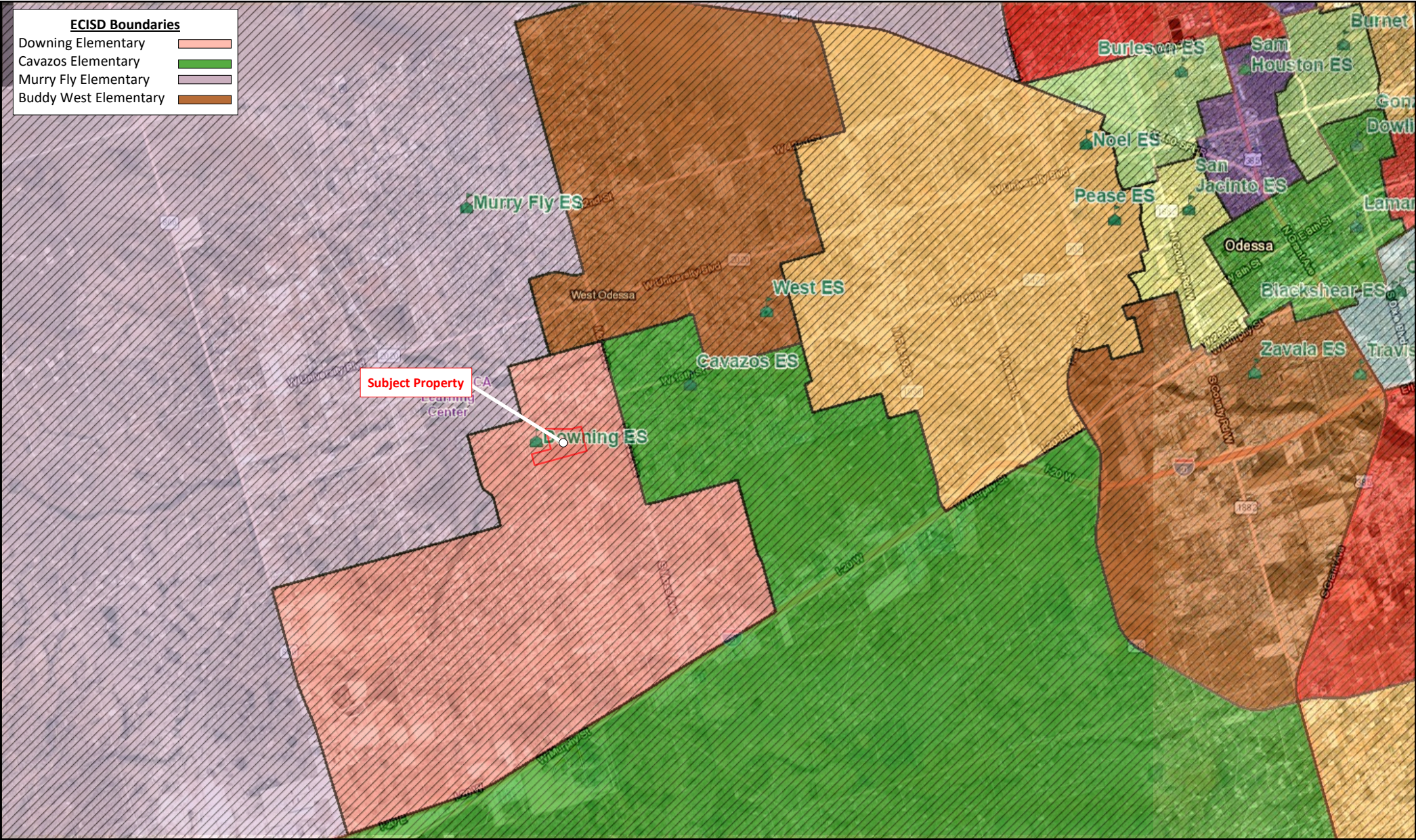
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ECISD Boundaries

Downing Elementary	
Cavazos Elementary	
Murry Fly Elementary	
Buddy West Elementary	



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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:

- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o 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	(432)582-2250
Designated Broker of Firm	License No.	Phone
Janice Havens	441019	(432)582-2250
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Janice Havens	441019	(432)582-2250
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
IABS 1-0 Date

The Havens Group, Inc. 6010 E Hwy 191, Suite 145 Odessa, TX 79762

Phone: (432)582-2250 Fax: (432)335-8534

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Janice Havens

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