



PRICE: \$475,000

**2604 E 8TH ST**

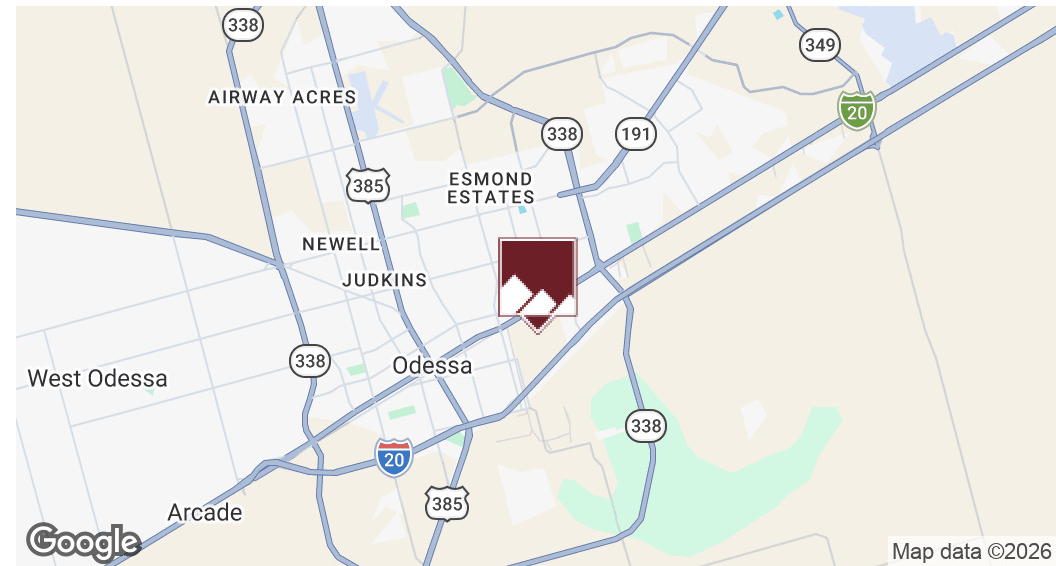
Odessa, TX 79761

**Tommy Reynolds**

Agent  
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## Property Description

Investment Opportunity in Odessa, TX! This 1,875-square-foot standalone retail building sits on a 1.04-acre lot, offering a prime location for long-term value. The property is leased to Enterprise Rent-A-Car.

## Property Highlights

- 1,000 SF Office | 875 SF Warehouse
- Within City Limits: City Utilities (Water & Sewer), Police & Fire Protection
- Paved & Fenced Lot
- E. 8th Street Frontage: 270 FT
- Traffic Counts: 18,225 Average Daily Traffic on E. 8th Street (2023)

## Location Description

Positioned along 8th Street, near its intersection with Highway 80, the property is surrounded by similar-sized commercial developments. It features 270 feet of frontage on 8th Street, providing excellent visibility.

## Offering Summary

|                |            |
|----------------|------------|
| Sale Price:    | \$475,000  |
| Lot Size:      | 1.04 Acres |
| Building Size: | 1,875 SF   |

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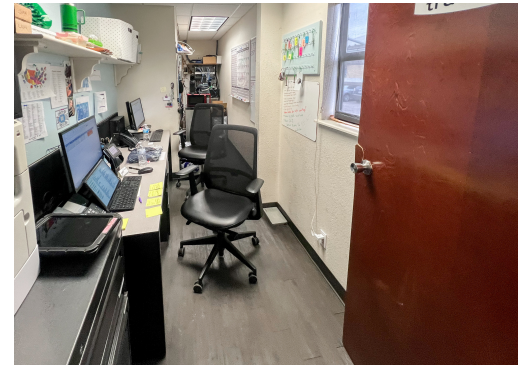
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BROKERAGE SERVICES, LLC

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Contact Broker:

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