

# N FAUDREE NORTH WIND CROSSING

Property Summary • North Tract • North Wind Crossing



## PROPERTY DESCRIPTION

One acre lot in Parks Bell Ranch North, a master planned community with housing that includes Homestead and Latitude 31, an integrated hike and bike park space, office park and retail shopping.

## PROPERTY HIGHLIGHTS

- 6900 Block of Yukon Road at Parks Bell Ranch North Odessa, TX 79762, Ector County
- Land area: 50,530 square feet
- Building area:
- Year built:

## OFFERING SUMMARY

Sale Price: \$228,750 - \$3,330,000  
Lot Size: 30,500 SF

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	3,550	19,749	56,772
Total Population	17	49,932	166,968
Average HH Income	\$104,245	\$92,339	\$85,727

For more information:

### BRIAN BELL

Broker & Manager  
brian@campanaresources.com  
817.377.1997 x3

# N FAUDREE NORTH WIND CROSSING

Executive Summary • Lot development • Retail / Office sites



## OFFERING SUMMARY

**Sale Price:** \$228,000 -  
3,300,000

**Lot Size:** 30,500 square feet  
to 10 acres

**Zoning:** Commercial/Retail

**Market:** Odessa, Texas

**Submarket:** West Texas

## PROPERTY OVERVIEW

The property is well-positioned at the intersection of Faudree Road and Yukon Road, which sees daytime traffic from area residents. Dense infill location five minutes from the University of Texas of the Permian Basin, with over 8,000 students and staff.

## LOCATION OVERVIEW

Nearby tenants include FedEx Ship Center, Pilot Travel Center, Home Depot, IHOP, Dollar General, Tractor Supply, McDonald's, What-a-Burger, and Starbucks. TX HWY 191 is the east-west thoroughfare connecting Midland to Odessa, which allows for ample traffic going to and from work.

Access to the highest producing oil and gas territory in the United States. Located near the Midland International Spaceport, it offers some of the most successful international oil and gas companies in the world. Along with oil and gas, Odessa and Midland have expanded the economy for engineering schools and space exploration as well.

For more information:

**BRIAN BELL**  
Broker & Manager  
brian@campanaresources.com  
817.377.1997 x3

# N FAUDREE NORTH WIND CROSSING

Property Description • N Faudree at E Yukon Roads • West Texas

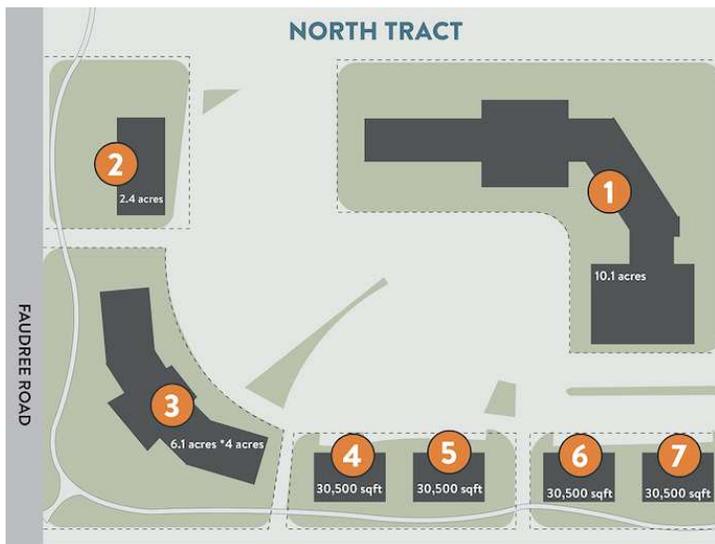


## PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 7020 N Faudree Road in Odessa, TX. The site would offer users an opportunity to build a 6,000 SF building, ideally situated in the thriving Permian Basin area, offering endless potential for retail and land investors. Zoned for Commercial/Retail use, this property provides a versatile canvas for businesses to thrive in a high-traffic location. With its strategic positioning and ample space, this property at 7020 N Faudree Road is poised to capitalize on the robust economic activity and growing consumer base of the Permian Basin area, making it a compelling choice for astute land and retail investors.

## LOCATION DESCRIPTION

Discover the potential of the Permian Basin market at the Faudree and Yukon Road NEC location. This area offers prime opportunities for retail and land investment, strategically positioned in the heart of the booming West Texas region. Nearby, investors can find notable points of interest such as the Music City Mall, The University Of Texas Permian Basin, and Ratliff Stadium, attracting a steady flow of visitors and residents. With the energy industry driving economic growth and development, this location presents an ideal investment landscape for retail and land investors seeking a promising future in the dynamic Permian Basin market.

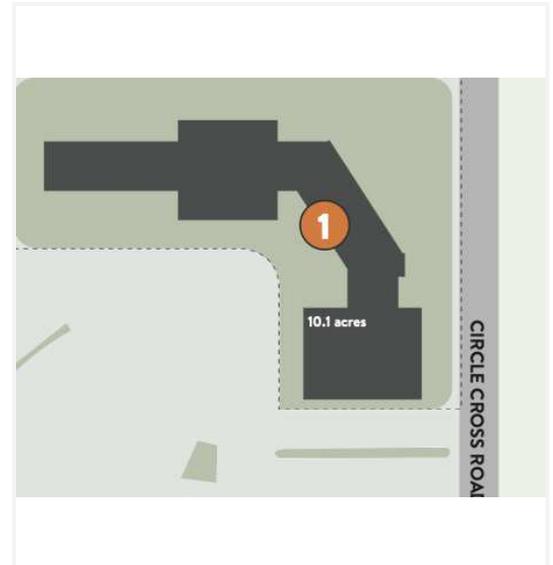
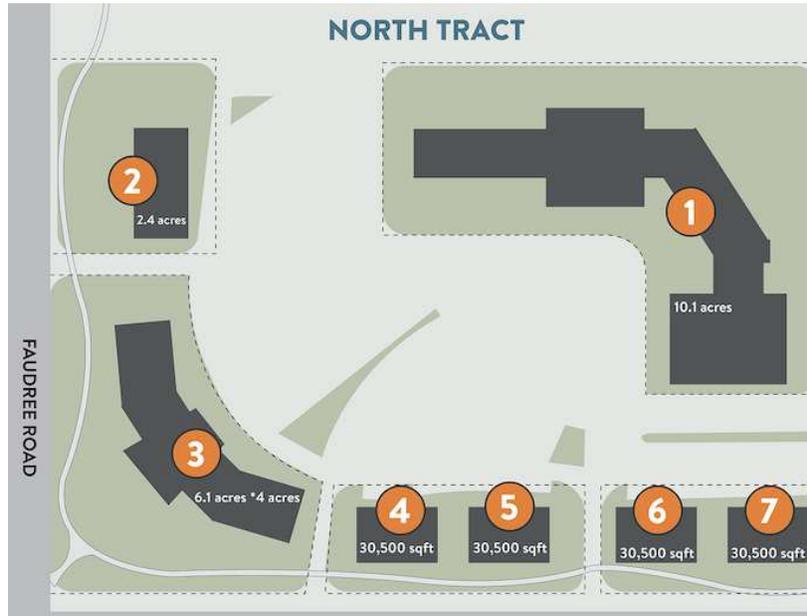


For more information:

**BRIAN BELL**  
Broker & Manager  
brian@campanaresources.com  
817.377.1997 x3

# N FAUDREE NORTH WIND CROSSING

Lot development • Retail sites • West Texas



For more information:

**BRIAN BELL**  
Broker & Manager  
brian@campanaresources.com  
817.377.1997 x3

# N FAUDREE NORTH WIND CROSSING

Lot development • Retail Sites • West Texas

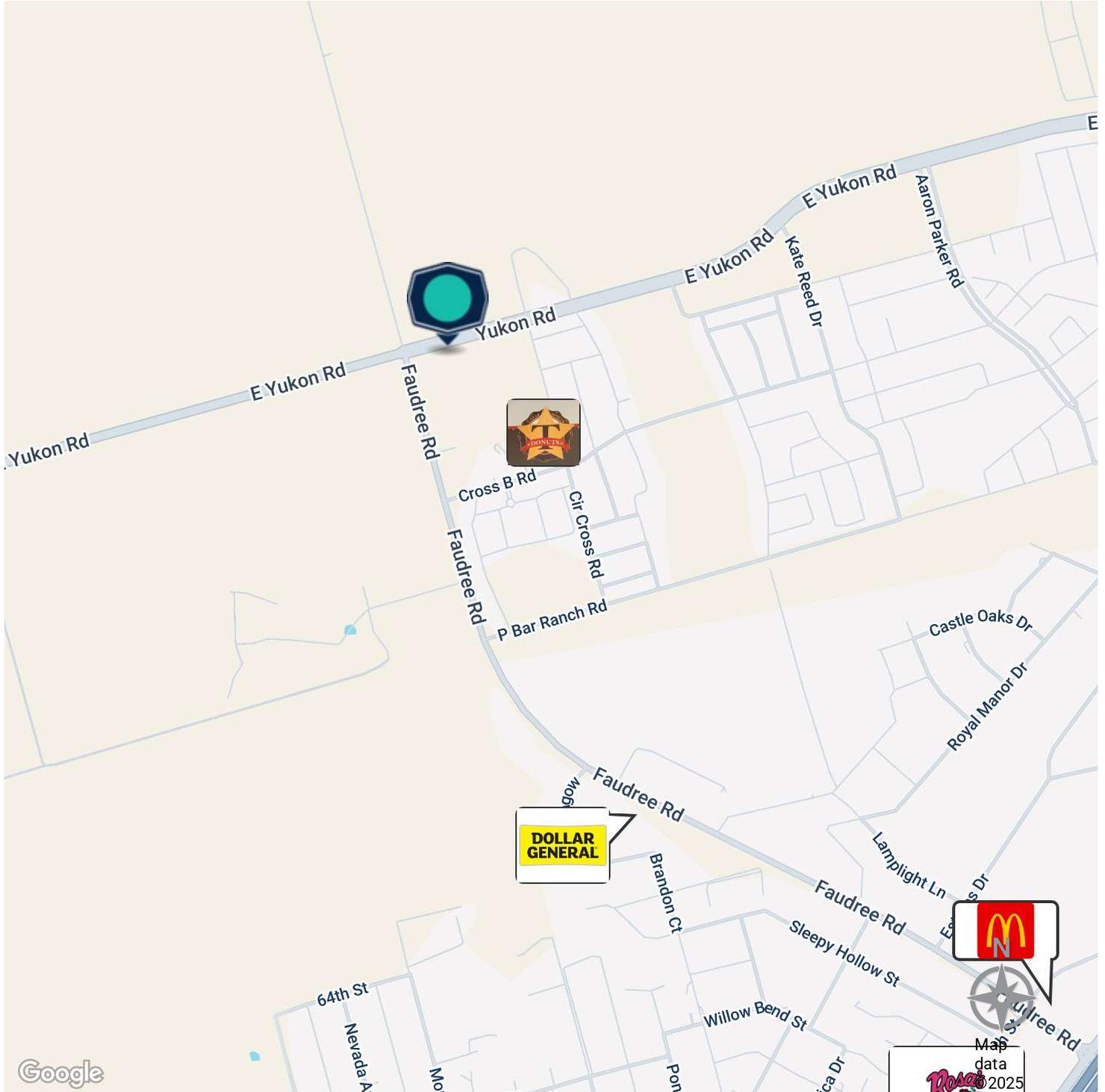


For more information:

**BRIAN BELL**  
Broker & Manager  
brian@campanaresources.com  
817.377.1997 x3

# N FAUDREE NORTH WIND CROSSING

Retailer Map • Lot development • West Texas

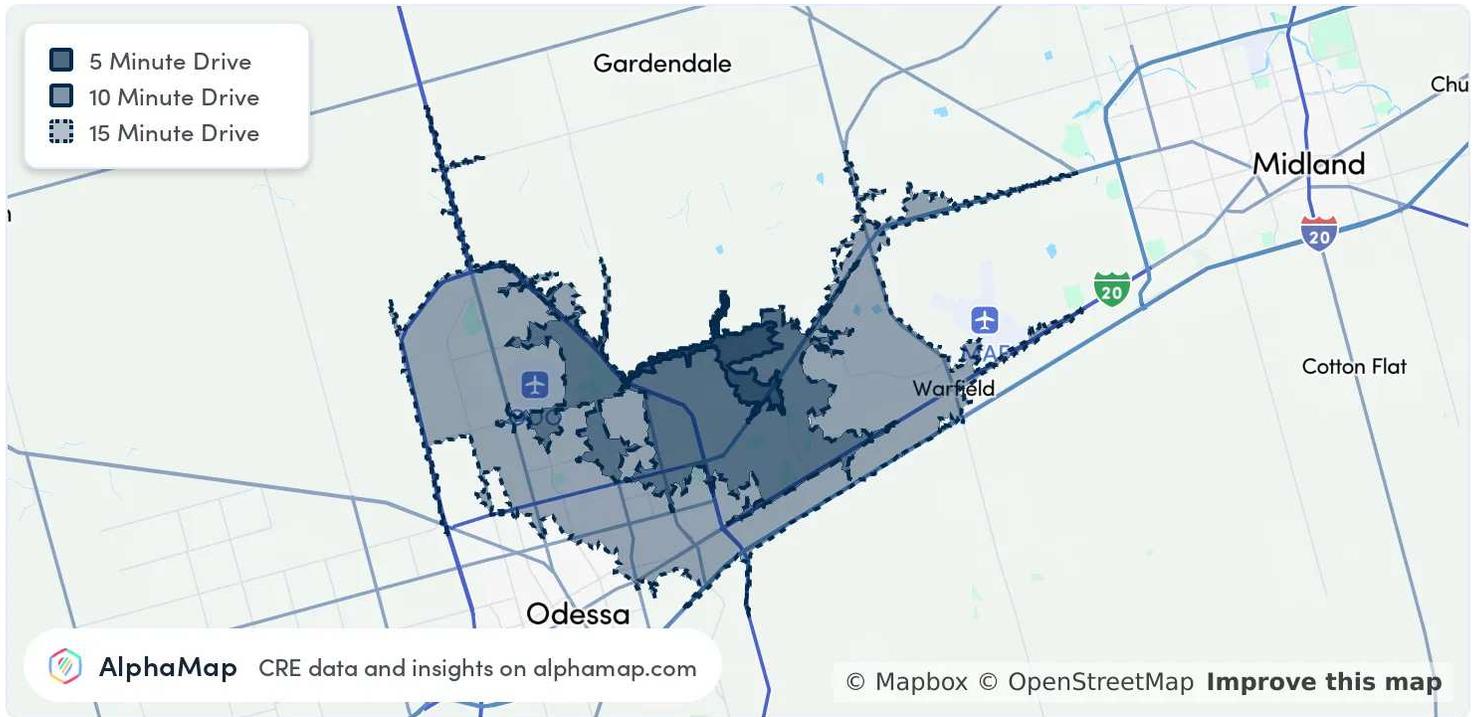


For more information:

**BRIAN BELL**  
Broker & Manager  
brian@campanaresources.com  
817.377.1997 x3

# N FAUDREE NORTH WIND CROSSING

Area Analytics • Lot development • West Texas



## POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,752	19,358	71,834
Average Age	34	37	36
Average Age (Male)	34	36	35
Average Age (Female)	35	38	37

## HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	612	7,734	26,755
Persons per HH	2.9	2.5	2.7
Average HH Income	\$138,232	\$114,244	\$95,017
Average House Value	\$839,660	\$446,398	\$303,652
Per Capita Income	\$47,666	\$45,697	\$35,191

Map and demographics data derived from AlphaMap

For more information:

### BRIAN BELL

Broker & Manager  
 brian@campanaresources.com  
 817.377.1997 x3

# YUKON ROAD RETAIL COMMERCIAL

Odessa, TX • Ground Lease/Land for Sale • Office/Retail/Medical



# OF LOTS 7 | TOTAL LOT SIZE 0.7 - 10.1 ACRES | TOTAL LOT PRICE \$228,750 - \$3,330,000 | BEST USE RETAIL SHOPPING CENTERS

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	Faudree and Yukon Road NEC		Retail	10.1 Acres	\$3,330,000	Commercial Retail
Available	2	N Faudree Road		Retail-Pad	2.4 Acres	\$1,756,300	Commercial - Retail
Available	3	NEC of Faudree and Yukon Roads		Office	174,240 SF	\$609,840	Commercial - Office Retail
Available	4	E Yukon Road		Retail-Pad	30,500 SF	\$251,625	Commercial - Retail
Available	5	E Yukon Road		Retail-Pad	30,500 SF	\$251,625	
Available	6	E Yukon Road		Retail-Pad	30,500 SF	\$549,000	Commercial - Retail
Available	7	E Yukon Road at Circle Cross Road		Retail-Pad	30,500 SF	\$228,750	Commercial - Retail

For more information:

**BRIAN BELL**  
Broker & Manager  
brian@campanaresources.com  
817.377.1997 x3



# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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:
  - 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.

### Campana Resources, LLC

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
---	----------------------	----------------	----------------

### Brian R. Bell, CCIM

_____ Designated Broker of Firm	_____ 503859 License No.	_____ Email	_____ (817) 377-1997 Phone
------------------------------------	--------------------------------	----------------	----------------------------------

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
---	----------------------	----------------	----------------

_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
---------------------------------------	----------------------	----------------	----------------

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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

TAR 2501

IABS 1-0

Campana Resources, LLC 307 W. 7th Street, Ste. 1912 Fort Worth, TX 76102  
Brian Bell

Phone: 817-377-1997

Fax:

North Beach Plaza

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)