



PRICE: \$94,090

# 600 PRAIRIE AVENUE

Odessa, TX 79761

**Stephanie Gauthier**

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**Wes Gotcher**

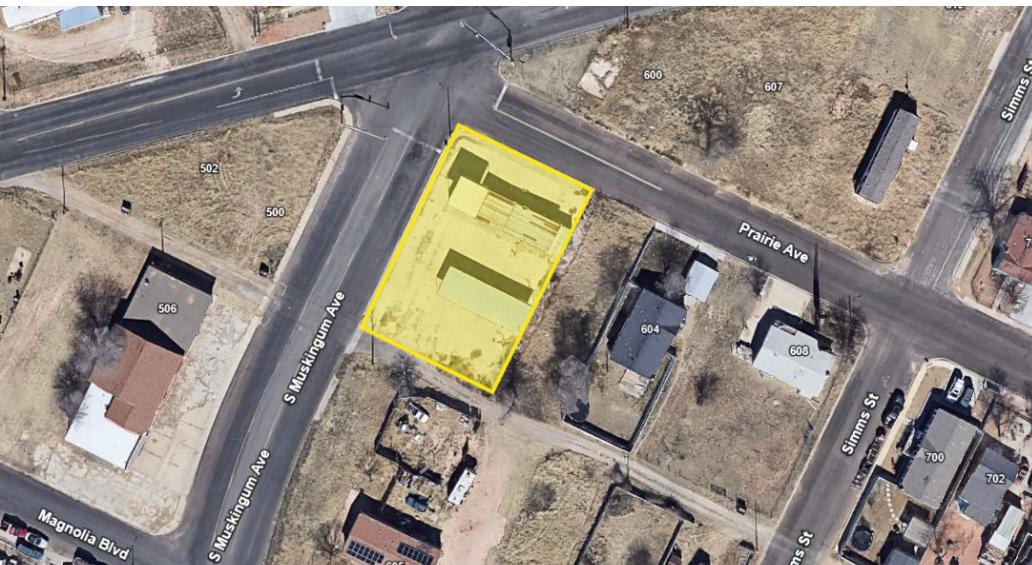
Broker | President  
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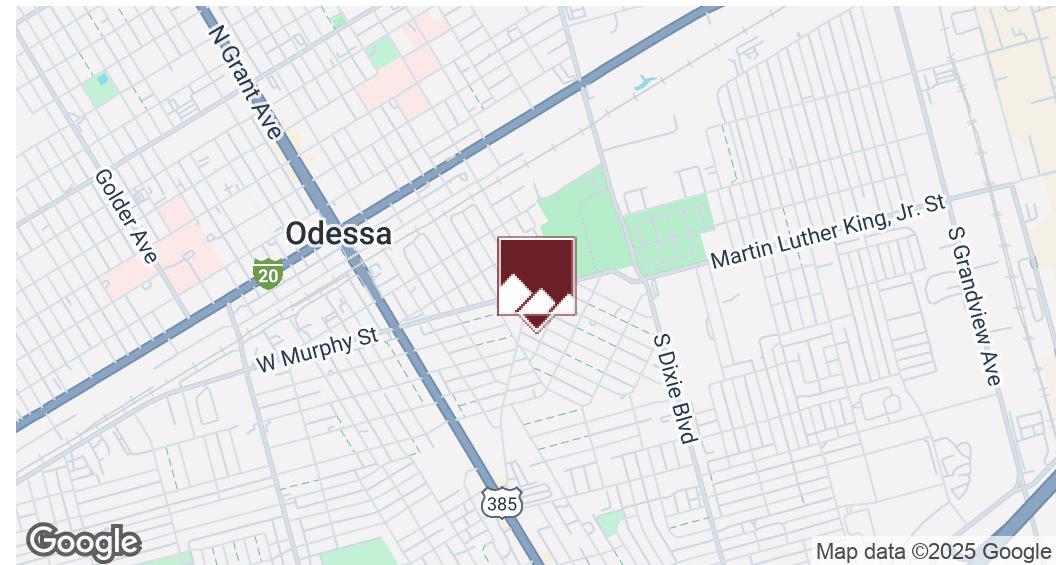


## Property Description

This  $\pm 0.273$ -acre former self-serve car wash site offers a paved lot, existing drive lanes, and on-site utilities, making it well-positioned for a variety of redevelopment opportunities. The property includes an existing structure and features ample lot depth with clear access, providing flexibility for repositioning. Ideal for a drive-thru concept, specialized automotive use, small-format retail, storage, or other service-oriented businesses, this compact but functional site presents a strong opportunity for owner-users or developers seeking a well-located commercial footprint.

## Property Highlights

- Corner Lot in Established Mixed-Use Area
- Conveniently Located Just Minutes from Downtown Odessa
- High Visibility with Steady Local and Commuter Traffic
- \*Self-Serve Car Wash Currently Not Operational



## Location Description

Positioned at 600 Prairie Ave, Odessa, TX, this property enjoys a highly visible corner lot within an established mixed-use area. The surrounding area includes a blend of residential neighborhoods and nearby commercial activity, offering steady exposure to both local residents and through-traffic.

## Offering Summary

Sale Price: \$94,090

Lot Size: 0.27 Acres

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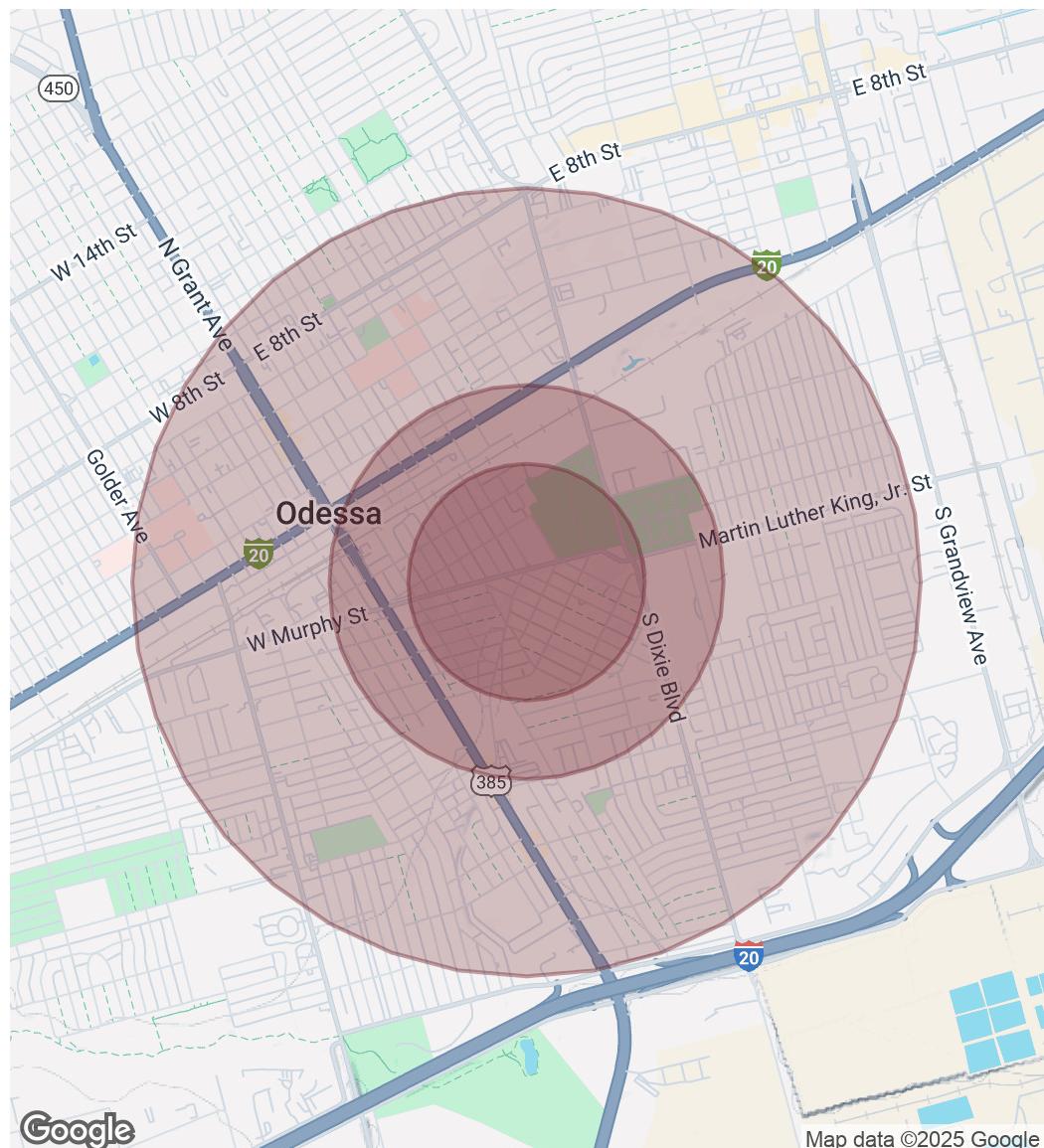
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	502	1,704	9,226
Average Age	36	37	37
Average Age (Male)	35	37	36
Average Age (Female)	37	38	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	161	563	3,112
# of Persons per HH	3.1	3	3
Average HH Income	\$52,255	\$57,770	\$64,753
Average House Value	\$96,151	\$101,972	\$143,706

Demographics data derived from AlphaMap



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## Contact Brokers:

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