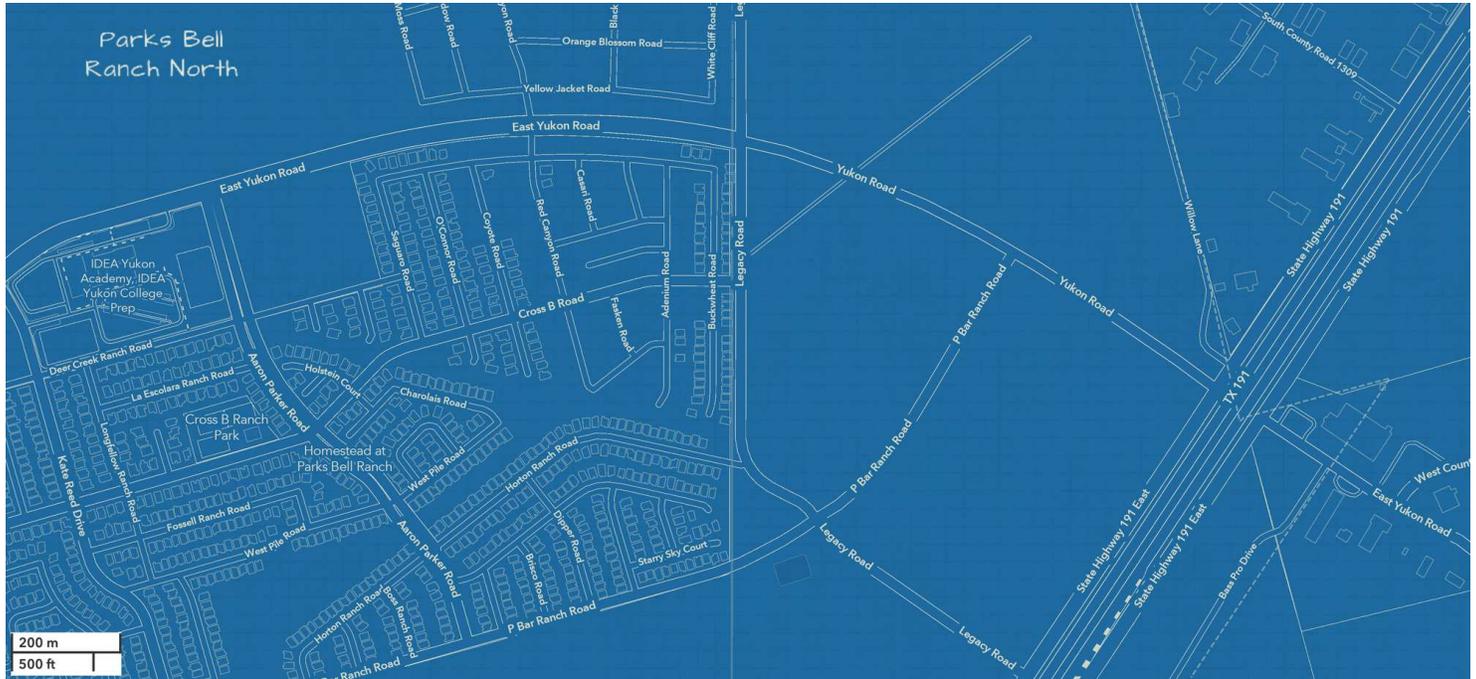


LEGACY ROAD AND YUKON E

Property Summary • Commercial development acreage • West Texas



LOCATION DESCRIPTION

Discover the abundant potential of the thriving Permian Basin market at Legacy Road and Yukon E! This high-traffic location offers proximity to major retail and dining destinations, making it an exceptional opportunity for the savvy retail-pad investor. With convenient access to highly-trafficked thoroughfares, the area presents a compelling case for retail development. Nearby points of interest include the popular Music City Mall and the prestigious Ratliff Stadium, drawing in a steady flow of visitors and local residents alike. This prime location sets the stage for a lucrative investment in the heart of the Permian Basin's dynamic commercial landscape.

PROPERTY HIGHLIGHTS

- site for a 19,000 SF building with Retail and Office zoning
- Strategic location in the Permian Basin area
- High daytime traffic for maximum visibility
- Proximity to area housing for customer convenience
- Convenient drive-through option available

For more information:

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

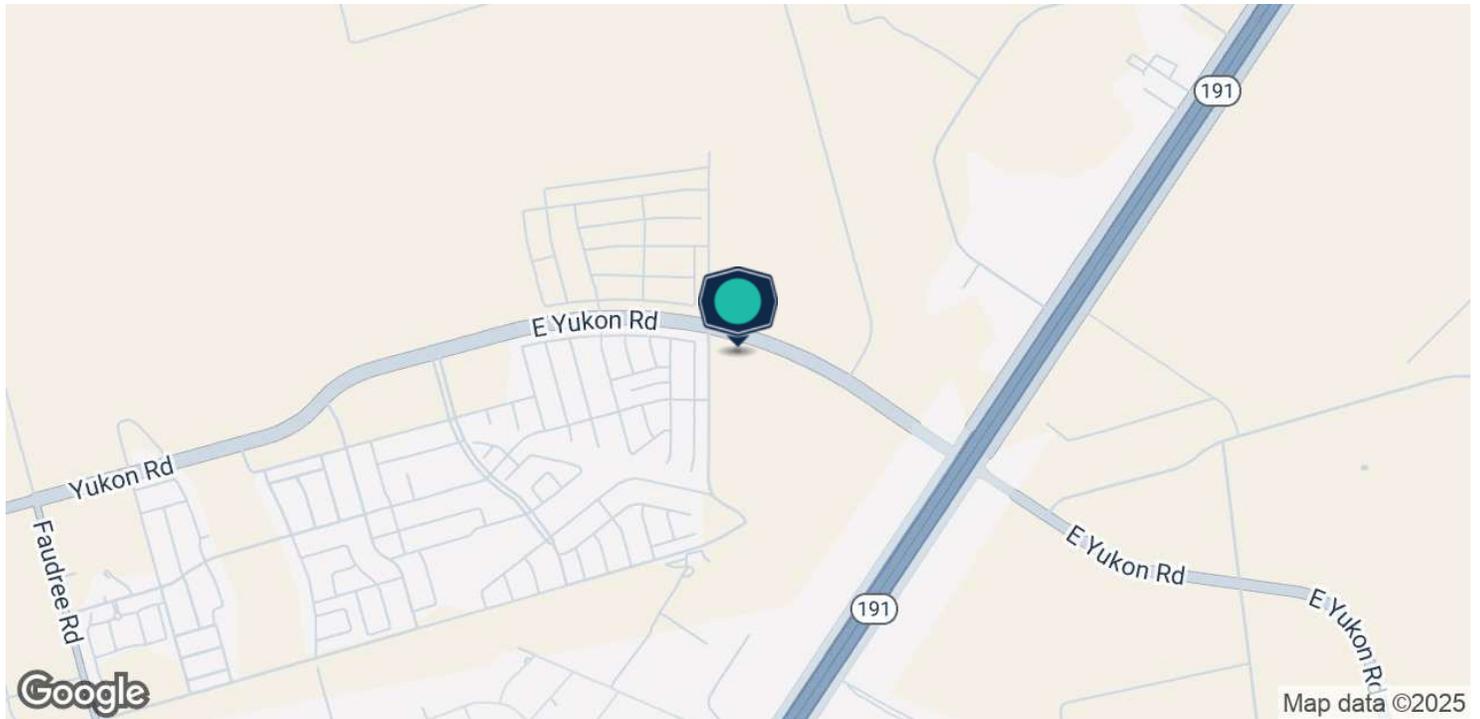
OFFERING SUMMARY

Sale Price: \$859,000 - \$1,570,000
 Lot Size: 4.67 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	994	2,036	2,189
Total Population	2,336	4,785	5,144
Average HH Income	\$101,834	\$102,107	\$101,566

LEGACY ROAD AND YUKON E

Executive Summary • Commercial lot development • West Texas



OFFERING SUMMARY

Sale Price: \$859,000 - \$1,570,000

Available SF: 43,560 - 203,425

Lot Size: 1.30 - 2.01 acres

Zoning: Commercial -
Retail, Office

Market: Permian Basin

Submarket: West Texas

PROPERTY OVERVIEW

Parks Bell Ranch East

PROPERTY HIGHLIGHTS

- Daytime traffic
- Opportunity near master planned community
- Drive-through available
- Retail pad

For more information:

BRIAN BELL

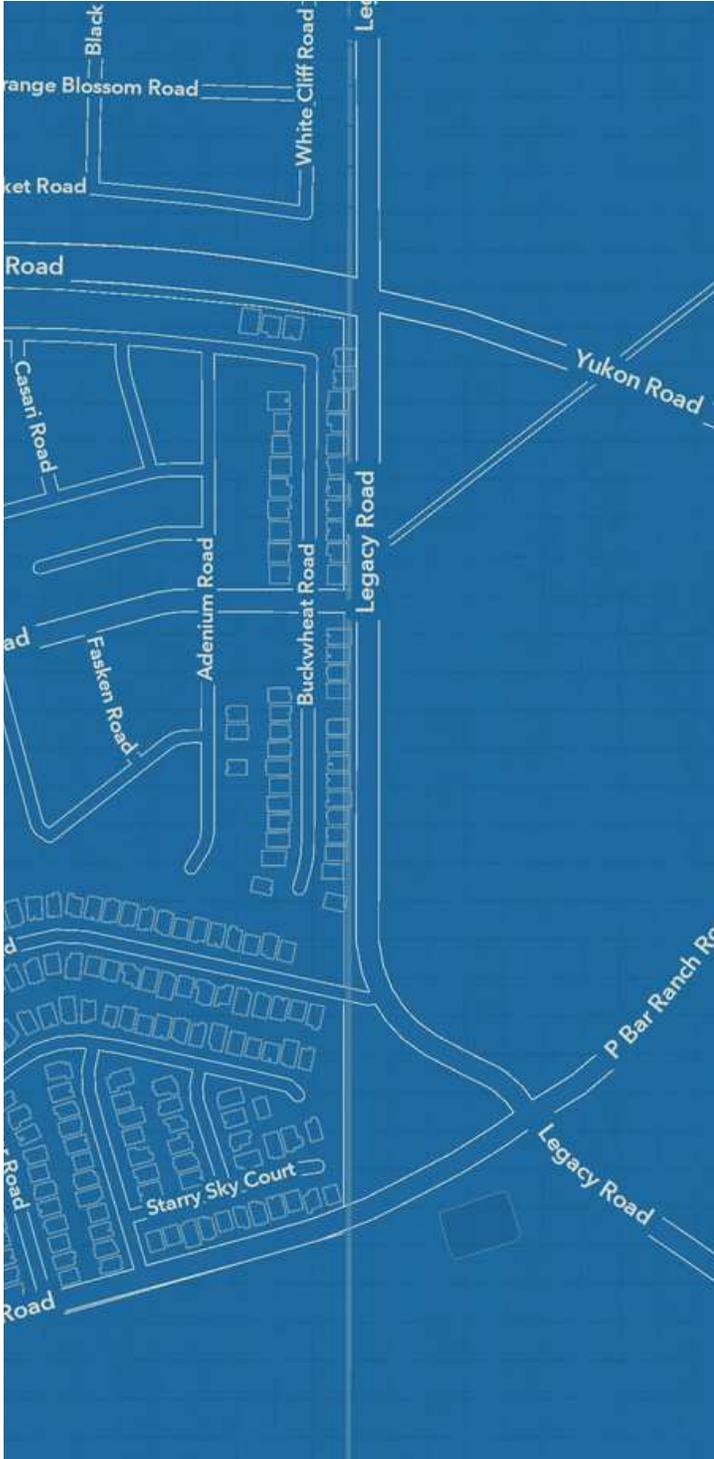
Broker & Manager

brian@campanaresources.com

817.377.1997 x3

LEGACY ROAD AND YUKON E

Parks Bell Ranch North • Commercial lot development • West Texas



LOCATION INFORMATION

Building Name	Legacy Road and Yukon E
Street Address	7800 E Yukon Rd
City, State, Zip	Odessa, TX 79765
County	Midland
Market	Permian Basin
Sub-market	West Texas
Cross-Streets	Legacy Road & E Yukon Road

PROPERTY HIGHLIGHTS

- site for a 19,000 SF building with Retail and Office zoning
- Strategic location in the Permian Basin area
- High daytime traffic for maximum visibility
- Proximity to area housing for customer convenience
- Convenient drive-through option available

For more information:

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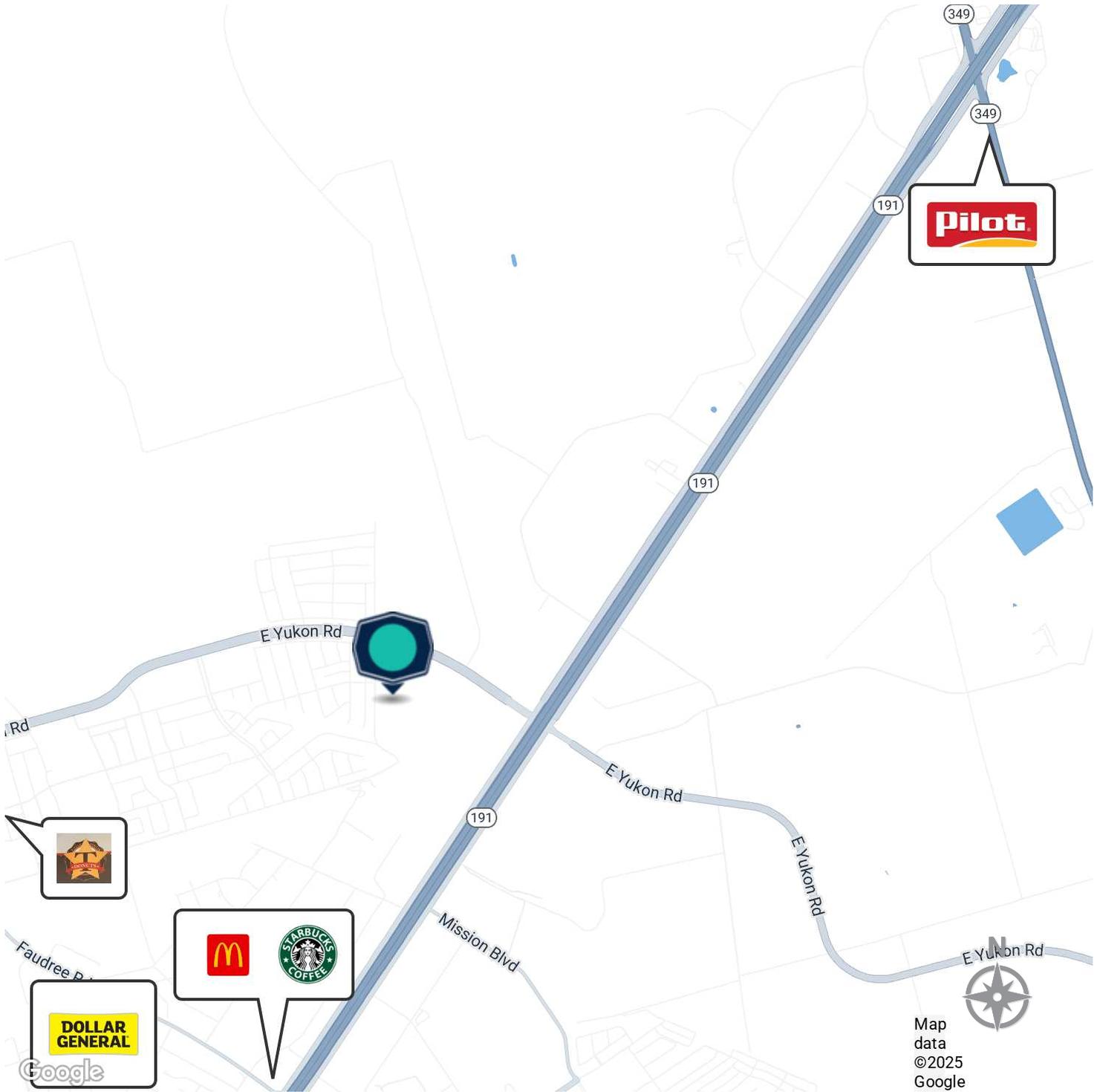
Broker & Manager

brian@campanaresources.com

817.377.1997 x3

LEGACY ROAD AT YUKON E

Retailer map • Lot development • West Texas

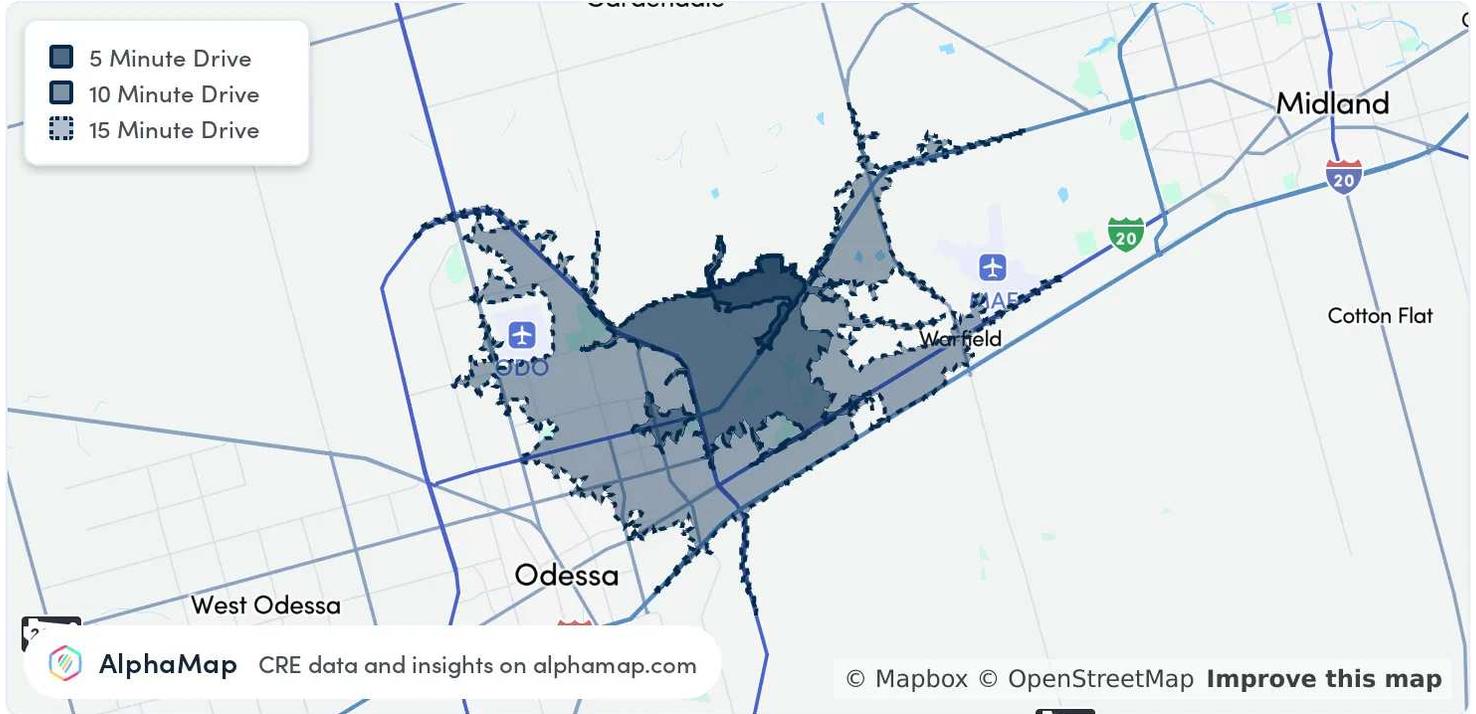


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BRIAN BELL
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817.377.1997 x3

LEGACY ROAD AND YUKON E

Area Analytics • Parks Bell Ranch North • West Texas



POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,043	14,040	56,680
Average Age	34	38	37
Average Age (Male)	33	37	36
Average Age (Female)	34	38	38

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	347	5,758	21,660
Persons per HH	3	2.4	2.6
Average HH Income	\$142,509	\$120,881	\$95,463
Average House Value	\$867,029	\$508,846	\$305,373
Per Capita Income	\$47,503	\$50,367	\$36,716

Map and demographics data derived from AlphaMap

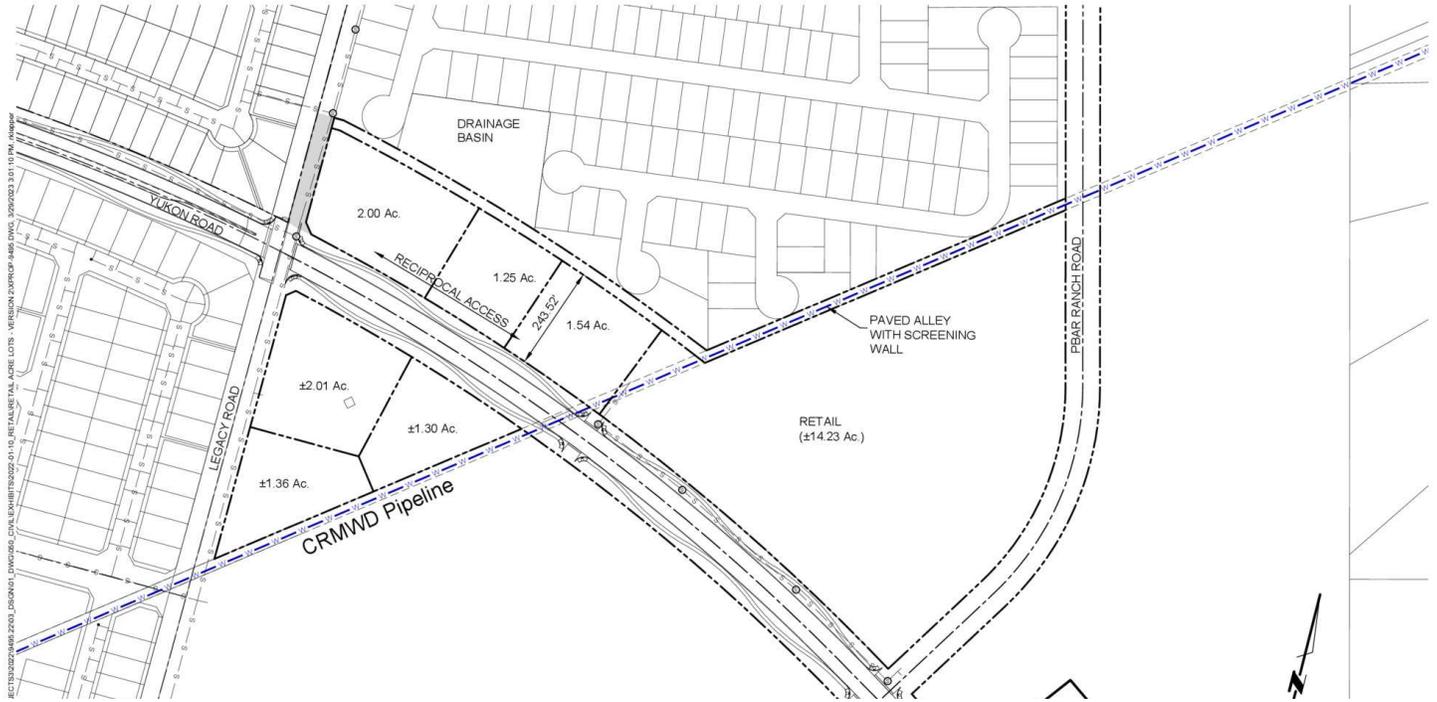
For more information:

BRIAN BELL

Broker & Manager
 brian@campanaresources.com
 817.377.1997 x3

LEGACY ROAD AND YUKON E

Land lots • Retail and Office • West Texas



OF LOTS 3 | TOTAL LOT SIZE 56,628 - 87,555 SF | TOTAL LOT PRICE \$859,000 - \$1,570,000 | BEST USE RETAIL SHOPS

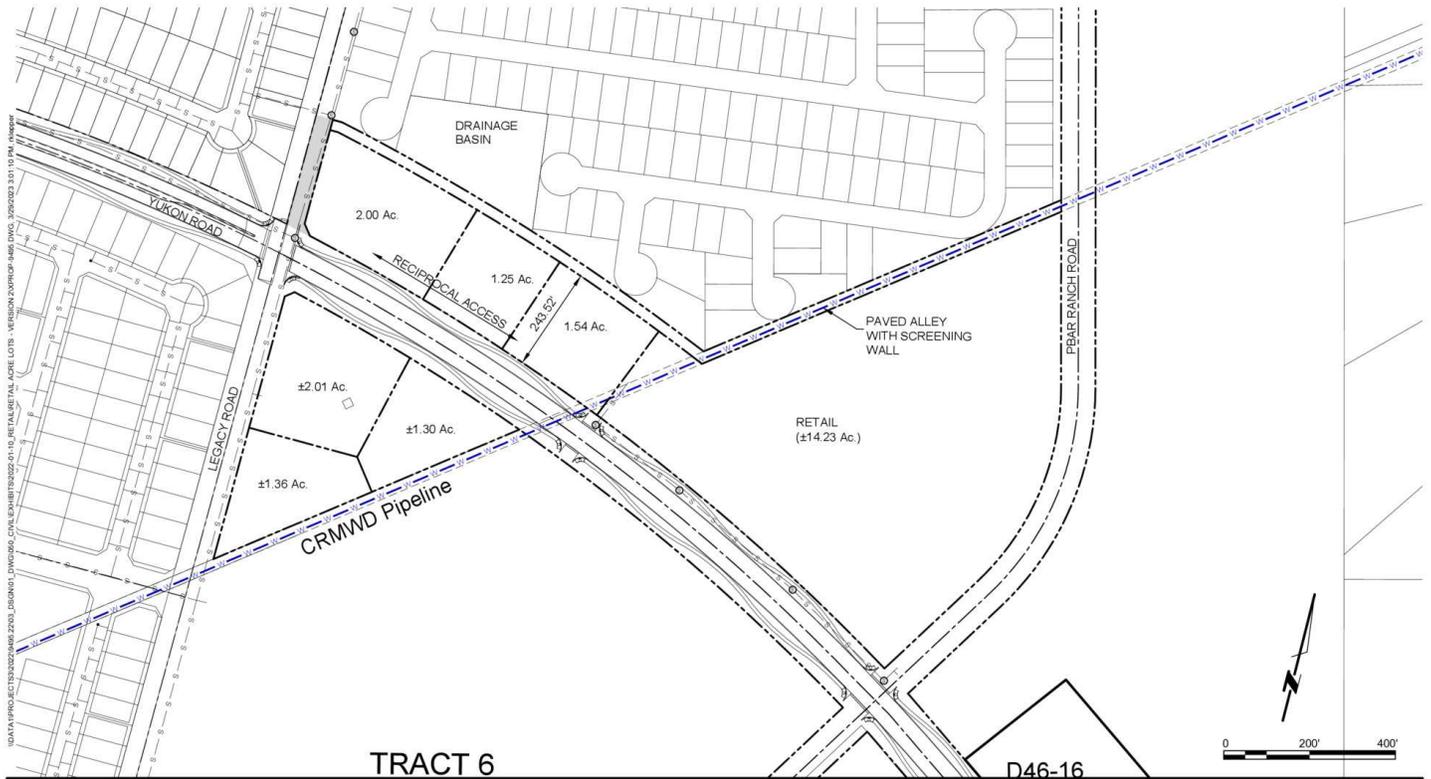
STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	7800 E Yukon Rd		Retail-Pad	87,555 SF	\$1,570,000	Commercial Retail
Available	2	Legacy Road frontage south of Yukon Road		Retail	59,242 SF	\$859,000	Commercial Retail
Available	3	Yukon Road east of Legacy Road		Retail-Pad	56,628 SF	\$1,076,000	Commercial - Retail

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 brian@campanaresources.com
 817.377.1997 x3

LEGACY ROAD AND YUKON E

Site Plan • Lot development • West Texas



**Parks Bell Ranch
Master Planning**
2012 Cross B, LLC
Northeast Odessa



Retail Tracts

Issue:	Exhibit
Date:	3/28/2023
Project No:	9495.22
Sheet:	Version 2

For more information:

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