

HIGH-VISIBILITY COMMERCIAL REDEVELOPMENT SITE ACROSS FROM ODESSA COLLEGE

606 W University Blvd, Odessa, TX 79764

LAND FOR SALE



IDI
INSULATION DISTRIBUTORS INC.®

MP Minuteman
Press.

DQ

Siddons-Martin
Emergency Group

W UNIVERSITY BLVD

N ALLEGHANNEY AVE

N WASHINGTON AVE

JUSTIN DODD
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justin@nrgrealtgroup.com

NRG REALTY GROUP
NRGREALTYGROUP.COM



HIGH-VISIBILITY COMMERCIAL REDEVELOPMENT SITE

EXECUTIVE SUMMARY

606 W UNIVERSITY BLVD, ODESSA, TX 79764



OFFERING SUMMARY

Sale Price:	\$1,300,000
Price / Acre:	\$1,710,526
Lot Size:	0.76 Acres
Year Built:	1959
Zoning:	Commercial

PROPERTY OVERVIEW

Excellent commercial redevelopment opportunity with frontage on W University across from Odessa College and next to a high-traffic Dairy Queen! This 0.76 Acre site offers excellent visibility and steady foot traffic. The existing building is 22,036 SF and includes an efficient office space, (1) 2-ton crane, and (1) 5-ton crane, supporting light manufacturing, fabrication, or logistics operations. The building has a metal roof, secure chain link fencing, and space for parking, equipment storage, or display. Redevelop this metal building into the commercial/retail space this area needs! Contact Amy or Dakota for more details on this property.

LOCATION OVERVIEW

This property is located in Odessa, TX on W University Blvd near Odessa College between US Hwy 385/Andrews Hwy and Kermit Hwy. From Odessa-Schlemeyer Field Airport, take E Terminal Drive west and turn left on Andrews Hwy. Turn right on Centergate Street, then left onto US-385 South. After 0.6 miles, turn right on W Yukon Road, then left on N Golder Avenue. Continue for 3 miles, then turn left on W University Blvd. The destination, 606 W University Blvd, will be on your left shortly after.

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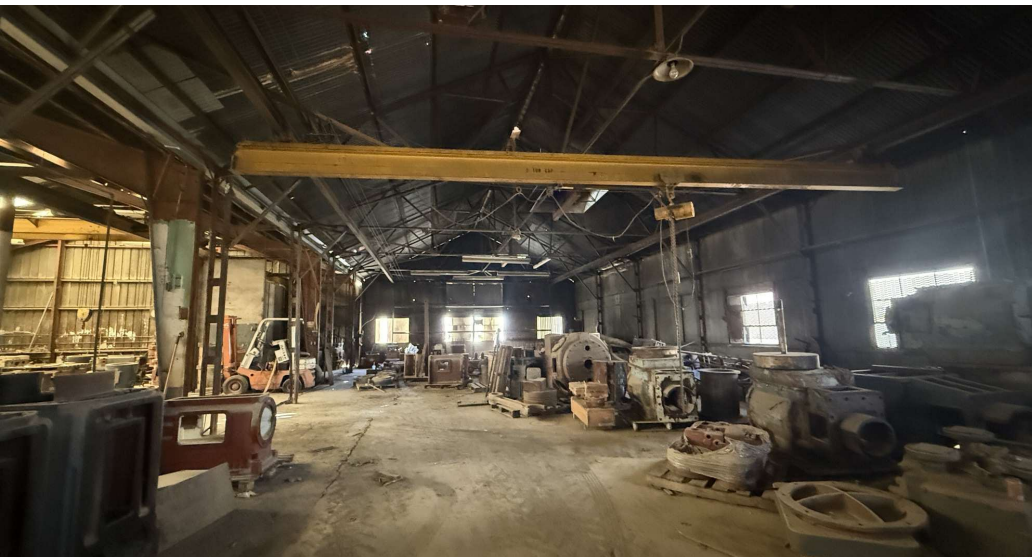
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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Redevelopment Opportunity!
- 0.76 Acre Lot with frontage on W University Blvd
- Current Structure is 22,036
- 4-6 Offices
- 2-ton Crane & 5-ton Crane
- Metal Roof, Fenced Yard
- High Traffic Area across from Odessa College



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HIGH-VISIBILITY COMMERCIAL REDEVELOPMENT SITE

RETAILER MAP

606 W UNIVERSITY BLVD, ODESSA, TX 79764



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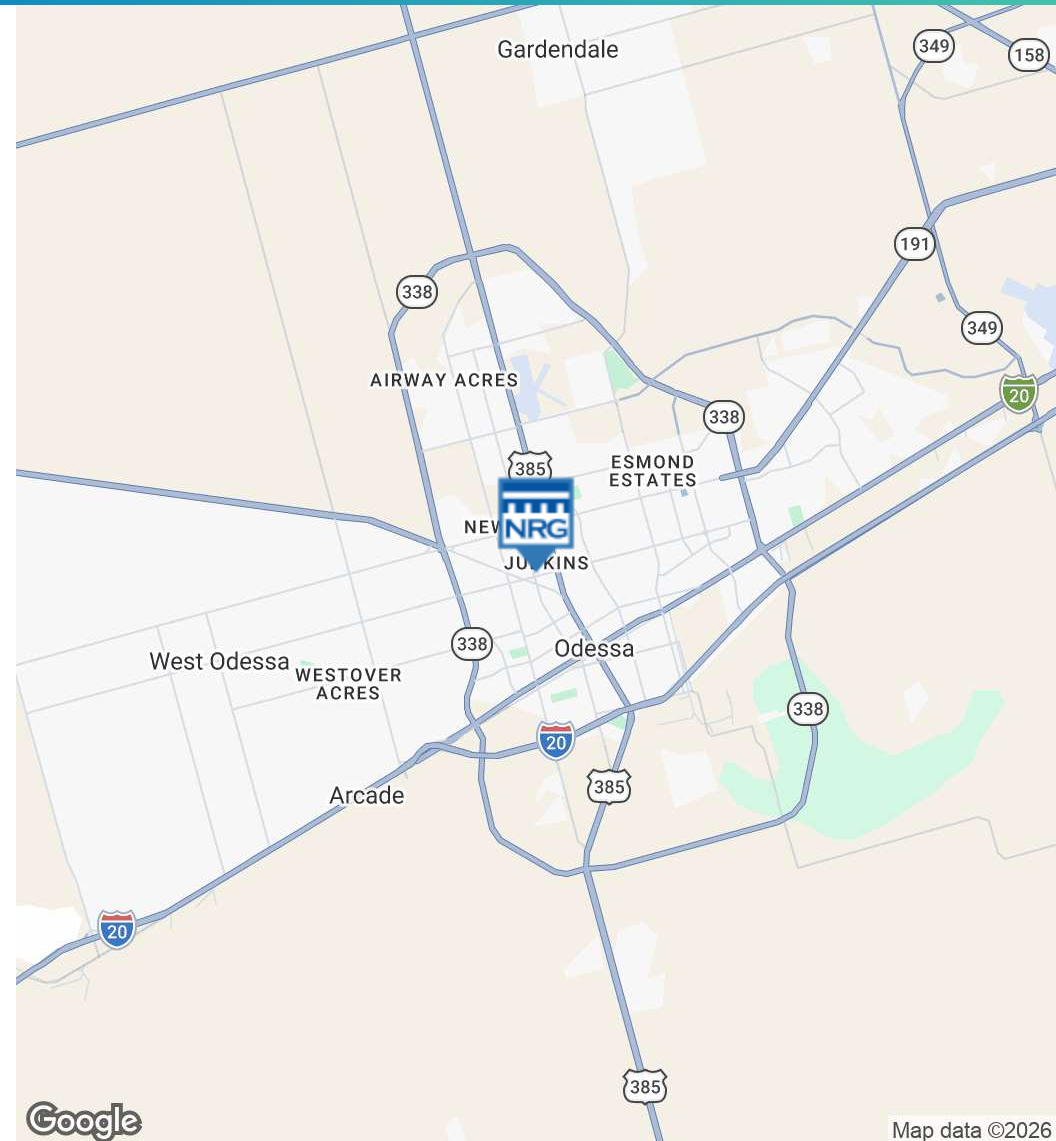
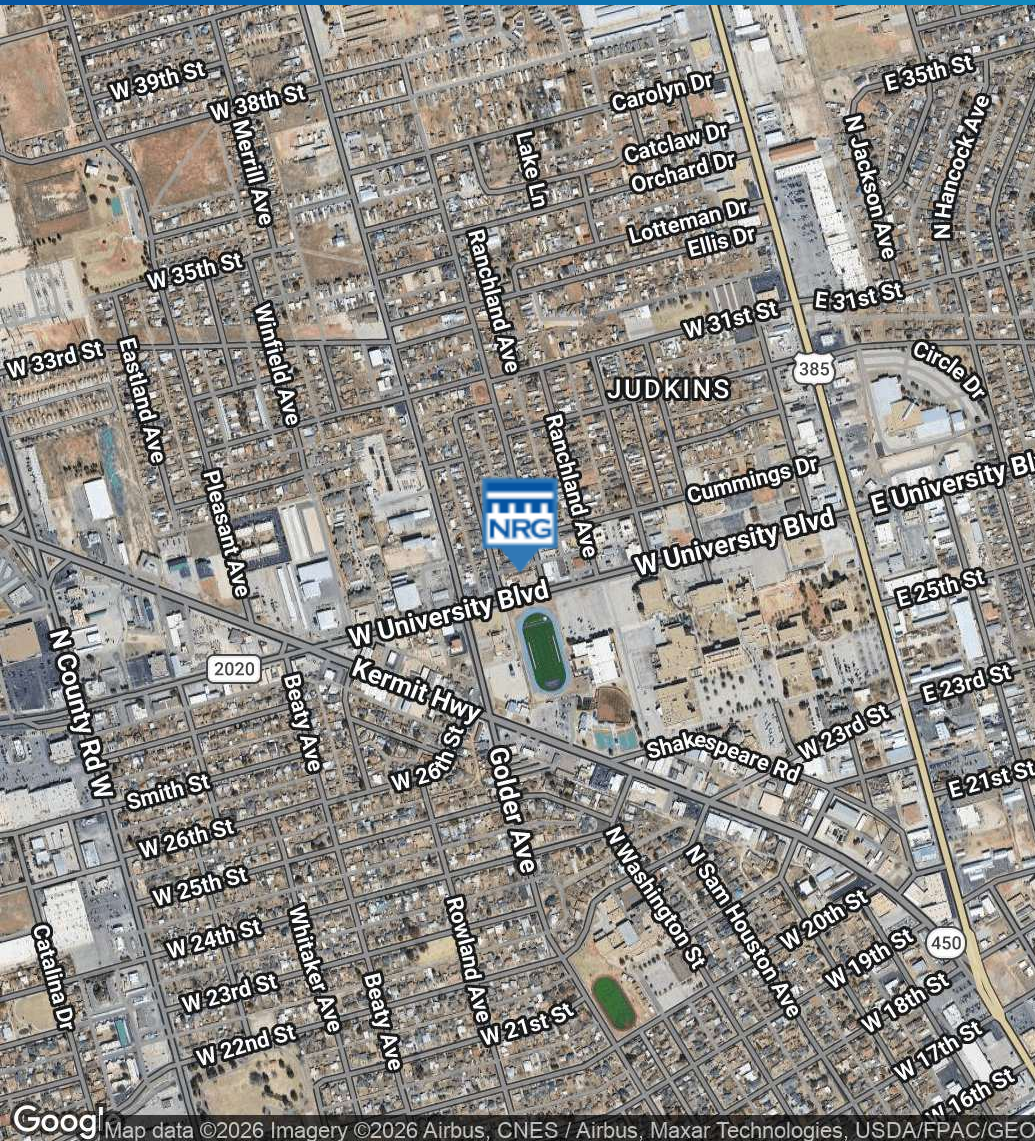
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LOCATION MAP

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