



NORTH  
WIND  
CROSSING

# North Wind Crossing

6901 Cross B Road  
Odessa, TX 79765



Janice Havens  
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6010 E Highway 191, Suite 145 | Odessa, TX 79762 | Office: (432) 582-2250 | www.havensgroup.net

DISCLAIMER

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## Retail Space Available

6901 Cross B Road, Odessa, TX 79765

### Property Information

<b>Lease Rate:</b>	\$26.00 PSF + NNN		
<b>Available Space:</b>	4 Spaces Available for Lease		
<b>Suite 100:</b>	LEASED	<b>Suite 111:</b>	±965 SF
<b>Suite 130:</b>	±2,158 SF	<b>Suite 135:</b>	LEASED
<b>Suite 140 &amp; 150:</b>	±1,929 SF	<b>Suite 160:</b>	±1,042 SF

### Property Location

Property is Located on the Northeast Corner of Faudree Road and Cross B Road in Odessa, TX.



### Property Highlights

- \$50.00 TI Allowance for Gray Box
- Located in Growth Area
- Located Close to Future Sports Complex on Faudree Road

### Current Tenants

- Burn Fitness Gym - **Coming Soon**
- KLPNOTIC Barbershop
- Jalisco's To-Go - **Coming Soon**
- Lush Nails & Bar
- Roma Italian
- The Stock Tank Liquor & Beer
- T-Star Donuts



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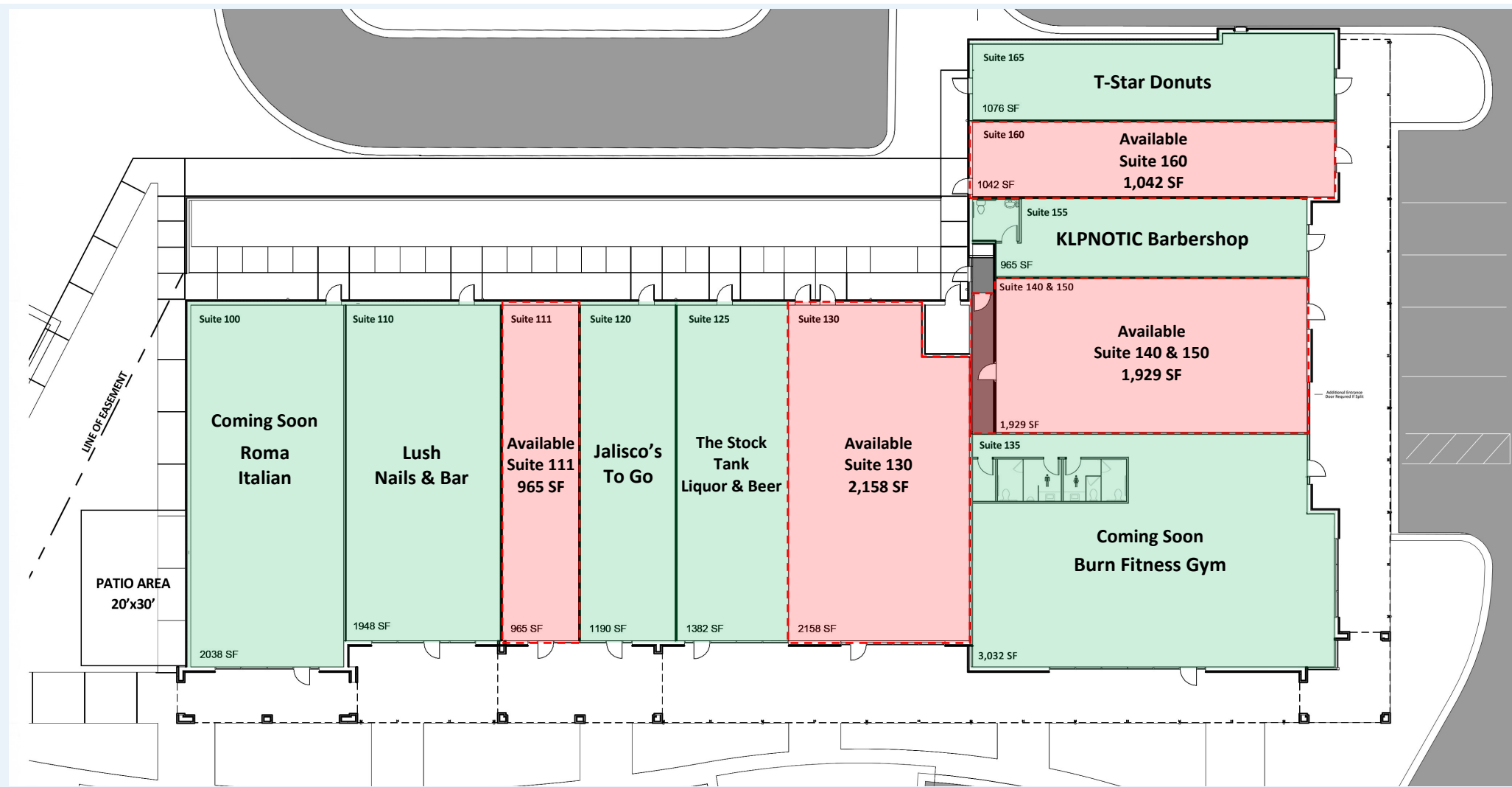
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## Site Plan



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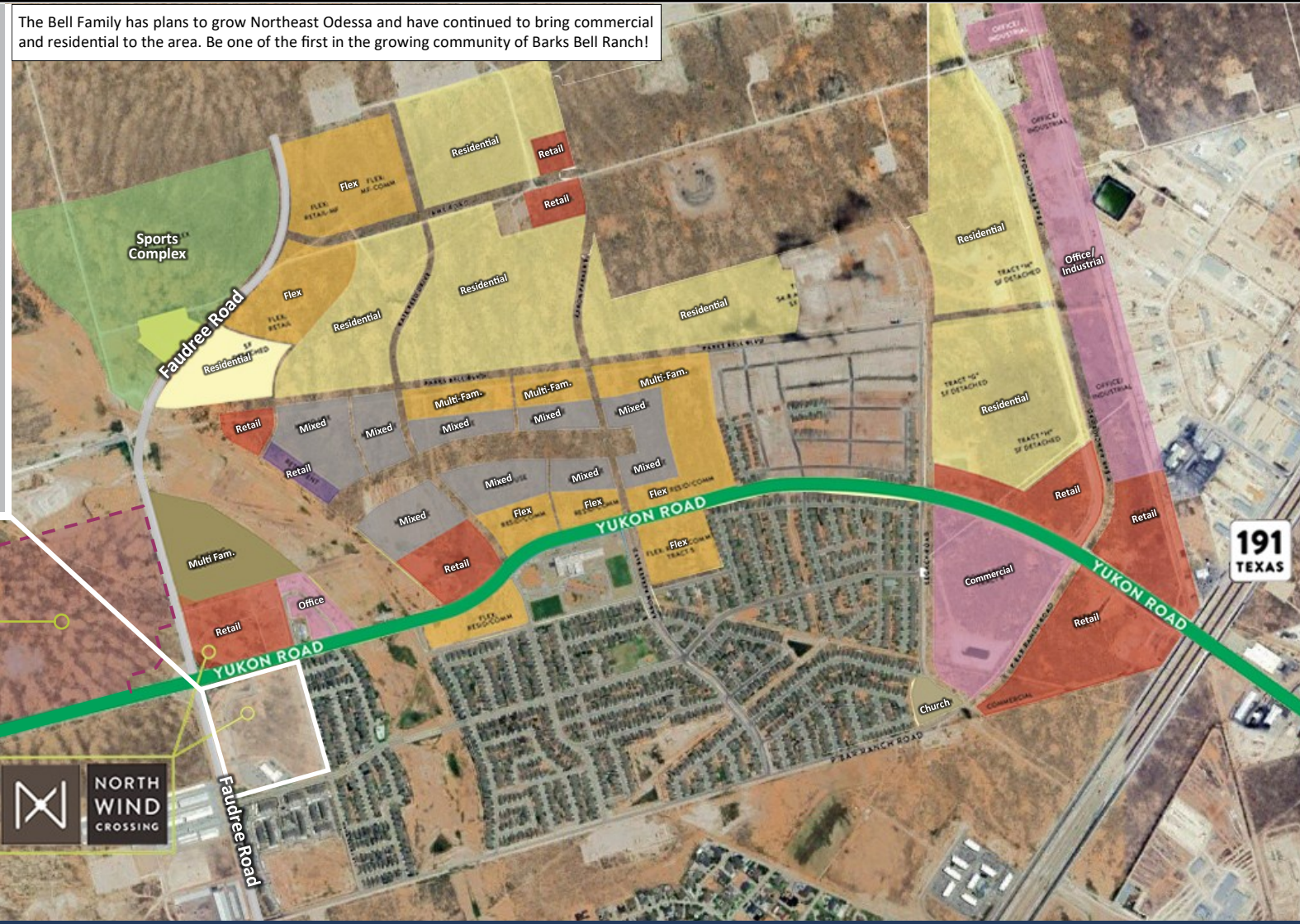
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## Bell Family Master Plan

The Bell Family has plans to grow Northeast Odessa and have continued to bring commercial and residential to the area. Be one of the first in the growing community of Barks Bell Ranch!



Projected School



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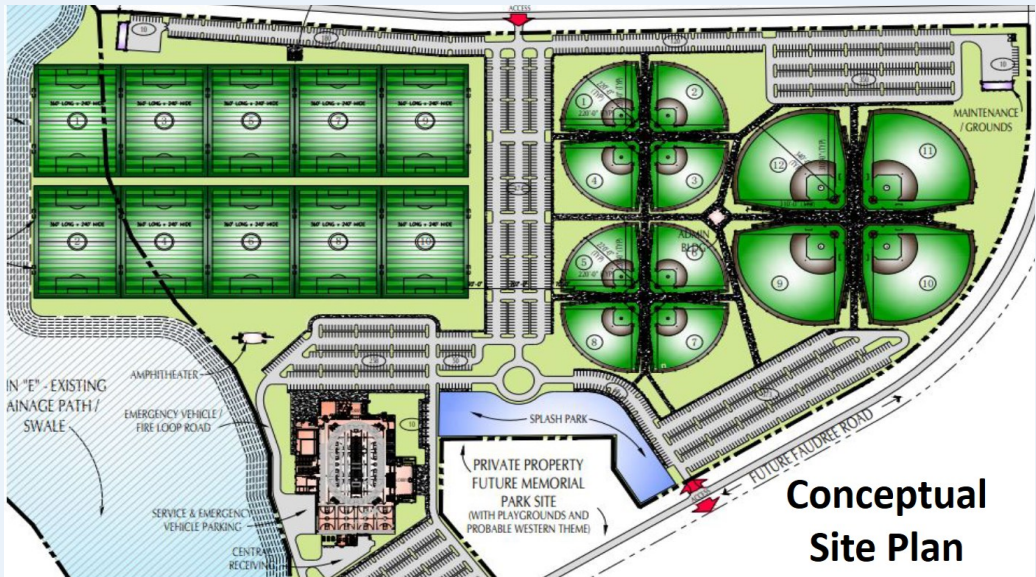


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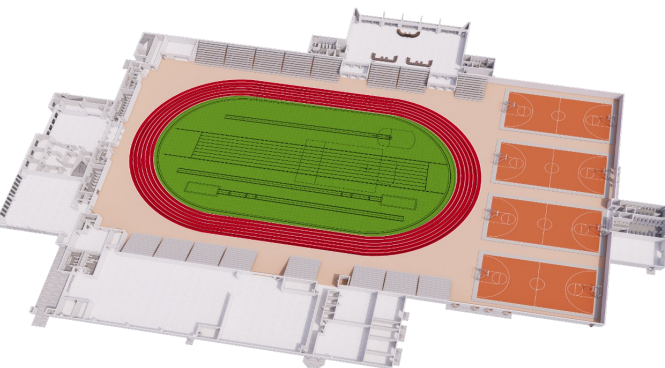
## Odessa Sports Complex



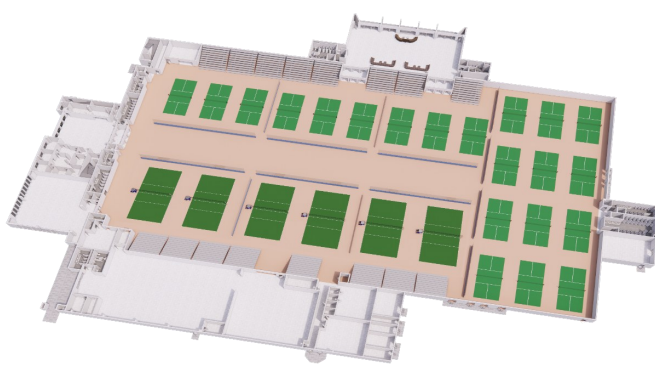
The Bell family has been in Odessa for five generations and is donating up to 100 acres of land for the City of Odessa's future sports complex. The donated land, which is worth an estimated \$5 million, is in the Parks Bell Ranch area. The Bell family's generosity will also make it possible for the city to expand the facility that was proposed in April. The city hopes to build a 75,000-100,000 square foot indoor facility with 20 volleyball courts, 10 basketball courts and a banked competition track. Outside, they intend to build 8-12 multi-purpose fields for soccer, football, and lacrosse and up to eight baseball/softball fields. The new facility will have room to expand and is expected to cost \$50 million. The Odessa City Council agreed to hire Synergy Global for \$15,000 to conduct a sports complex feasibility study.



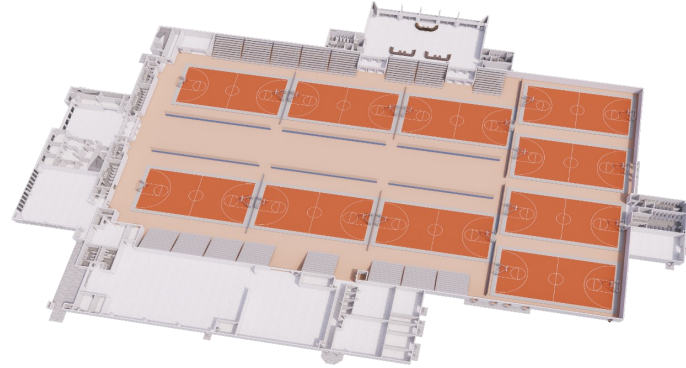
**Conceptual Site Plan**



**200m Track**



**Volleyball Courts**



**Basketball Courts**

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## Aerial



### Demographics

#### Population

esri	2024	2029
1 Mile Radius	±4,402	±4,579
3 Mile Radius	±17,092	±17,690
5 Mile Radius	±62,783	±65,335

#### Median Household Income

esri	2024	2029
1 Mile Radius	\$131,059	\$156,288
3 Mile Radius	\$93,756	\$103,248
5 Mile Radius	\$84,895	\$93,572

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# Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

<b>The Havens Group, Inc.</b>	<b>523430</b>	<b>(432)582-2250</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
<b>Janice Havens</b>	<b>441019</b>	<b>(432)582-2250</b>
Designated Broker of Firm	License No.	Phone
<b>N/A</b>		
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
<b>N/A</b>		
Sales Agent/Associate's Name	License No.	Phone

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

### Regulated by the Texas Real Estate Commission

TXR-2501

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

IABS 1-0 Date

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