



# 4001 E. 42ND STREET

Odessa, TX 79762

LEASE



## QUICK FACTS



PURCHASE PRICE

**Ground Lease**



TOTAL ACREAGE

**3 AC**



ZONING

**Commercial**



TRAFFIC COUNT

**39,000+ VPD**

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## Trade Area & Information



## LOCATION

Located on the northeast corner of 42nd Street and Wendover Avenue in Odessa, TX.

## DESCRIPTION

Development tracts available in one of Texas' hottest growing markets. These tracts are conveniently positioned on 42nd Street in between Grandview Avenue and Tanglewood Lane. This corridor is the most sought after retail corridor in Odessa. Only a 2-minute drive to The University of Texas of the Permian Basin, 5-miles to the Medical Center Hospital, 5-miles to Interstate 27, and less than 6-miles from the Odessa Country Club.

Property is not in the floodplain.

## OPTIONS

Tract A - 45,000 Square Feet - Already Leased

Tract B - 70,500 Square Feet - Ground Lease (call broker for pricing)



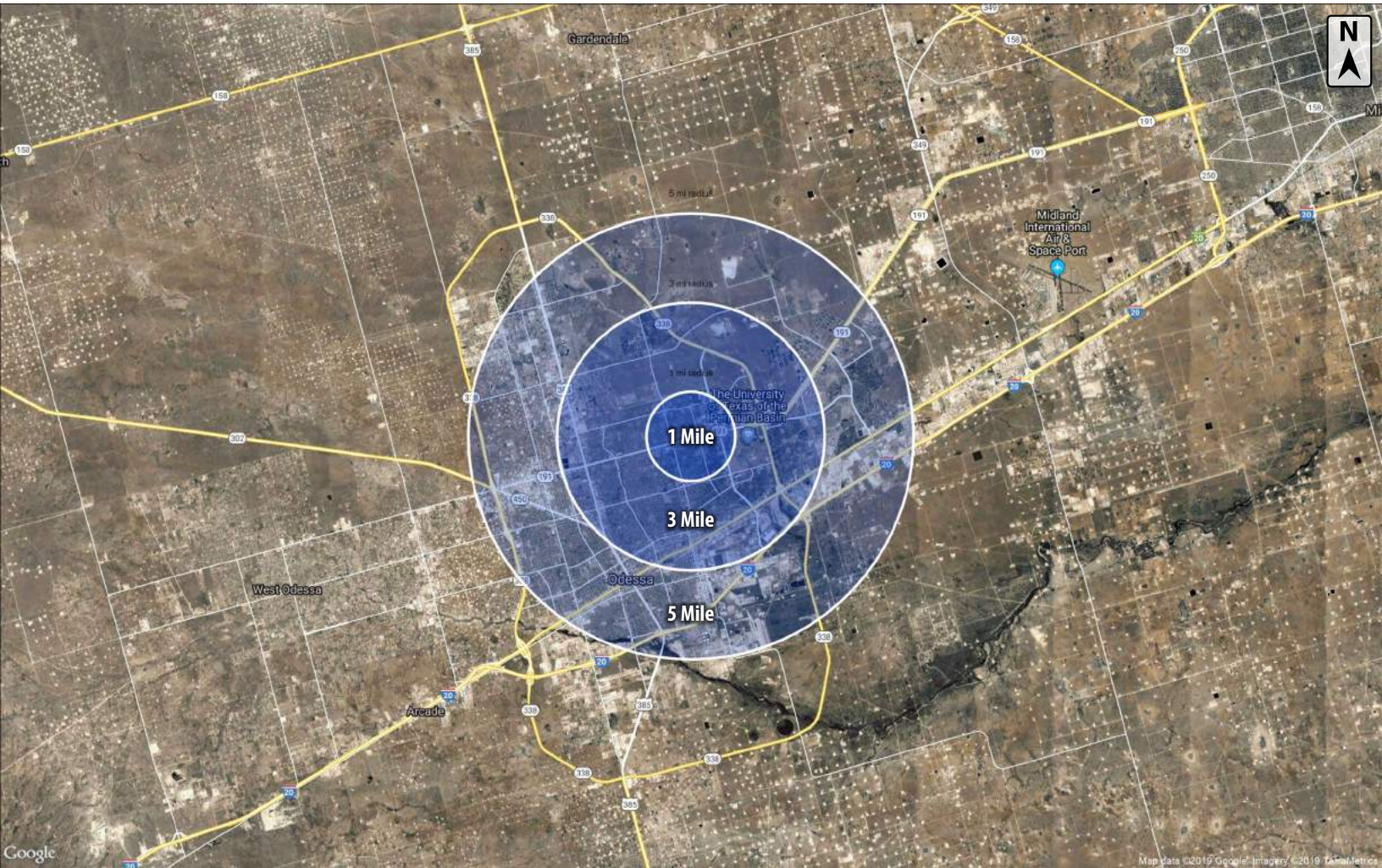
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# Demographics



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,722	62,969	105,882
MEDIAN AGE	33.6	32.0	31.4
MEDIAN AGE (MALE)	32.0	30.3	29.9
MEDIAN AGE (FEMALE)	35.6	33.8	32.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,597	23,946	39,360
# OF PERSONS PER HH	3.2	2.6	2.4
AVERAGE HH INCOME	\$96,285	\$69,586	\$62,379
AVERAGE HOUSE VALUE	\$206,003	\$152,791	\$144,282

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