

CHIMNEY ROCK

FOR LEASE

ODESSA, TEXAS

NEC TX HWY 191 & TX LOOP 338

RYAN SMITH

AMANDA THROCKMORTON



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

CHIMNEY ROCK



Suite	Tenant	Square Footage
1	Best Buy	35,691
2	Ulta Store	9,963
3	America's Best Contacts & Eyeglasses	3,405
4	Marshalls	25,000
5	Kirklands Store	10,000
6	Jo Ann Stores, INC	13,160
7	Vacant	1,770
8	Versona	5,700
9	Dress Barn	6,800
10	Vacant	3,016
11	Vacant	4,485
12	Lane Bryant	4,500
13	**Developable Suite	20,000
14	Petco	13,500
15	Academy	67,280
16	**Developable Suite	7,600
17	Nothern Tool	18,000
18	Orangetheory Fitness	3,207
18 C	Vacant	1,693
18 D	Vacant	2,742
20	Lone Star ER	8,500
21	Vacant	3,471
22	Firehouse Subs	2,558
23	Bath of West Texas	1,500
24	Vacant	5,500
25	Gala Nails & Spa	1,575
26	Sports Clips	1,500
27	Sprint	2,996
33	Dickey's BBQ	3,333
34	Vacant	1,800
35	Aspen Dental Management	3,200
36	Bubba's 33	7,800
37	Mattress Firm	5,500
38 A	Vacant	1,383
39	Vacant	3,117
GL - .88 AC	Parcel 8 Ground Lease	
GL - 1.02 AC	Parcel 17 Ground Lease	
GL - .88 AC	Parcel 16 Ground Lease	

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	5,126	47,585	95,164
2017 EST DAYTIME POPULATION	3,378	22,859	54,865
2017 EST AVG HH INCOME	\$123,736	\$105,852	\$90,793

TRAFFIC COUNTS	
TX HWY 191	36,690 VPD
TX LOOP 338	12,497 VPD



52ND ST

42ND ST

UNIVERSITY BLVD

JOHN BEN STEPPER PKWY

UT
PB

35,945 VPD

36,690 VPD

20

20

20

338 TEXAS

191 TEXAS

191 TEXAS

Winwood Town Center

PLATINUM Bank

CVS

CVS

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CVS

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Information About Brokerage Services

Texas law requires all real estate license holders 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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.

Venture Commercial

Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XX			
Agent’s Supervisor’s Name Ryan Smith	License No. 638784	Email rsmith@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XX			
Agent's Supervisor's Name	License No.	Email	Phone
Amanda Throckmorton	649514	athrockmorton@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date