



LAND FOR SALE



CAPITAL ADVISORS

**7402 EASTRIDGE ROAD
ODESSA, TX 79765**



NEARBY TENANTS



PROPERTY INFORMATION

LOCATION: Located just west of Yukon Road on the south side of Eastridge Road in Odessa, TX.

DESCRIPTION: This 12 Acre tract is strategically positioned in quickly developing east Odessa. The city's strongest retail corridor is less than 1 mile to the northwest and The Odessa County Club sits less than 1/2 mile to the south and the east. Area tenants include Walmart, Target, Academy, Best Buy, Petco, Courtyard, La Quinta, Homewood Suites, Woodspring Hotels and many more.

SIZE: 12.14 Acres

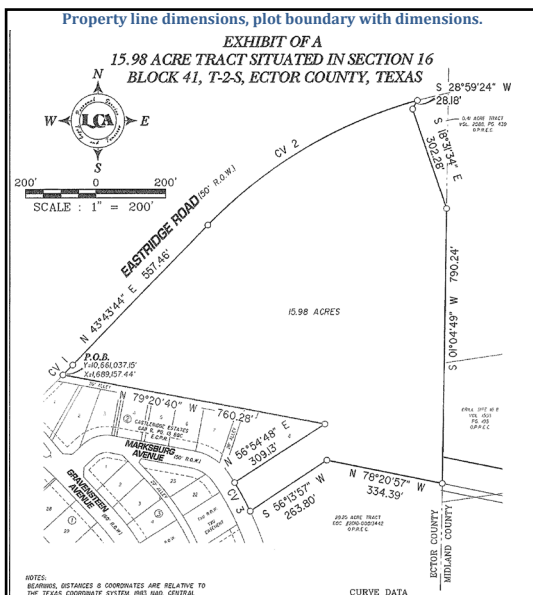
PRICE: \$1,100,000

ADDITIONAL INFORMATION

FAR AERIAL

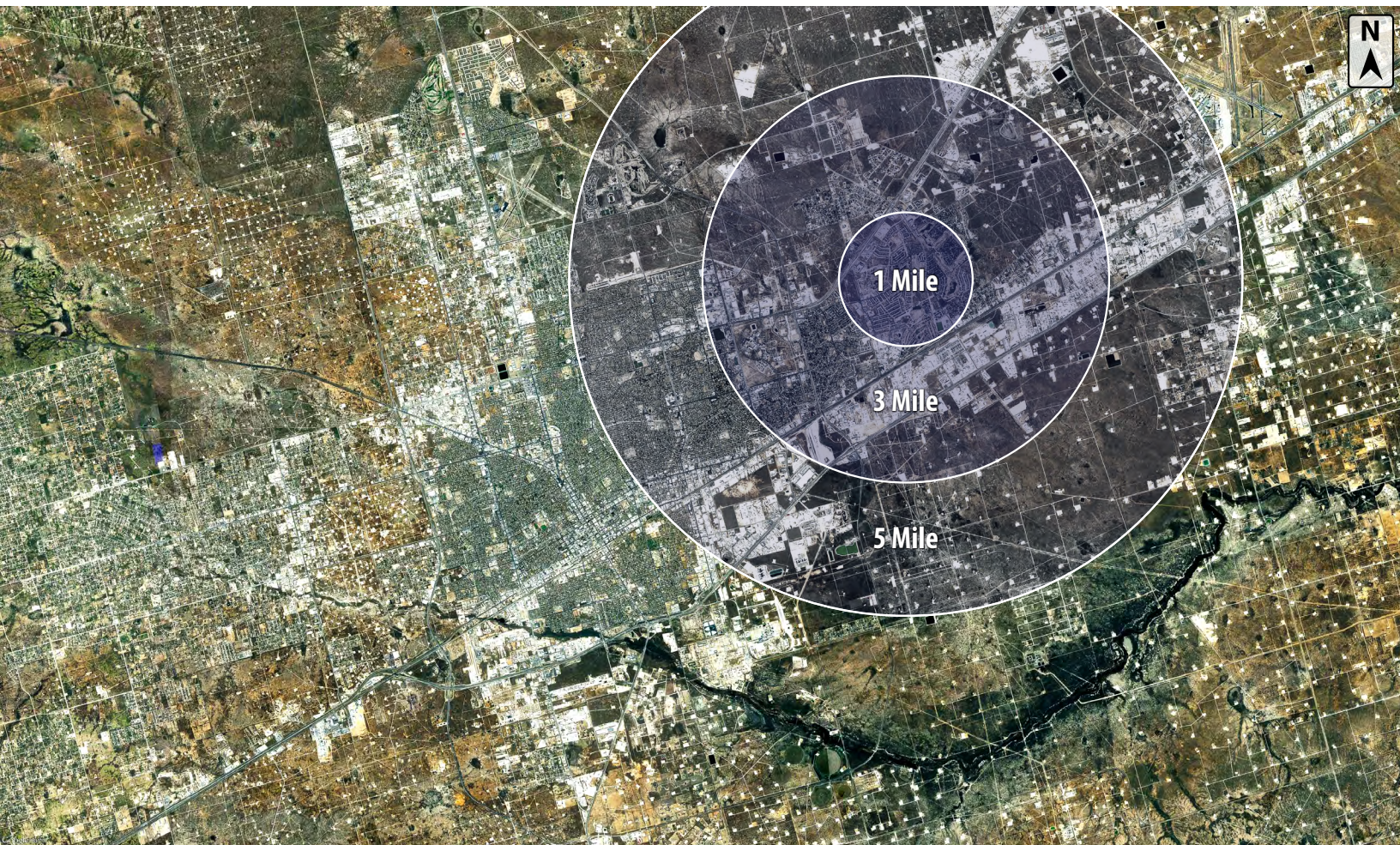


SURVEY



CLOSE AERIAL





DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (approx.)	1,950	10,062	35,544
AVERAGE AGE	43.0	36.3	34.2
AVERAGE AGE (MALE)	43.0	35.5	33.1
AVERAGE AGE (FEMALE)	43.1	37.2	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS (approx.)	710	4,132	14,376
# OF PERSONS PER HH	2.7	2.4	2.5
AVERAGE HH INCOME	\$111,646	\$97,911	\$82,721
AVERAGE HOUSE VALUE	\$171,683	\$172,287	\$142,214

For Additional
Information Contact:



Beau Tucker, CCIM
The Land Man

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