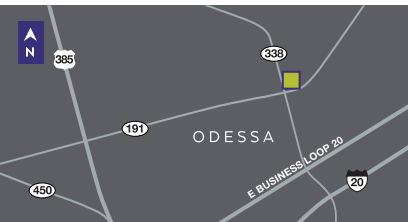


► CHIMNEY ROCK

NE Corner Hwy 191 @ Loop 338 in Odessa, Texas 79762



IN THE SECOND FASTEST GROWING MSA (US CENSUS BUREAU)



VEHICLES PER DAY

Hwy 191 west of Loop 338	45,496
Hwy 191 east of Loop 338	50,917
Loop 338 south of Hwy 191	22,517
Loop 338 north of Hwy 191	11,224

AVERAGE INCOME

3 Miles	\$129,263
5 Miles	\$113,765
7 Miles	\$110,326

POPULATION

3 Miles	44,881
5 Miles	84,619
7 Miles	125,189



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NE Corner Hwy 191 @ Loop 338 in Odessa, Texas 79762



LOCATED AT ONE OF ODESSA'S BUSIEST INTERSECTIONS



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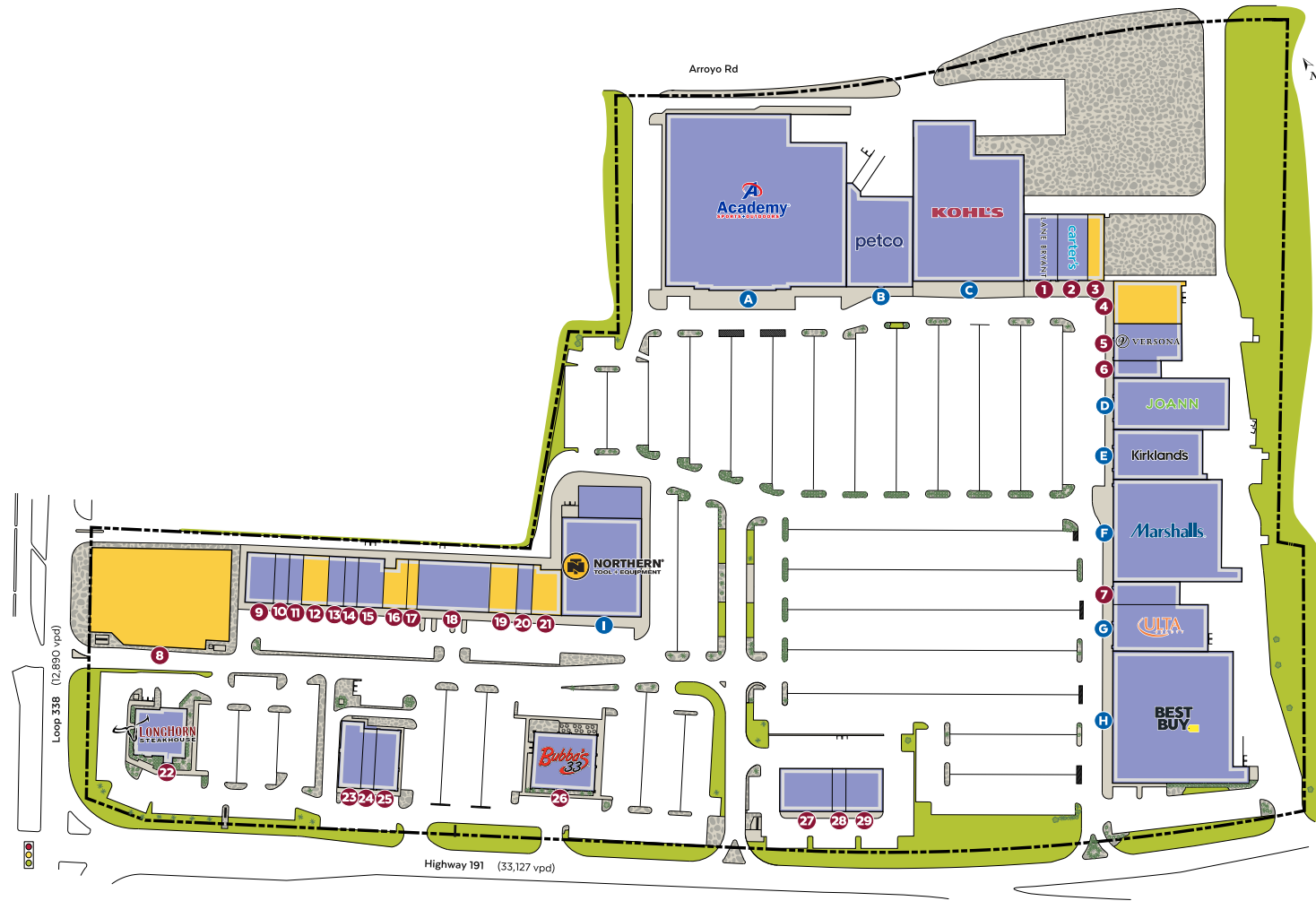
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► CHIMNEY ROCK

NE Corner Hwy 191 @ Loop 338 in Odessa, Texas 79762



6,800 SF • 3,207 SF • 2,711 SF • 2,587 SF • 2,351 SF • 2,094 SF • 1,355 SF • .88-ACRES



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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NE Corner Hwy 191 @ Loop 338 in Odessa, Texas 79762



6,800 SF • 3,207 SF • 2,711 SF • 2,587 SF • 2,351 SF • 2,094 SF • 1,355 SF • .88-ACRES

Tenant List

Tenant	Address	SF/Acres
A Academy	6201 E Highway 191	
B Petco	6209 E Highway 191	
C Kohl's	E Highway 191	
D JOANN	6351 E Highway 191	
E Kirkland's	6341 E Highway 191	
F Marshalls	6327 E Highway 191	
G Ulta	6317 E Highway 191	
H Best Buy	6300 E Highway 191	
I Northern Tool	6151 E Highway 191	
1 Lane Bryant	6211 E Highway 191	
2 Carters Osh Kosh	6215 E Highway 191	
3 AVAILABLE	6215 E Highway 191	2,351
4 AVAILABLE	6359 E Highway 191	6,800
5 Versona	6357 E Highway 191	
6 Milan Laser Hair Removal	6355 E Highway 191	
7 America's Best	6323 E Highway 191	
8 AVAILABLE	E Highway 191	.88 Acre
9 T-Mobile	6111 E Highway 191	
10 Sport Clips	6113 E Highway 191	
11 Gala Nail Spa	6115 E Highway 191	
12 AVAILABLE	6117 E Highway 191	2,587
13 The Joint	6119 E Highway 191	
14 Re-Bath of West Texas	6121 E Highway 191	
15 Firehouse Subs	6123 E Highway 191	
16 AVAILABLE	6125 E Highway 191	2,094
17 AVAILABLE	6125 E Highway 191	1,355
18 Excel ER	6131 E Highway 191	
19 AVAILABLE	E Highway 191	2,711

Tenant List (Continued)

Tenant	Address	SF/Acres
20 Lendmark Financial Services	6141 E Highway 191	
21 AVAILABLE	6149 E Highway 191	3,207
22 Longhorn Steakhouse	6101 E Highway 191	
23 Dickey's Barbecue Pit	6105 E Highway 191	
24 Palm Beach Tan	6107 E Highway 191	
25 Aspen Dental	6109 E Highway 191	
26 Bubba's 33	6153 E Highway 191	
27 Mattress Firm	6155-A E Highway 191	
28 Sharkey's Cuts for Kids	6155-B E Highway 191	
29 James Avery	6155-C E Highway 191	

AVAILABLE LEASE PENDING EXECUTED



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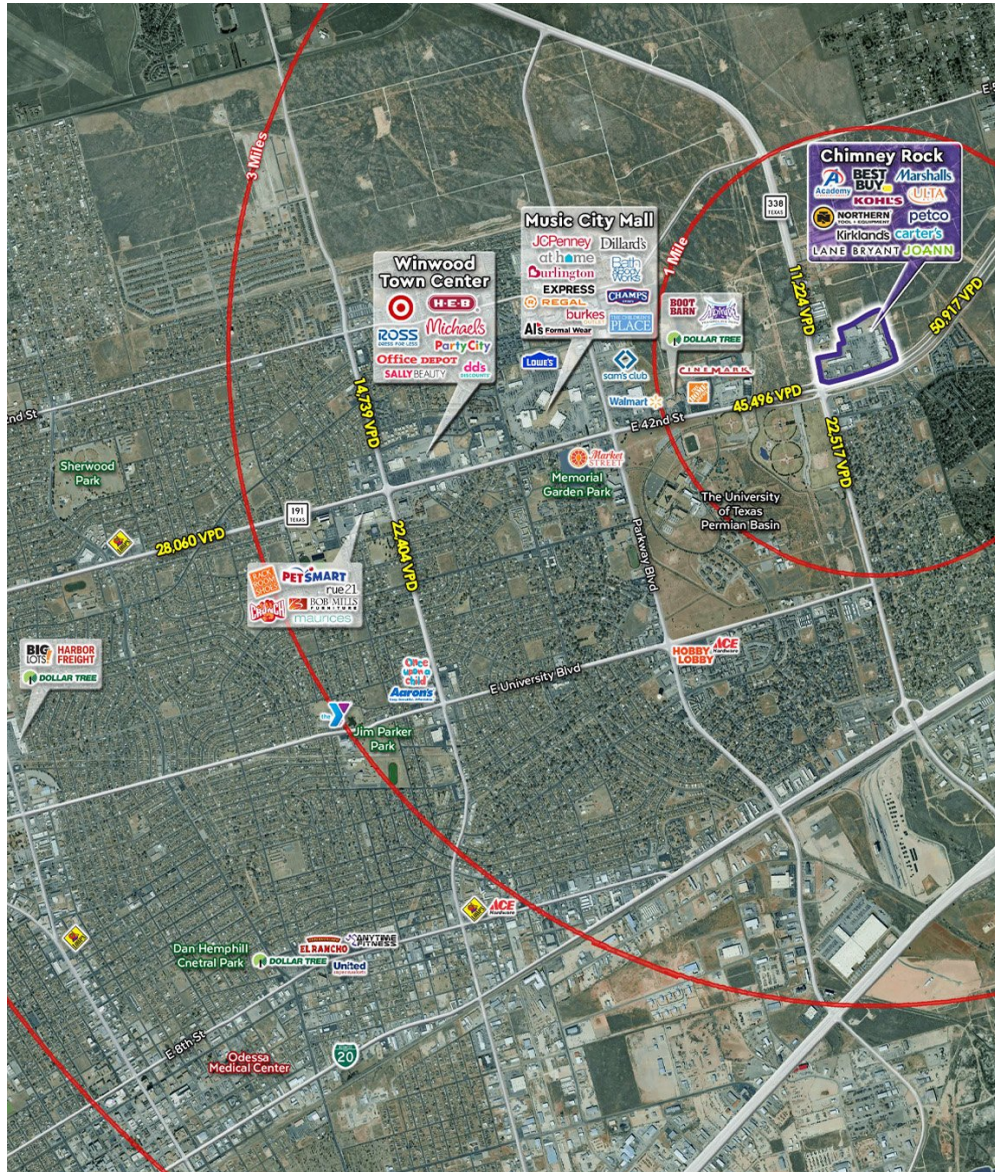
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► CHIMNEY ROCK

NE Corner Hwy 191 @ Loop 338 in Odessa, Texas 79762



FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/chimney-rock



Lat/Lon: 31.8976/-102.3161

Chimney Rock	3 mi radius	5 mi radius	7 mi radius
Odessa, TX 79762			
Population			
2023 Estimated Population	44,881	84,619	125,189
2028 Projected Population	48,547	89,876	132,165
2020 Census Population	44,726	85,590	127,140
2010 Census Population	36,887	76,561	110,687
Projected Annual Growth 2023 to 2028	1.6%	1.2%	1.1%
Historical Annual Growth 2010 to 2023	1.7%	0.8%	1.0%
2023 Median Age	31.9	30.7	30.7
Households			
2023 Estimated Households	18,093	31,859	45,628
2028 Projected Households	18,876	32,785	46,729
2020 Census Households	17,950	31,962	45,895
2010 Census Households	15,202	29,095	40,672
Projected Annual Growth 2023 to 2028	0.9%	0.6%	0.5%
Historical Annual Growth 2010 to 2023	1.5%	0.7%	0.9%
Race and Ethnicity			
2023 Estimated White	54.0%	49.6%	48.1%
2023 Estimated Black or African American	6.2%	7.0%	6.7%
2023 Estimated Asian or Pacific Islander	4.8%	3.5%	2.8%
2023 Estimated American Indian or Native Alaskan	1.1%	1.0%	1.1%
2023 Estimated Other Races	34.0%	38.9%	41.3%
2023 Estimated Hispanic	47.8%	55.8%	59.9%
Income			
2023 Estimated Average Household Income	\$129,263	\$113,765	\$110,326
2023 Estimated Median Household Income	\$91,482	\$78,136	\$75,698
2023 Estimated Per Capita Income	\$52,299	\$42,991	\$40,366
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.3%	6.9%	8.2%
2023 Estimated Some High School (Grade Level 9 to 11)	6.3%	9.6%	10.6%
2023 Estimated High School Graduate	29.7%	30.3%	30.1%
2023 Estimated Some College	24.1%	23.6%	23.4%
2023 Estimated Associates Degree Only	9.5%	8.4%	8.5%
2023 Estimated Bachelors Degree Only	19.0%	15.2%	13.5%
2023 Estimated Graduate Degree	8.0%	6.1%	5.6%
Business			
2023 Estimated Total Businesses	2,261	4,311	6,203
2023 Estimated Total Employees	22,115	43,048	62,693
2023 Estimated Employee Population per Business	9.8	10.0	10.1
2023 Estimated Residential Population per Business	19.9	19.6	20.2



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INFORMATION ABOUT BROKERAGE SERVICES

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



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