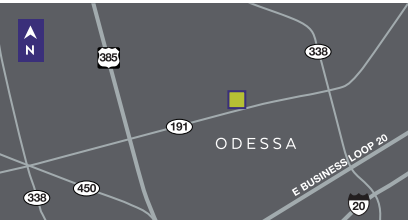


► WINWOOD TOWN CENTER

3801 - 3915 East 42nd Street in Odessa, Texas 79762



IN THE SECOND FASTEST GROWING MSA (US CENSUS BUREAU)



VEHICLES PER DAY

East 42nd St / Hwy 191 east of N Grandview Av	45,496
East 42nd St / Hwy 191 west of N Grandview Av	34,845
N Grandview Ave south of East 42nd St / Hwy 1	22,404
N Grandview Ave north of East 42nd St / Hwy 1	21,232

AVERAGE INCOME

3 Miles	\$106,051
5 Miles	\$108,953
7 Miles	\$110,177

POPULATION

3 Miles	63,596
5 Miles	120,302
7 Miles	129,842



Julia Alston

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LOCATED AT THE EPICENTER OF ODESSA'S BUSIEST INTERSECTION



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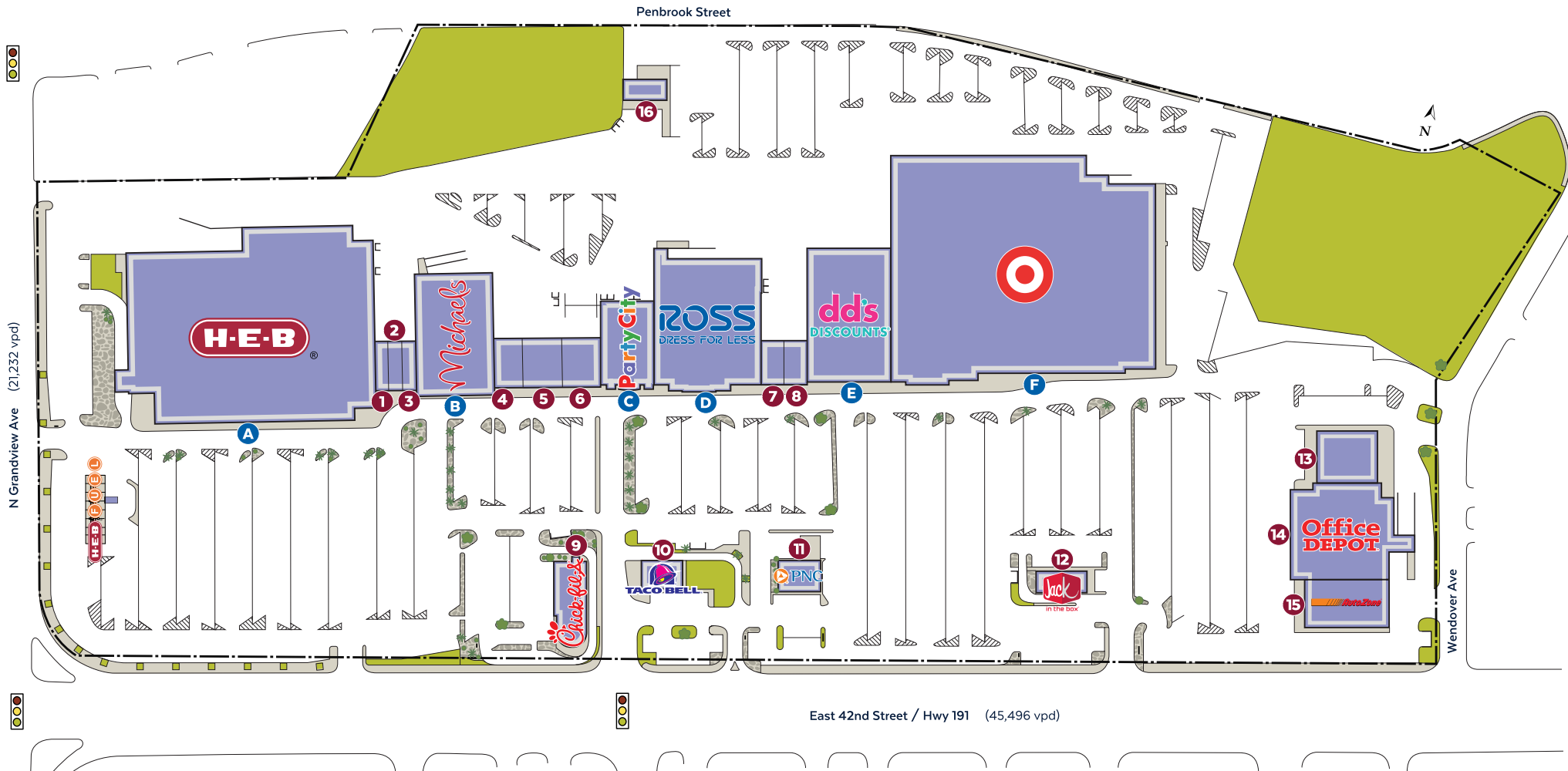
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FULLY LEASED CENTER



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FULLY LEASED CENTER

Tenant List

Tenant	Address	SF/Acres
A  H-E-B	3801 East 42nd St	
B  Michaels	3827 East 42nd St	
C  Party City	3875 East 42nd St	
D  Ross	3887 East 42nd St	
E  dd's DISCOUNTS	3897 East 42nd St	
F  Target	3909 East 42nd St	
1  Sally Beauty	3819 East 42nd St	
2  BJ Luxury Nails	3821 East 42nd St	
3  The Cash Store	3823 East 42nd St	
4  Glitz & Glam	3833 East 42nd St	
5  Leslie's Pool Supplies	3851 East 42nd St	
6  Eyemart Express	3869 East 42nd St	
7  Western Beverages	3889 East 42nd St	
8  GameStop	3891 East 42nd St	
9  Chick-fil-A	3805 East 42nd St	
10  Taco Bell	3807 East 42nd St	
11  PNC Bank	3809 East 42nd St	
12  Jack in the Box	3911 East 42nd St	
13  Rodeo Dental & Orthodontics	3913 East 42nd St	
14  Office Depot	3915 East 42nd St	
15  AutoZone	3919 East 42nd St	
16  Rapid Lube	3854 Penbrook St	



 AVAILABLE  LEASE PENDING  EXECUTED



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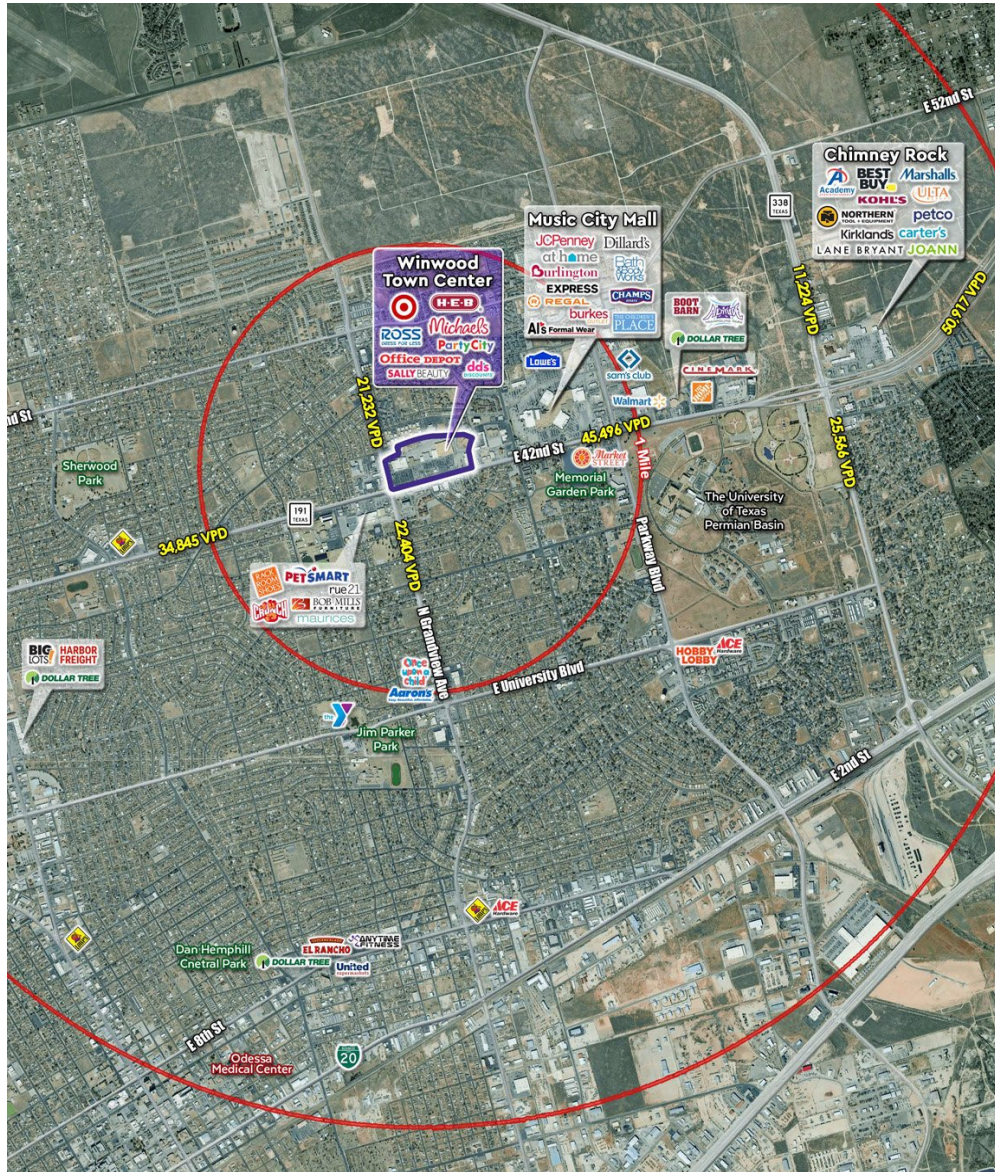
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/winwood-town-center



Lat/Lon: 31.8916/-102.3488

Winwood Town Center	3 mi radius	5 mi radius	7 mi radius
Odessa, TX 79762			
Population			
2023 Estimated Population	63,596	120,302	129,842
2028 Projected Population	65,196	126,942	137,102
2020 Census Population	65,843	122,058	131,937
2010 Census Population	63,537	107,505	114,736
Projected Annual Growth 2023 to 2028	0.5%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	-	0.9%	1.0%
2023 Median Age	30.0	30.7	30.7
Households			
2023 Estimated Households	23,912	43,947	47,171
2028 Projected Households	23,773	44,974	48,311
2020 Census Households	24,578	44,167	47,465
2010 Census Households	24,273	39,588	41,988
Projected Annual Growth 2023 to 2028	-0.1%	0.5%	0.5%
Historical Annual Growth 2010 to 2023	-0.1%	0.8%	0.9%
Race and Ethnicity			
2023 Estimated White	50.0%	48.0%	47.9%
2023 Estimated Black or African American	6.5%	6.8%	6.5%
2023 Estimated Asian or Pacific Islander	3.3%	2.9%	2.7%
2023 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.0%
2023 Estimated Other Races	39.1%	41.3%	41.8%
2023 Estimated Hispanic	56.5%	60.0%	60.5%
Income			
2023 Estimated Average Household Income	\$106,051	\$108,953	\$110,177
2023 Estimated Median Household Income	\$74,398	\$75,147	\$74,963
2023 Estimated Per Capita Income	\$40,033	\$39,951	\$40,181
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	7.5%	8.3%	8.5%
2023 Estimated Some High School (Grade Level 9 to 11)	9.8%	10.5%	10.7%
2023 Estimated High School Graduate	30.8%	30.1%	30.2%
2023 Estimated Some College	23.3%	23.3%	23.4%
2023 Estimated Associates Degree Only	8.5%	8.6%	8.3%
2023 Estimated Bachelors Degree Only	14.8%	13.6%	13.3%
2023 Estimated Graduate Degree	5.2%	5.6%	5.5%
Business			
2023 Estimated Total Businesses	2,940	5,389	6,002
2023 Estimated Total Employees	26,912	53,213	60,526
2023 Estimated Employee Population per Business	9.2	9.9	10.1
2023 Estimated Residential Population per Business	21.6	22.3	21.6



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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	



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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