

▶ WINWOOD TOWN CENTER

3801 - 3919 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 | 26,398 |
| N Grandview Ave south of East 42nd St / Hwy 1 | 25,500 |
| N Grandview Ave north of East 42nd St / Hwy 1 | 18,545 |

MEDIAN INCOME

| | |
|---------|-----------------|
| 3 Miles | \$78,782 |
| 5 Miles | \$80,449 |
| 7 Miles | \$80,206 |

POPULATION

| | |
|---------|----------------|
| 3 Miles | 62,643 |
| 5 Miles | 126,225 |
| 7 Miles | 136,640 |



Channing Fatjo

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LOCATED AT THE EPICENTER OF ODESSA'S BUSIEST INTERSECTION



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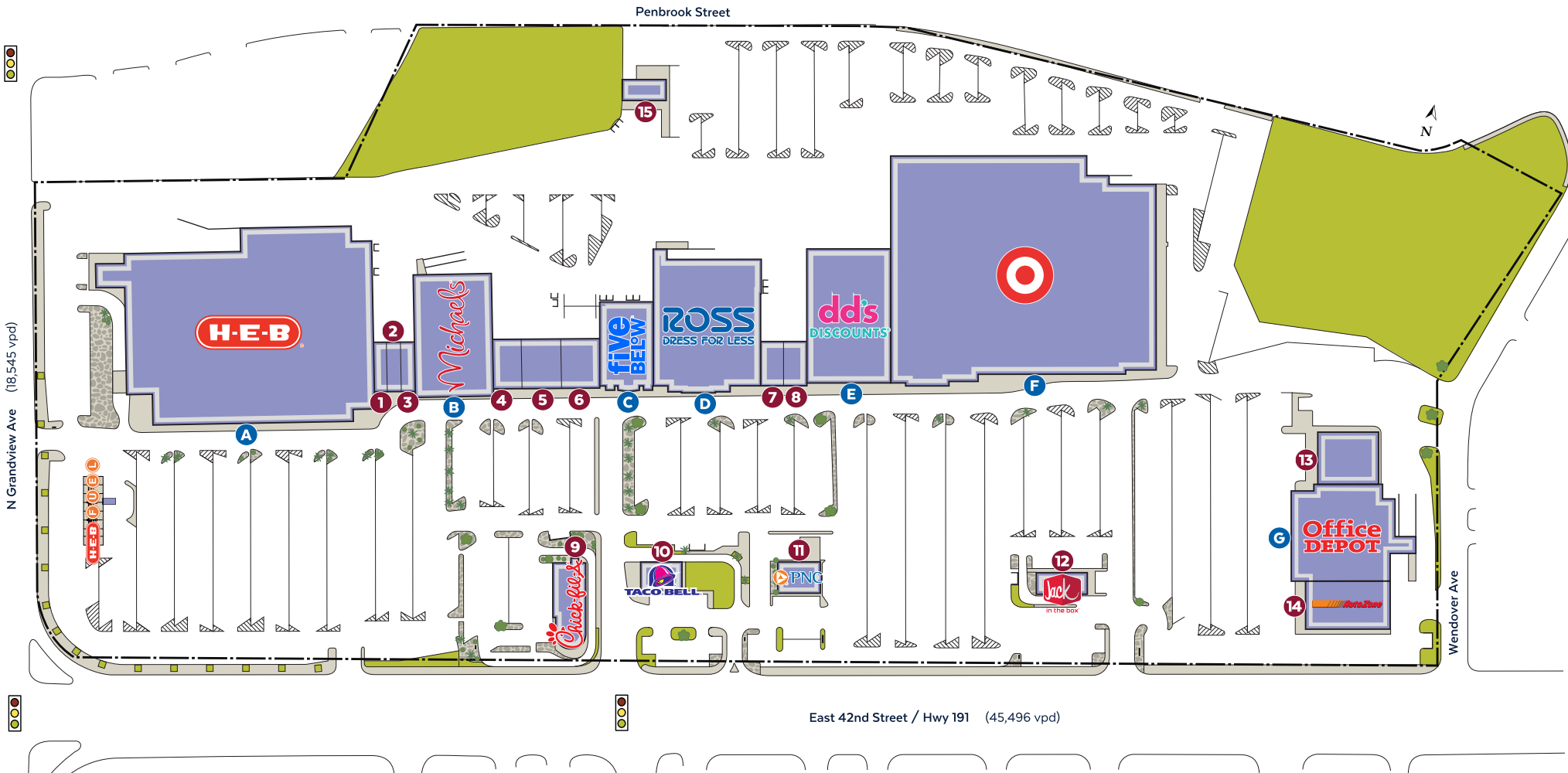
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FULLY LEASED



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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FULLY LEASED

Tenant List

| Tenant | Address | SF/Acres |
|--|-------------------|----------|
| A  H-E-B | 3801 East 42nd St | |
| B  Michaels | 3827 East 42nd St | |
| C  Five Below | 3875 East 42nd St | |
| D  Ross | 3887 East 42nd St | |
| E  dd's DISCOUNTS | 3897 East 42nd St | |
| F  Target | 3909 East 42nd St | |
| G  Office Depot | 3915 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  AutoZone | 3919 East 42nd St | |
| 15  Rapid Lube | 3854 Penbrook St | |



 AVAILABLE  LEASE PENDING  EXECUTED



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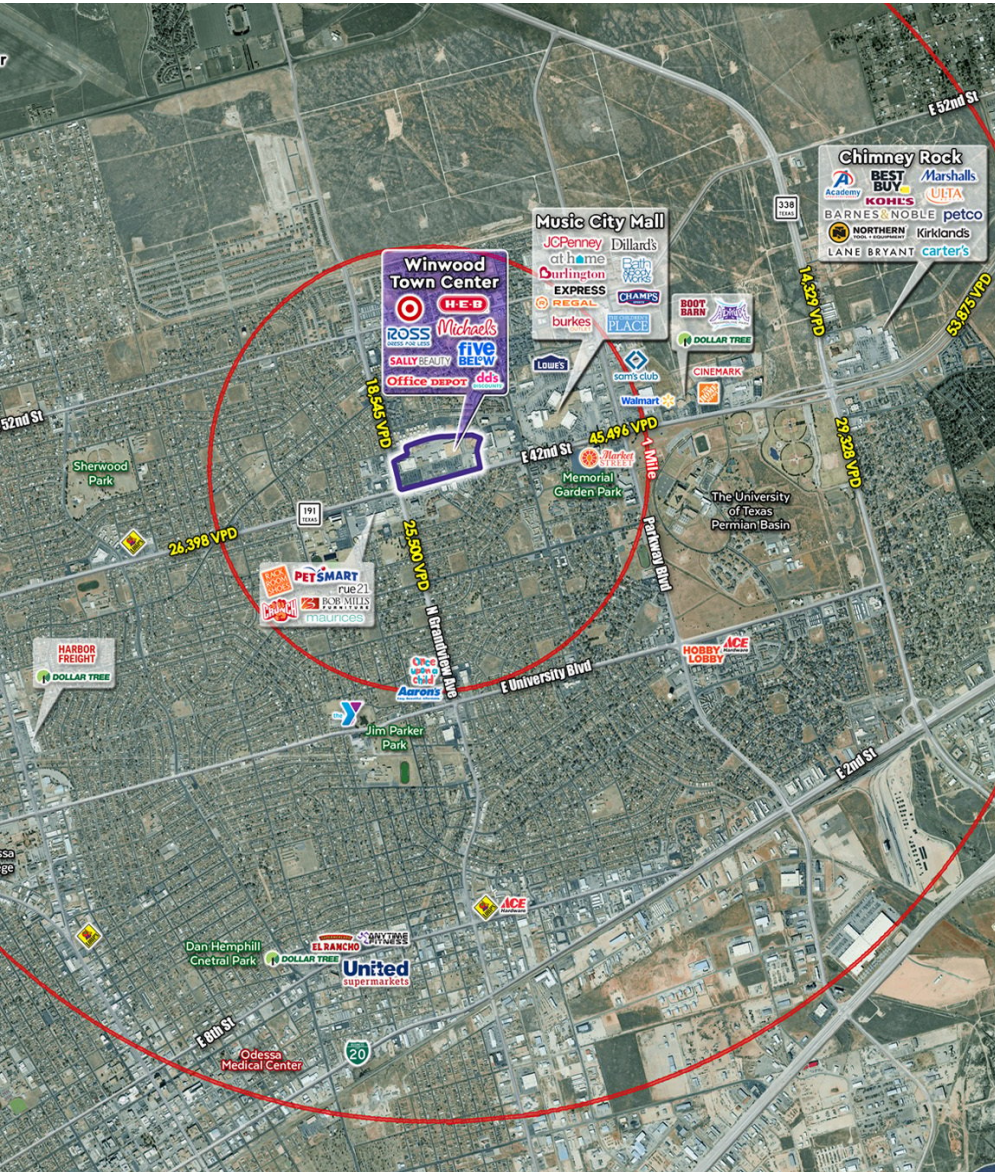
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/winwood-town-center



Lat/Lon: 31.8916/-102.3488

| Winwood Town Center Odessa, TX 79762 | 3 mi radius | 5 mi radius | 7 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 62,643 | 126,225 | 136,640 |
| 2030 Projected Population | 63,806 | 134,994 | 146,663 |
| 2020 Census Population | 65,843 | 122,058 | 131,937 |
| 2010 Census Population | 63,537 | 107,505 | 114,736 |
| Projected Annual Growth 2025 to 2030 | 0.4% | 1.4% | 1.5% |
| Historical Annual Growth 2010 to 2025 | - | 1.2% | 1.3% |
| 2025 Median Age | 31.5 | 31.2 | 31.2 |
| Households | | | |
| 2025 Estimated Households | 22,318 | 44,148 | 47,440 |
| 2030 Projected Households | 23,159 | 48,099 | 51,865 |
| 2020 Census Households | 24,578 | 44,167 | 47,465 |
| 2010 Census Households | 24,273 | 39,588 | 41,988 |
| Projected Annual Growth 2025 to 2030 | 0.8% | 1.8% | 1.9% |
| Historical Annual Growth 2010 to 2025 | -0.5% | 0.8% | 0.9% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 49.5% | 47.7% | 47.5% |
| 2025 Estimated Black or African American | 7.1% | 7.0% | 6.7% |
| 2025 Estimated Asian or Pacific Islander | 2.6% | 2.7% | 2.6% |
| 2025 Estimated American Indian or Native Alaskan | 1.1% | 1.1% | 1.0% |
| 2025 Estimated Other Races | 39.7% | 41.5% | 42.1% |
| 2025 Estimated Hispanic | 57.9% | 60.6% | 61.2% |
| Income | | | |
| 2025 Estimated Average Household Income | \$97,724 | \$101,277 | \$101,900 |
| 2025 Estimated Median Household Income | \$78,782 | \$80,449 | \$80,206 |
| 2025 Estimated Per Capita Income | \$35,011 | \$35,550 | \$35,499 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 7.2% | 8.2% | 8.4% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 9.2% | 9.5% | 9.8% |
| 2025 Estimated High School Graduate | 30.5% | 31.1% | 31.3% |
| 2025 Estimated Some College | 23.1% | 22.7% | 22.5% |
| 2025 Estimated Associates Degree Only | 9.6% | 9.4% | 9.3% |
| 2025 Estimated Bachelors Degree Only | 14.7% | 12.9% | 12.6% |
| 2025 Estimated Graduate Degree | 5.7% | 6.2% | 6.1% |
| Business | | | |
| 2025 Estimated Total Businesses | 2,979 | 5,581 | 6,289 |
| 2025 Estimated Total Employees | 29,434 | 56,136 | 64,123 |
| 2025 Estimated Employee Population per Business | 9.9 | 10.1 | 10.2 |
| 2025 Estimated Residential Population per Business | 21.0 | 22.6 | 21.7 |



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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