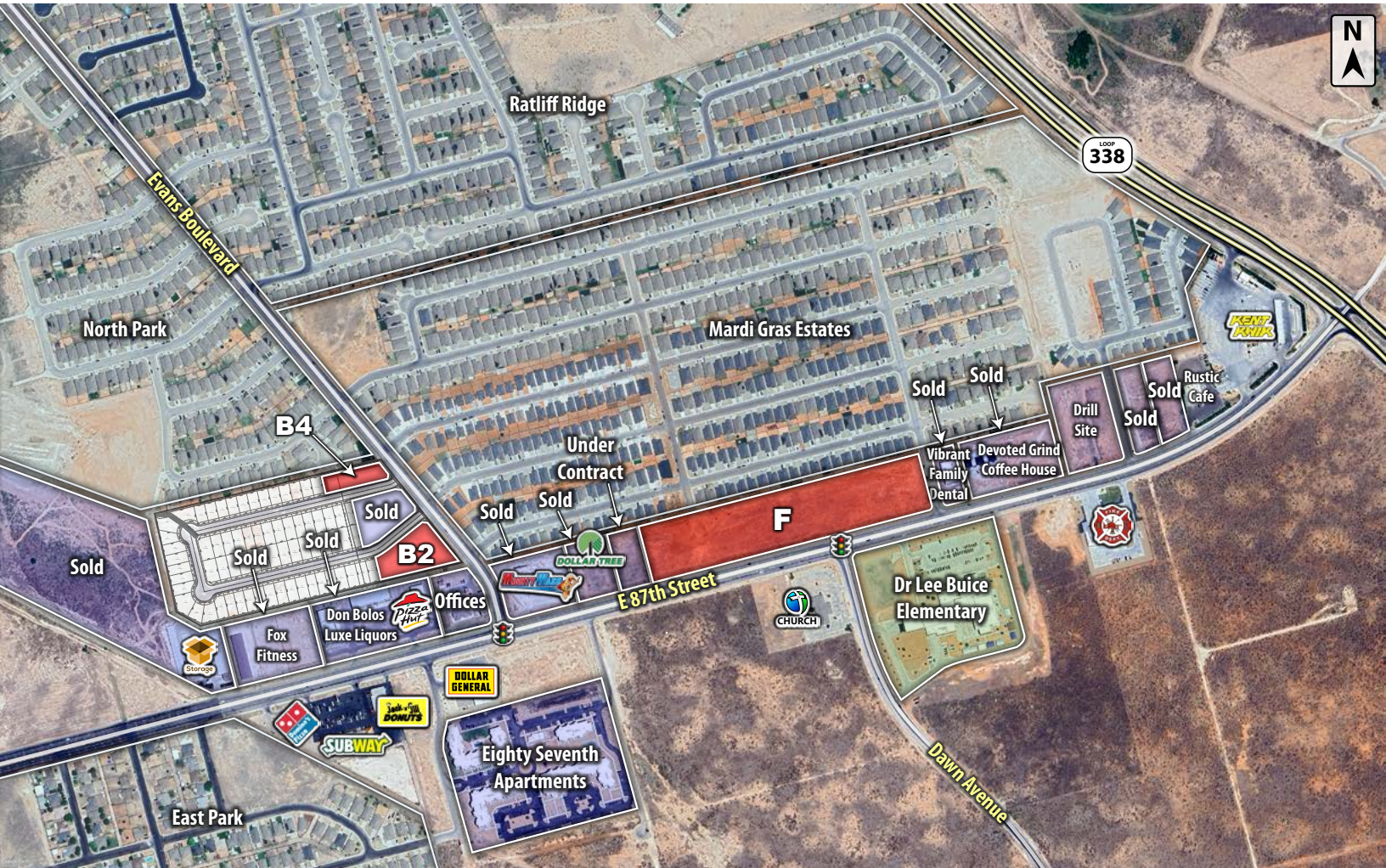




## 87TH STREET & EVANS BOULEVARD

Odessa, TX 79765

LAND



## QUICK FACTS



PURCHASE PRICE

**\$14+ PER SQ. FT.**



TOTAL ACREAGE

**9.71 AC**



ZONING

**COMMERCIAL**

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

BEAU TUCKER, CCIM  
806.784.3298  
[BTUCKER@CBCWORLDWIDE.COM](mailto:BTUCKER@CBCWORLDWIDE.COM)  
[CBCLANDMAN.COM](http://CBCLANDMAN.COM)

AARON HART  
806.784.3254  
[AHART@CBCWORLDWIDE.COM](mailto:AHART@CBCWORLDWIDE.COM)  
[CBCLANDMAN.COM](http://CBCLANDMAN.COM)

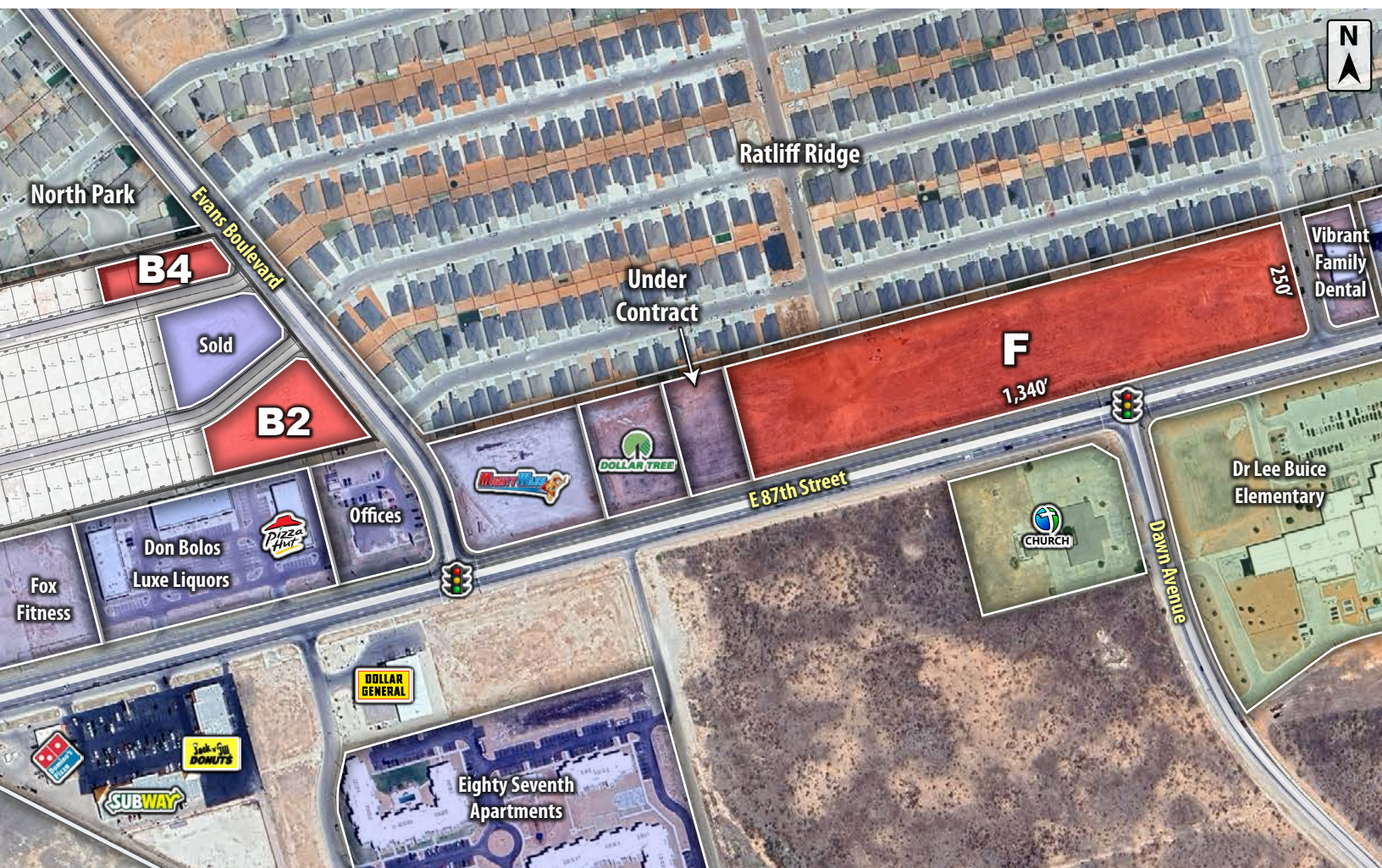


**COLDWELL BANKER  
COMMERCIAL**  
CAPITAL ADVISORS





## TRADE AREA & INFORMATION



## LOCATION

The tracts are located along the 87th Street and Evans Boulevard between the Andrews Highway & Loop 338.

## DESCRIPTION

Large development tracts in the developing Mardi Gras Estates subdivision. Mardi Gras Estates offers quality and affordable new homes in Odessa, TX. This 115 acre and 560 home-site subdivision will bring themed community parks and gathering spaces, making this one of the best neighborhoods for families looking for community in Odessa. Coldwell Banker Commercial is pleased to offer 10 acres for commercial development in Odessa's newest subdivision. Water and sewer will be brought to site and is ready for commercial development.

## OPTIONS

Sold		Tract A		Tract C		Tract D		Tract E		Tract G		Tract H		Tract I		Tract J		
Tract B				0.68 & 1.34 Acres		Retail/Office		Call Broker for Availability/Pricing										
Tract F				7.69 Acres		Retail		Call Broker for Availability/Pricing										

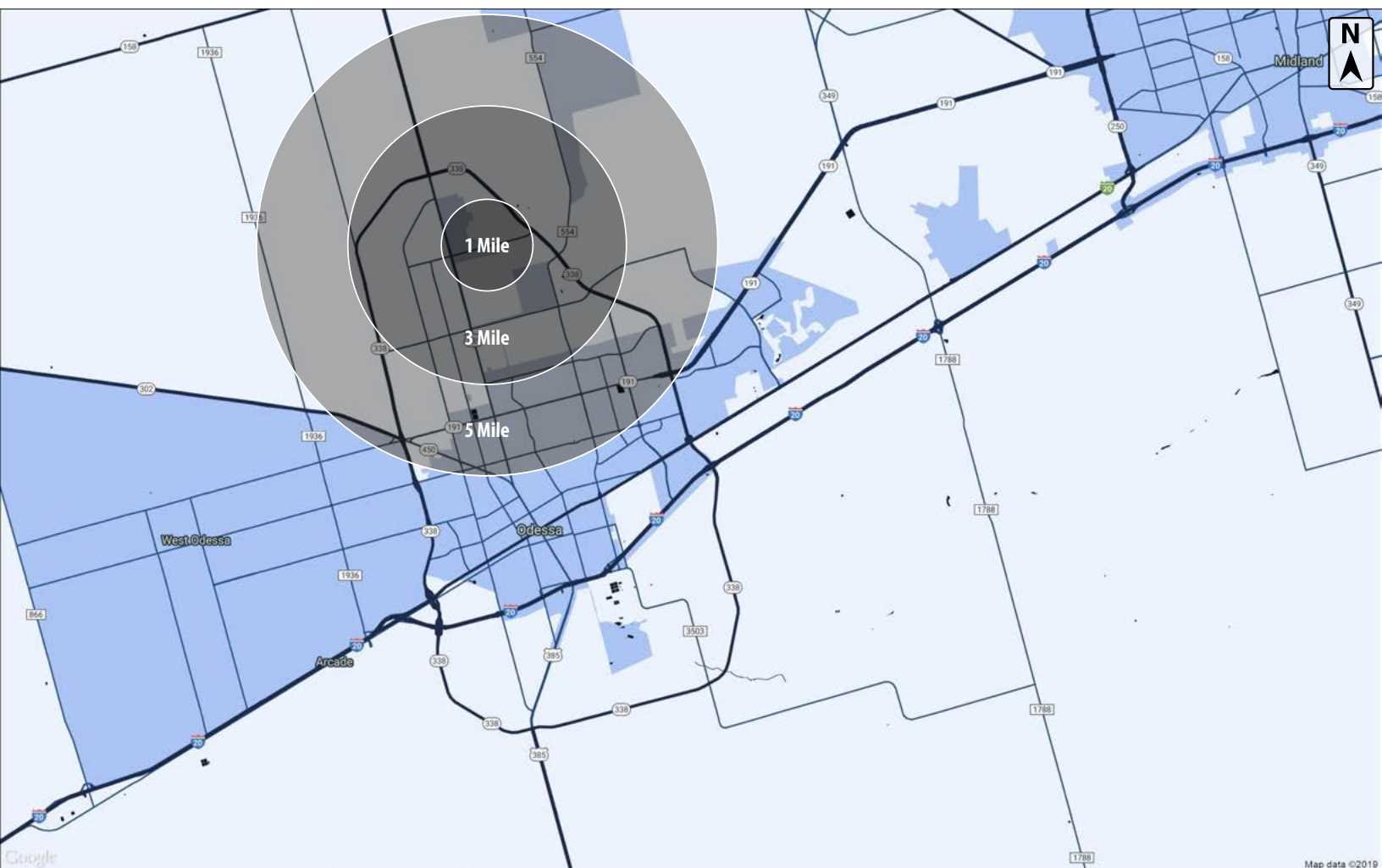


**COLDWELL BANKER  
COMMERCIAL**  
CAPITAL ADVISORS





## DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,337	60,060	153,785
MEDIAN AGE	28.9	30.4	31.4
MEDIAN AGE (MALE)	29.7	30	30.9
MEDIAN AGE (FEMALE)	27.8	31.6	32.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,390	21,645	57,354
# OF PERSONS PER HH	3.1	2.8	2.7
AVERAGE HH INCOME	\$95,560	\$75,055	\$76,639
AVERAGE HOUSE VALUE	\$205,284	\$163,367	\$159,460

CBCWORLDWIDE.COM

**BEAU TUCKER, CCIM**  
**806.784.3298**  
**BTUCKER@CBCWORLDWIDE.COM**  
**CBCLANDMAN.COM**

©2023 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Capital Advisors. All rights reserved.  
Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.



**COLDWELL BANKER  
COMMERCIAL**  
CAPITAL ADVISORS