



WOODCREST
CAPITAL, LLC

0.915 Acres Odessa TX

adj. to 3840 FM 1936 | Odessa TX



Traffic Counts

I-20	30,939 VPD
W University Blvd	19,817 VPD
FM 1936	6,426 VPD

Demographics

	1-mile	3-mile	5-mile
Population	2,050	18,386	75,436
Households	714	6,427	25,995
Average HH Income	\$87,771	\$72,501	\$65,358

*Demographics provided by CoStar Group, www.costar.com, 2023 dataset

**LAND FOR
SALE**

**ACRES:
0.915**

**ZONING:
n/a**

(817) 927-0050

\$150,000

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109
www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

(817) 927-0050 | woodcrestcapital.com

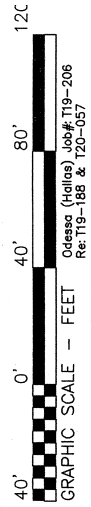
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Fort Worth, TX 76109

0.915 ACRES ODESSA TX | Odessa, Texas

VICINITY MAP



I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE "URBAN DEVELOPMENT ORDINANCE" CONCERNING SUBMISSION AND/OR APPROVAL OF INFORMATION AND DATA TO THE DIRECTOR OF PUBLIC WORKS AND THE CITY ENGINEER REQUIRED FOR FINAL PLAT APPROVAL HAVE BEEN COMPLIED WITH FOR THIS SUBMISSION

DATED: **August 18**, 2020

[Signature]
FOR DIRECTOR OF PUBLIC WORKS

HENCE South 31 deg. 09 min. 58 sec. West with the Southeast line of Lot 4, the Northwest line of an alley, a distance of 28.49 ft. to a 1/2" iron rod (found) for corner;
HENCE South 75 deg. 44 min. 20 sec. West with the North line of an alley, the South line of Wellsite no. 4, at 140.03 ft. to a 1/2" iron rod (found) for the easterly Southwest corner of same, and continue a total distance of 180.10 ft. to a 1/2" iron rod (set) for corner, in the West line of an alley, in the East line of Lot 3;
HENCE South 14 deg. 10 min. 30 sec. East with the West line of an alley, the East line of Lot 3, a distance of 10.05 ft. to a 1/2" iron rod (found) for the Southeast corner of same, the Northeast corner of Lot 4;
HENCE South 75 deg. 47 min. 02 sec. West with the North line of Lot 4, the South line of Lot 3, a distance of 319.85 ft. to the place of beginning, containing 2.443 acres of land.

HIS PLAT IS HEREBY APPROVED THIS **11th** DAY OF **June**, 2020
BY THE PLANNING AND ZONING COMMISSION, CITY OF ODESSA, TEXAS.
[Signature]
CHAIRMAN, PLANNING COMMISSION

HIS PLAT IS HEREBY REVIEWED AS PER THE INTERLOCAL AGREEMENT WITH THE CITY OF ODESSA FOR REGULATION OF SUBDIVISION PLATS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY THIS **11th** DAY OF **June**, 2020, BY THE ECTOR COUNTY PUBLIC WORKS, ECTOR COUNTY, TEXAS.
[Signature]
DIRECTOR OF DEVELOPMENT

CALL LOTS AND FELIPE BARRIOS TO ANGELICA BARRIOS SANJUANINO INSTRUMENT NO. OCTOBER 15, 2014

WESTERN INDUSTRIAL SITE
RECORDED IN VOLUME 8, PAGE 33 OF THE LUT RECORDS OF ECTOR COUNTY, TEXAS

N 75°44'33" E 308.63'

308.63'

292.22'

50' R.O.W. - 0.306 ACRE PUBLIC RIGHT OF WAY PRECINCT

5/8" IRON ROD (FOUND) W/ CAP (5689) N: 109248466-233 E: 1639288-85

40' SBL BY 2229/569 OPR SCT

70.13'

60.14'

130.27'

N 10°04'29" W

100.22'

N 14°20'47" W

40' SBL BY 2229/569 OPR SCT

BM1

40' SBL BY 2229/569 OPR SCT

S 75°47'02" W 319.85'

CALL TOX TO ROBERT BEASLEY, INC HMC LEAD NO. 2010J0016846 INSTRUMENT NO. NOVEMBER 30, 2010

4-

FARM TO MARKET HIGHWAY NO. 1936
100' R.O.W. 85' B/C TO B/C

40TH STREET
25' ASPHALT

20' ACRE ALLEY

W/ CAP MARKED (5689)

29.79'

N 75°45'19" E 199.81'

180.12'

20' ONE UTILITY EASEMENT BY THIS PLAT

0.119 ACRE PUBLIC RIGHT OF WAY PRECINCT

W/ CAP MARKED (5689)

19.77'

S 14°19'28" E 200.07'

210.12'

W/ CAP MARKED (NOT LEGIBLE)

10' WATER LINE EASEMENT BY THIS PLAT

W/ CAP MARKED (5689)

140.03'

W/ CAP MARKED (NOT LEGIBLE)

S 75°44'20" W 180.10'

20' ACRE ALLEY

W/ CAP MARKED (NOT LEGIBLE)

LOT 10
BLOCK 1
0.915 ACRE

LOT 9
LOT 8
BLOCK 1
1.528 ACRES
2.443 TOTAL ACRES



LEGEND

- 1/2" IR FOUND (SURVEYOR)
- 1/2" IR SET (FOUND) (5689) W/ CAP MARKED (5689) W/ CAP MARKED (NOT LEGIBLE)
- BENCHMARK
- MPH SPEED LIMIT
- SBL BUILDING SETBACK LINE
- ROW RIGHT OF WAY
- B/C BACK OF CURB
- OPRECT OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS
- OLD LOT NO.
- COVER HEAD ONE

LINE	BEARING	DISTANCE
1	N 09°55'50" W	29.83'
2	N 32°50'02" E	29.30'
3	S 14°10'30" E	50.00'
4	N 14°15'24" W	9.87'
5	N 30°59'07" E	28.33'
6	S 31°09'58" W	28.49'
7	S 14°10'30" E	10.05'

FINAL PLAT
BEING A REPLAT OF LOT 8, BLOCK 1,
WESTERN INDUSTRIAL SITE
SUBDIVISION

BEING A SUBDIVISION ESTABLISHING LOT 9 AND LOT 10, IN BLOCK 1, CONTAINING 2.443 ACRES, PART OF SECTION 13, BLOCK 43, T-2-S, TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, ABSTRACT NO. 518, ECTOR COUNTY, TEXAS

TWO LOTS - 2.443 ACRES
PREPARATION DATE: MAY 15, 2020