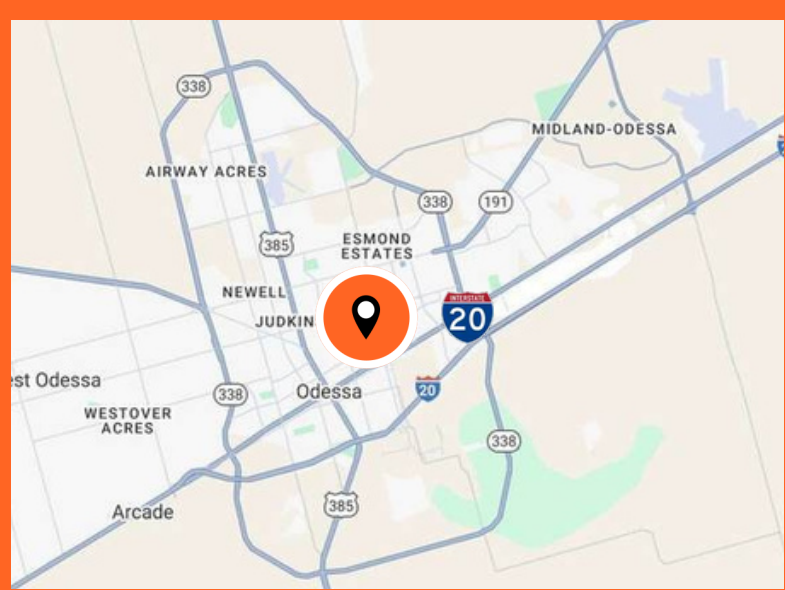


+/- 4.53 Acres of Prime Acreage in Odessa, TX

the Real Estate Ranch

LAND FOR SALE - Price Reduction!

600 S Pagewood Ave, Odessa, TX 79761



LARRY NIELSEN
C: 432.260.0088
E: Ironwolfrealttygroup@gmail.com

CONTACT BROKER



Now available: +/- 4.53 acres of prime industrial land in the highly sought-after Grow Odessa Industrial Park (formally the OI DC). This raw acreage is ideally positioned near leading manufacturing facilities and major Oil & Gas companies, offering exceptional potential for development. Additionally, the property is conveniently located near a substation, making it an attractive option for industrial operations requiring reliable infrastructure. The site benefits from close proximity to the intersection of John Ben Shepperd Parkway and Interstate 20, two heavily trafficked thoroughfares that serve as key transportation corridors through Odessa, TX. This strategic location ensures excellent connectivity and visibility. Building restrictions are in place to maintain the park's clean, professional aesthetic, assuring that the surrounding area will remain uniform and well-maintained. Don't miss this opportunity to secure a strategic property in one of Odessa's most desirable industrial locations. Contact Larry Nielsen today for more details or to schedule a property tour.

PROPERTY FEATURES

- +/- 4.53 Acres (Raw)
- Natural Gas along Pagewood
- Located in Growing Industrial Park
- City Utilities
- Zoned: 1C -Industrial District
- CC&R's apply

OFFERING SUMMARY

- \$90,000.00/AC Lot Size: +/- 4.53 acres
- Natural Gas and city utilities are
- available



LOCATION DESCRIPTION

Located in the Grow Odessa Business Park (Formerly the Odessa Industrial Development Corporation – OIDC) this property lies in the Central Business District of Odessa, TX, very close to E. Interstate 20 and S. John Ben Shepperd Parkway (JBS Parkway).

DESCRIPTION

From the intersection of E. Interstate 20 and S. JBS Parkway, travel 0.33 Miles North to Trunk Street, turn West for 0.31 miles to the Property.





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Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with the client on behalf of the broker.

ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest 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 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.

The Real Estate Ranch LLC	9007202	realestateranch@aol.com	(432)934-3333
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Johnston	0542176	realestateranch@aol.com	(432)934-3333
	License No.	Email	Phone
Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Nielsen	680101	ironwolfrealtygroup@gmail.com	(432)688-8200
	License No.	Email	Phone

Sales Agent/Associate's Name _____
Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABSI-O Date