



 **VENTURE**

214.378.1212

AMANDA T. WELLES
AWELLES@VENTUREDFW.COM

CHIMNEY ROCK FOR LEASE

NEC TX HWY 191 & TX LOOP 338
ODESSA, TX

LOCATION

NEC TX HWY 191 & TX LOOP 338

SIZE

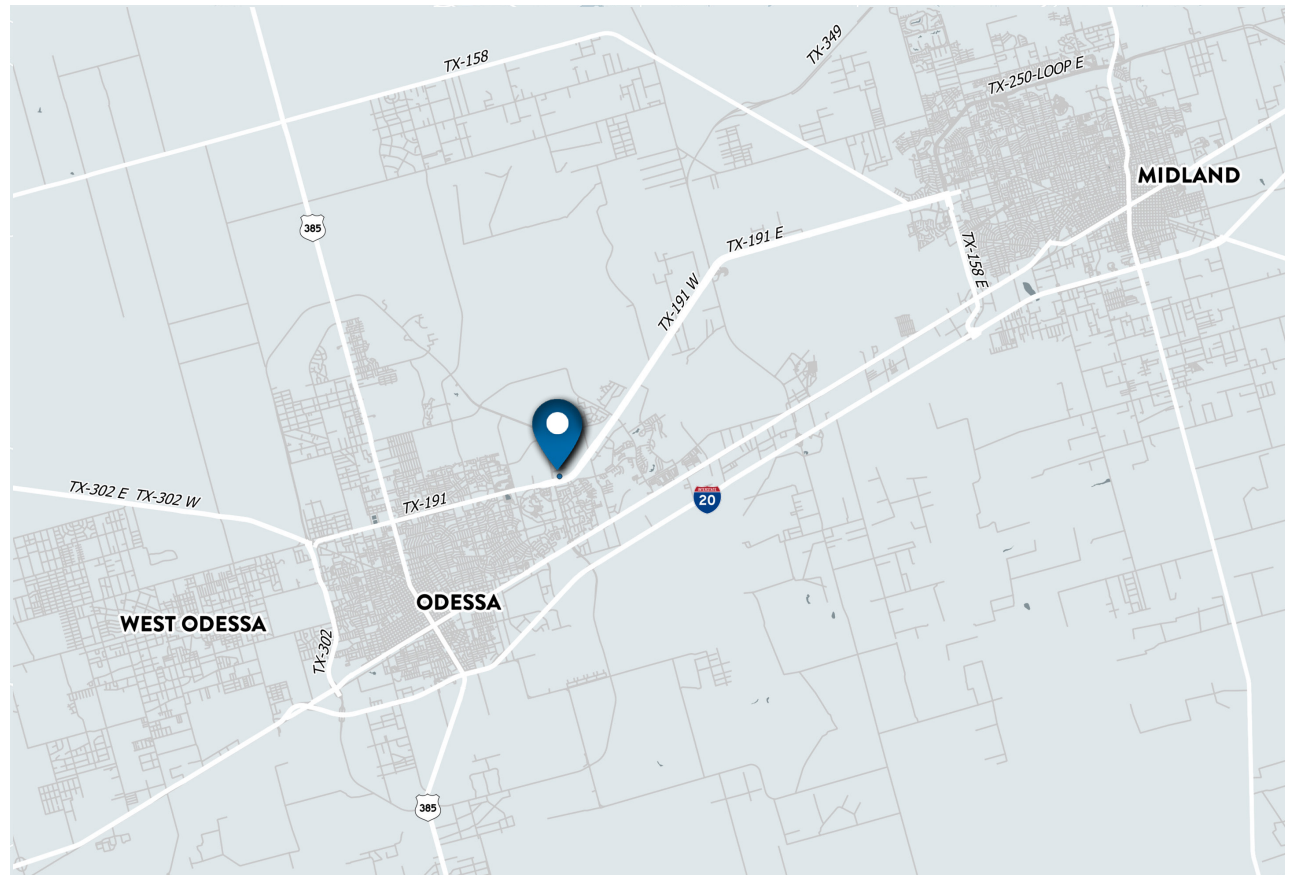
275,944 SF

TRAFFIC COUNTS

TX HWY 191	TX LOOP 338
29,087 VPD 2021	12,890 VPD 2021

PROPERTY HIGHLIGHTS

- ★ HWY 191 EXPOSURE
- ★ POWER CENTER



2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,338	44,738	84,475
EST. DAYTIME POPULATION	1,546	22,113	40,661
EST. AVG. HH INCOME	\$149,649	\$129,127	\$113,753

AREA ATTRACTIONS

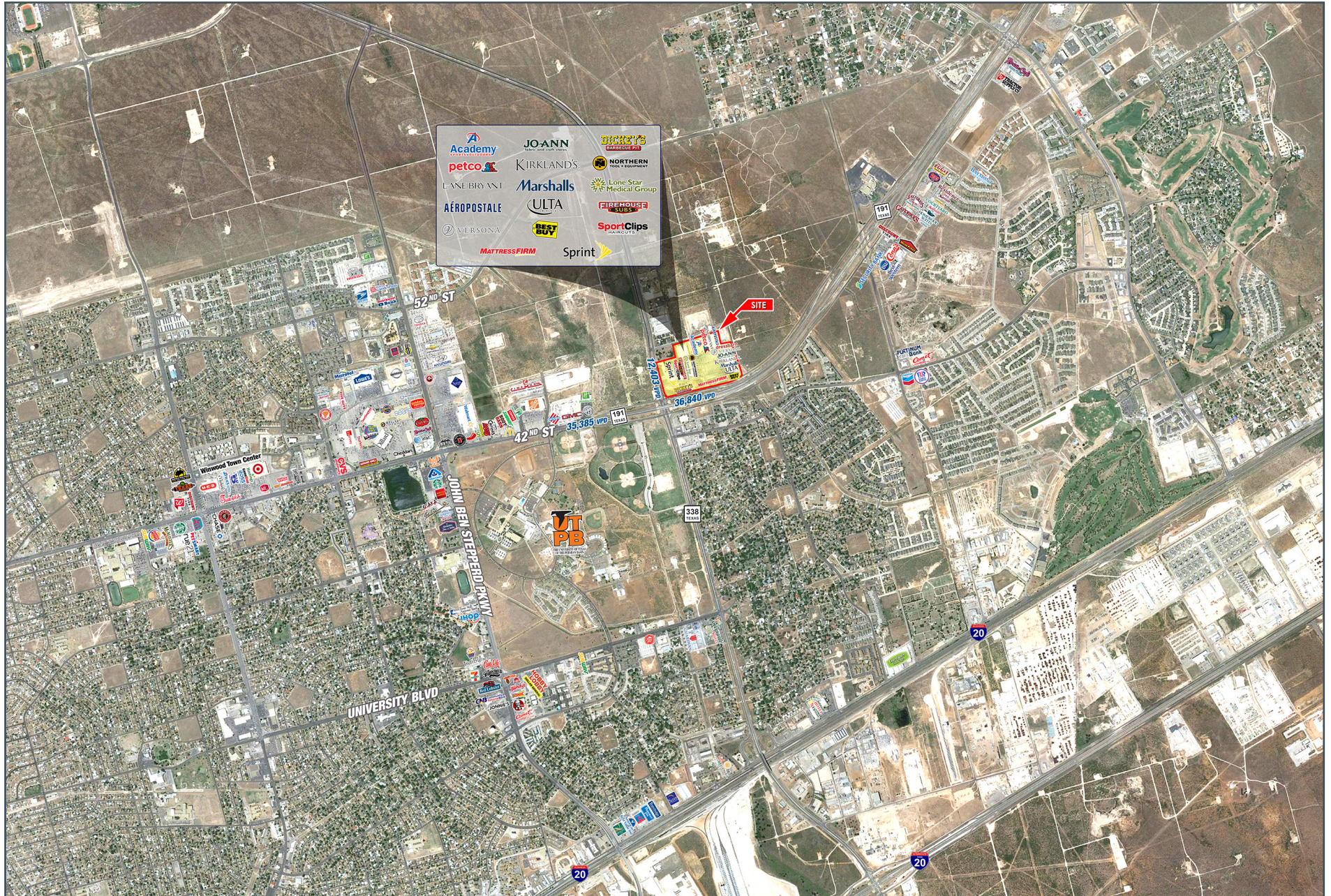


AVAILABLE SPACES

UNIT	TENANTS	SF
1	Best Buy	35,691
2	Ulta Store	9,963
3	America's Best Contacts & Eyeglasses	3,405
4	Marshalls	25,000
5	Kirklands Store	10,000
6	JOANN Stores, INC	13,160
7	Milan Laser	1,770
8	Versona	5,700
9	AVAILABLE	6,800
10	AVAILABLE	2,501
11	Carter's	5,000
12	Lane Bryant	4,500
13	**DEVELOPABLE SUITE	20,000
14	Petco	13,500
15	Academy	67,280
16	Northern Tool	7,600
17	Northern Tool	18,000
18	Orangetheory Fitness	3,207
18C	Lendmark Financial Services	1,693
18D	AVAILABLE	2,742
20	Lone Star ER	8,500
21	AVAILABLE	3,471
22	Firehouse Subs	2,558
23	Bath of West Texas	1,500
24	AVAILABLE	5,500
25	Gala Nails & Spa	1,575
26	Sports Clips	1,500
27	Sprint	2,996
33	Dickey's BBQ	3,333
34	Palm Beach Tan	1,800
35	Aspen Dental Management	3,200
36	Bubba's 33	7,800
37	Mattress Firm	5,500
38A	Sharkey's Cuts for Kids	1,383
39	James Avery Jewelry	3,117
	PARCEL 8 GROUND LEASE	1.00 AC
	Longhorn Steakhouse	1.90 AC











8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

AMANDA T. WELLES
Partner
214.378.1212
awelles@venturedfw.com

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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Information About Brokerage Services

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

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amanda Throckmorton Welles	649514	awelles@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date