

# PEAK COLLECTIVE

REAL ESTATE

RESIDENTIAL | COMMERCIAL | INVESTMENT



# 2444 FM 1936

## ODESSA, TX

7,500 SF INDUSTRIAL BUILDING ON 0.6 AC WITH GATED YARD SPACE

# PROPERTY SUMMARY

## PROPERTY INFORMATION

Property Address	2444 FM 1936 Odessa, TX 79763
Warehouse SF	5,000 SF
Office SF	2,500 SF
Total Building SF	7,500 SF
Total AC	0.60 AC
Price Per SF	\$13.60/SF/YR
Property Type	Industrial
Lease Type	NNN
CAM Fees	\$1.42/SF/YR
Base Monthly Rent	\$8,500/Mo
Overhead Doors	3
Year Built	2018



# PROPERTY OVERVIEW

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Peak Collective Real Estate with KW Commercial is pleased to present a 7,500 SF Industrial building with gated yard space in Odessa, Texas.

A secure, gated yard space ensures ample outdoor storage and added peace of mind.

Inside, the building includes two-stories of office space boasts 2,500 SF, perfect for managing administrative tasks and creating a comfortable workspace for your team.

The 5,000 SF warehouse features a shop bathroom with a shower, three 14x16-foot overhead doors, providing easy access for large vehicles and equipment.

Conveniently located in Odessa's industrial hub, this property is designed to meet the demands of a variety of industries. With ample room for equipment, vehicles, and staff, this space is ready to elevate your business.



# 2444 FM 1936

## ODESSA, TX



**FM 1936**



**7,500 SF**

**0.60 AC**



## PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS





PROPERTY PHOTOS





# MARKET ANALYSIS

Odessa, Texas, located in the heart of the Permian Basin, is a prime destination for industrial businesses seeking growth opportunities. Its strategic location places businesses at the center of one of the world's largest energy-producing regions, offering direct access to oilfields, pipelines, and processing facilities. With connectivity through Interstate 20, major rail networks, and the Midland International Air & Space Port, Odessa ensures efficient transportation and logistics.

The city's pro-business climate is a significant draw. Texas's absence of a state income tax, combined with local economic incentives from the Odessa Development Corporation, provides financial advantages for companies. Additionally, Odessa offers a skilled labor force experienced in industrial and energy-related fields, supported by local training programs and educational partnerships.

Businesses relocating to Odessa also benefit from lower operational costs compared to larger metro areas, including affordable real estate and utilities. The city's diversified economy, supported by growth in manufacturing and logistics, ensures long-term economic stability. Odessa's strategic advantages make it an ideal choice for industrial businesses looking to thrive in a supportive and dynamic environment.



# MARKET DEMOGRAPHICS

Odessa, Texas, is a thriving city with a dynamic market demographic driven by its strong economic foundation and growing population of over 123,000 residents.

Located in the heart of the Permian Basin, Odessa is a hub for the energy sector, with oil and gas production serving as the backbone of its economy. The city boasts a robust job market, with a significant portion of its workforce employed in industries such as energy, construction, manufacturing, and transportation. Many workers in Odessa are skilled professionals supporting oilfield operations, pipeline development, and related services, reflecting the city's expertise in industrial and technical fields.

Additionally, Odessa is seeing diversification into healthcare, education, and retail, creating opportunities across a variety of sectors. With a hardworking and adaptable labor force, Odessa remains a magnet for economic activity and investment in West Texas.



# ODESSA, TEXAS

Odessa, Texas, is a vibrant city with a rich blend of history, culture, and outdoor attractions. Known for its role in the Permian Basin's energy boom, Odessa celebrates its heritage at the Permian Basin Petroleum Museum.

The city also boasts unique landmarks like a full-scale replica of Shakespeare's Globe Theatre and Anne Hathaway's Cottage, offering a literary twist in West Texas.

Cultural highlights include the Ellen Noël Art Museum and the Sandhills Stock Show and Rodeo, showcasing Odessa's artistic and cowboy spirit.

Nature lovers can explore nearby Monahans Sandhills State Park or the Odessa Meteor Crater for outdoor adventures. With its mix of history, culture, and natural beauty, Odessa offers a distinct and engaging experience for residents and visitors alike.



# CONFIDENTIALITY & DISCLOSURE

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Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 2444 FM 1936, Odessa Texas. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



# Kody Watts

Commercial Real Estate Broker

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