



SHERWOOD VILLAGE

4239 N. DIXIE RD.
(N. DIXIE RD. & E. 42nd ST.)
ODESSA, TEXAS



RETAIL SHOPS • RESTAURANTS • PAD SITE



GORDONPARTNERS

DEVELOPMENT • BROKERAGE • MANAGEMENT

SCOTT GORDON • 713.961.3337 • sgordon@gordonpartners.com
PHILLIP CARAMEROS • 832.937.5900 • phillip@gordonpartners.com



Population (2021 Est.)

1 Mile	18,257
3 Mile	84,295
5 Mile	136,317

AVG HH Income (2021 Est.)

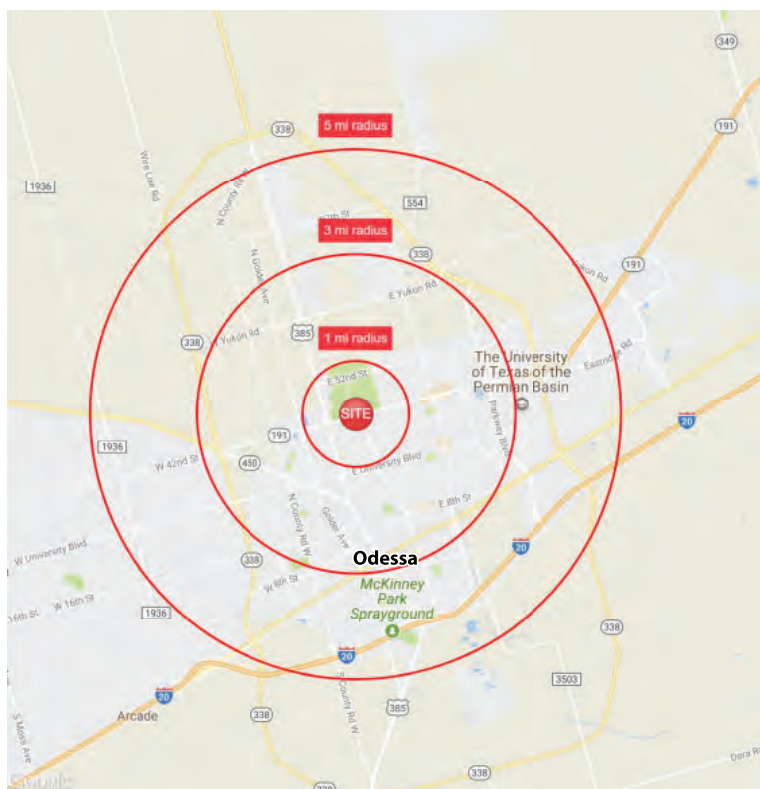
1 Mile	\$74,645
3 Mile	\$78,824
5 Mile	\$84,927

Daytime Employment (2021 Est.)

1 Mile	1,972
3 Mile	37,618
5 Mile	60,461

Traffic Counts (Vehicles/Day)

E. 42nd St.	39,918
N. Dixie Blvd.	8,000



TENANTS		
100	HONEY DONUTS	1,500 SF
110	LOCKER ROOM CUTS	1,360 SF
140	SMOOTHIE KING	1,572 SF
160	GOLDEN CHICK	2,200 SF
601-B	AVAILABLE	1,800 SF
601-A	AVAILABLE	1,400 SF
601	O'REILLY AUTO PARTS	8,160 SF
609	SIGNATURE NAIL SALON	3,063 SF
611	FAMILY DOLLAR	8,190 SF
621	LITTLE CAESARS PIZZA	2,478 SF
623	ODESSA POLICE DEPT.	388 SF
627	FITNESS 1440	20,852 SF
629	AVAILABLE	3,636 SF
631	DENTIST	2,505 SF
633	PRESO TEA	1,236 SF
4231	THE CRAB STATION	4,000 SF
4233	REMAKE BEAUTY STUDIO	1,163 SF
4235	REPUBLIC FINANCE	1,475 SF
4237	AMERICAN SHAMAN	1,540 SF
4239	AVAILABLE	6,000 SF
4241	FARMERS INSURANCE	1,560 SF
4243	BOOST MOBILE	1,121 SF
4245	AVAILABLE	9,578 SF





SHERWOOD
BAPTIST CHURCH

DOLLAR GENERAL

Big Daddy's

LOWE'S

7-Eleven

Domino's

SITE

Dixie Blvd

9,205 VPD ('16)

42nd St

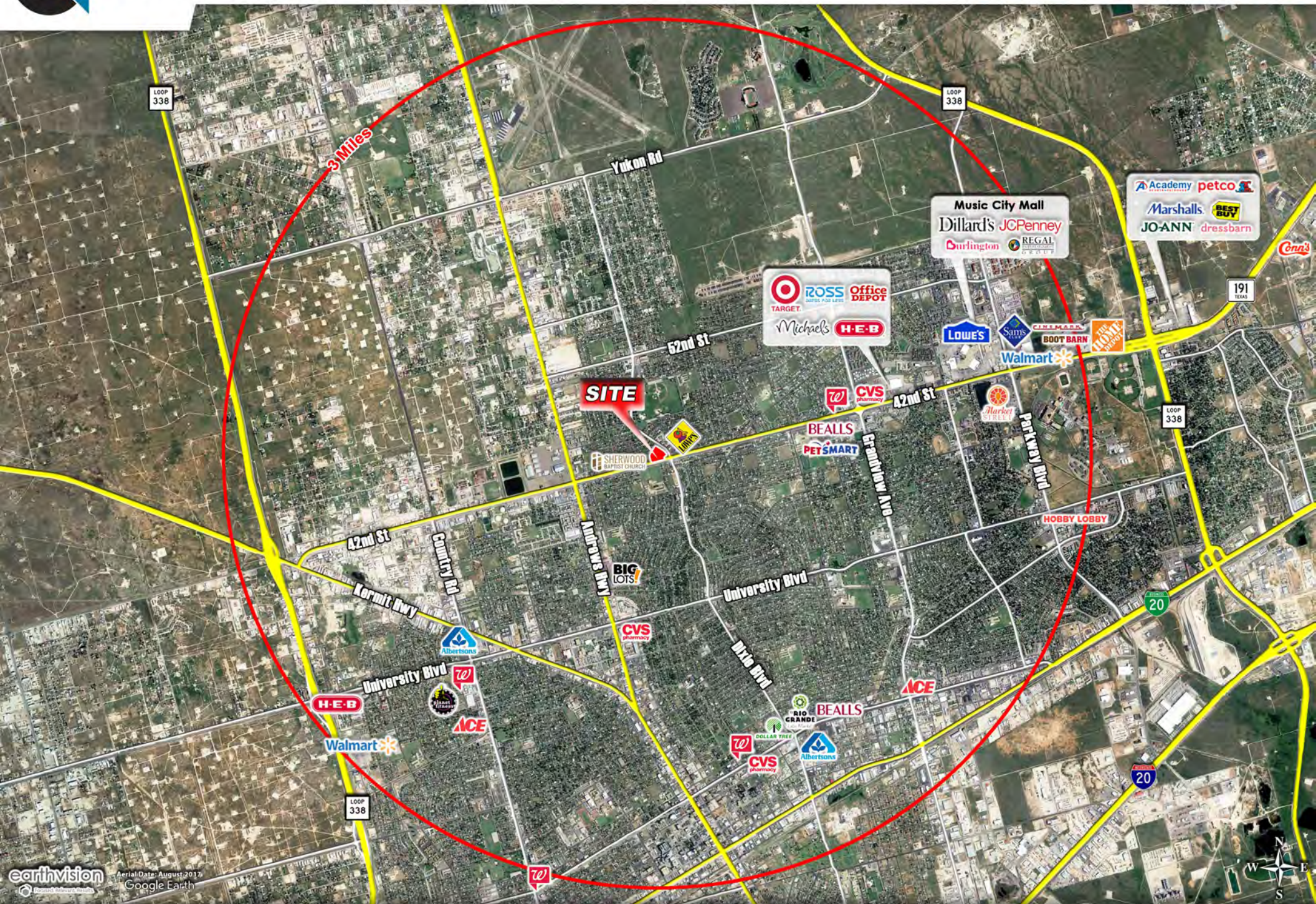
42nd St

30,094 VPD ('16)











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.

11-2-2015



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 sponsored by a broker 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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date