



WINWOOD TOWN CENTER

Odessa, Texas

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) proudly presents Winwood Town Center (the “Property”), an exceptional investment opportunity as a 100% leased, 372,534 SF shopping center with outstanding stability through 93% national tenancy and 78% investment-grade occupancy. As the #1 shopping destination in Midland/Odessa with 6.2M+ annual visitors, the property features a rare dual-anchor arrangement with both Target and HEB on lease. One of only two such centers in Texas, the Property provides exceptional stability while both pay significantly below-market rents (Target 78.75% below, HEB 21.93% below) that mitigates against vacancy risk. The 14/22 tenants expiring without options is supported by a substantial 32.26% mark-to-market opportunity.

Strategically positioned with visibility to 84,780 daily vehicles in the Permian Basin, which generates 48% of U.S. oil production, the center demonstrates remarkable tenant loyalty with 22.5-year average tenure while offering multiple value-add opportunities including potential pad site sales and a side strip projected to increase in revenue 84% over the 10-year hold period.

372,534

SQUARE FEET

100%

LEASED

1987

YEAR BUILT

5.0 YRS

REMAINING LEASE TERM

93%

NATIONAL TENANCY



INVESTMENT HIGHLIGHTS

TOP
PERFORMING
RETAIL CENTER
WITH SUPER
REGIONAL DRAW

TARGET AND
H-E-B ON
LEASES
(AVG. \$5 PSF
ANNUAL RENT)

4 NATIONALLY
RECOGNIZED
PADS (AVG. \$88K
ANNUAL RENT)

TOP TIER CREDIT
TENANCY
(78% OF GLA)

#1 MOST VISITED
SHOPPING
CENTER IN
MIDLAND/
ODESSA

VALUE-ADD
OPPORTUNITY
64% OF TENANTS
EXPIRING W/O
OPTIONS



SOUTHEAST FACING AERIAL



McDonald's
The Olive Garden
CINEMARK
BOOT BARN
DOLLAR TREE

Wendy's
SONIC
KFC
HOBBY LOBBY

Parks Legado South
Median Home Value: \$354,784

WALMART

Starbucks
TWIN PEAKS
Sonic Drive-Ins

THE UNIVERSITY OF TEXAS
PERMIAN BASIN
5,899 Students

PETSMART
BOB MILLS FURNITURE
maurices
ups
Starbucks
CROUCH

Wendy's
Market STREET

Springdale
Median Home Value: \$339,363

WINWOOD
TOWN CENTER

sam's club

CVS

CHIPOTLE
MEXICAN GRILL

CHASE
126,451 SF

FIVE GUYS
POPEYES

LOWE'S

Music City Mall
JCPenney
Dillard's
at home
Burlington
JAMES AVERY
Foot Locker
JD

N Grandview Ave | 25,319 VPD

E 42nd St | 59,661 VPD

PRIME EXIT OPTIONALITY



1 HEB AND TARGET ON LEASE

- » Opportunity to sell down HEB and/or Target parcel that are subject to long term leases
- » HEB and Target paying low rents, \$9.37 & \$1.70 PSF respectively, which would be extremely well received in the NNN market.

2 TOP TIER CREDIT / BRANDS ON OUTPARCELS OFFER ADDITIONAL EXIT OPPORTUNITIES AT PREMIUM PRICING GIVEN SHORTER TERM DURATION & BELOW MARKET RENTS

- » Chick Fil A - 52% below market rent and A Shadow Credit Rating
- » Taco Bell - 46% below market rent and **expiring without options**
- » PNC Bank - 33 Yr Tenure, A Credit, **expiring Nov-2026 without options**
- » Jack in the Box - 43% below market rent

3 SEPARATELY PARCELED STRIP OFFERS DOUBLING OF NOI OVER 10 YEAR HOLD PERIOD

- » Attractive isolated CAGR to drive cap rate / price in separate transaction
- » Alternatively, excellent midterm value add component w/ disposition in the future
- » Office Depot **expires in 2034 without options** at 59% below market rent

TOP PERFORMING RETAIL CENTER WITH SUPER-REGIONAL DRAW

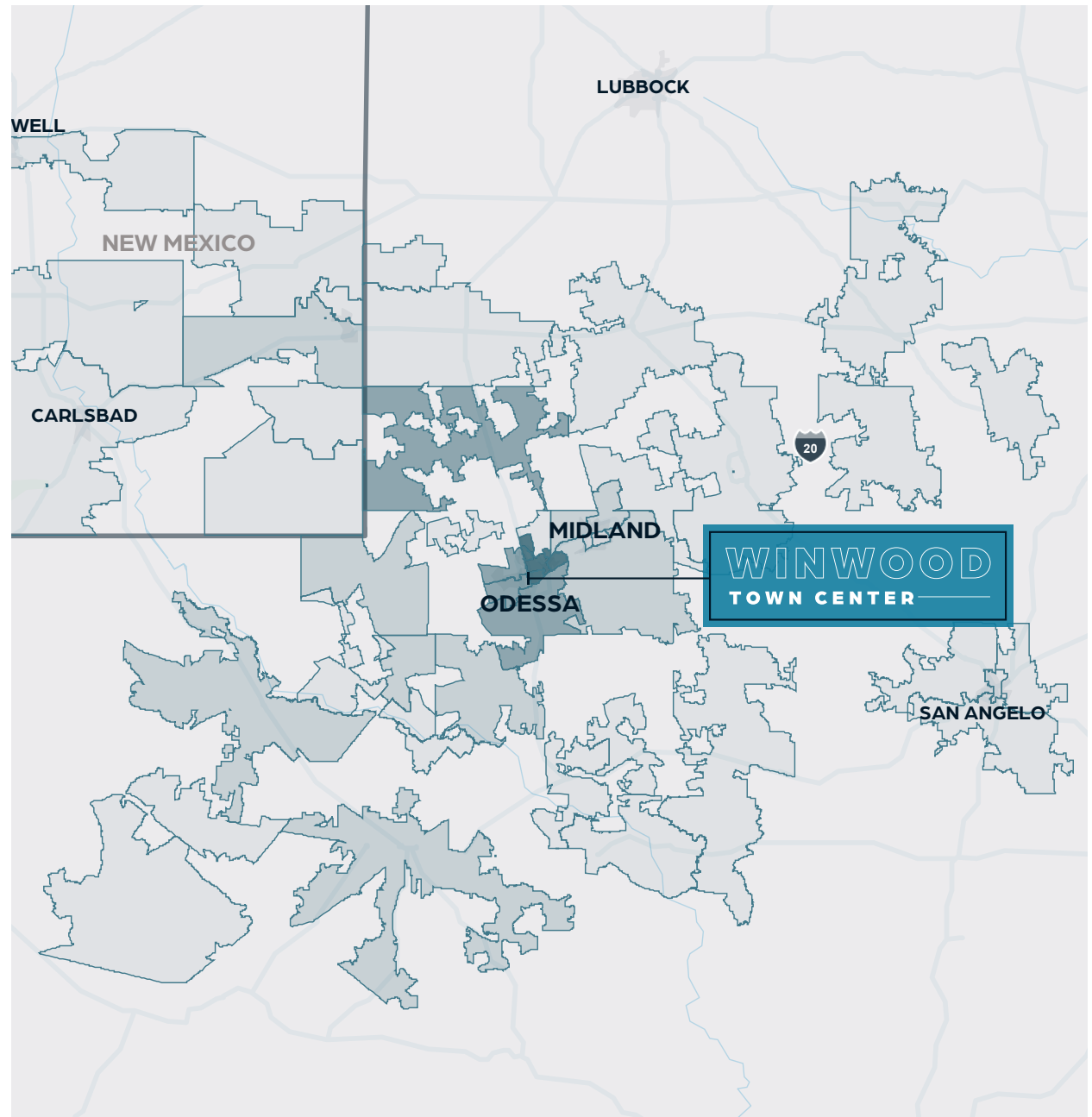
WINWOOD TOWN CENTER IS THE MOST VISITED RETAIL CENTER IN BOTH MIDLAND AND ODESSA, WITH AN EXPANSIVE TRADE AREA PULLING FROM OVER 250-MILES

6.2M+
ANNUAL VISITORS

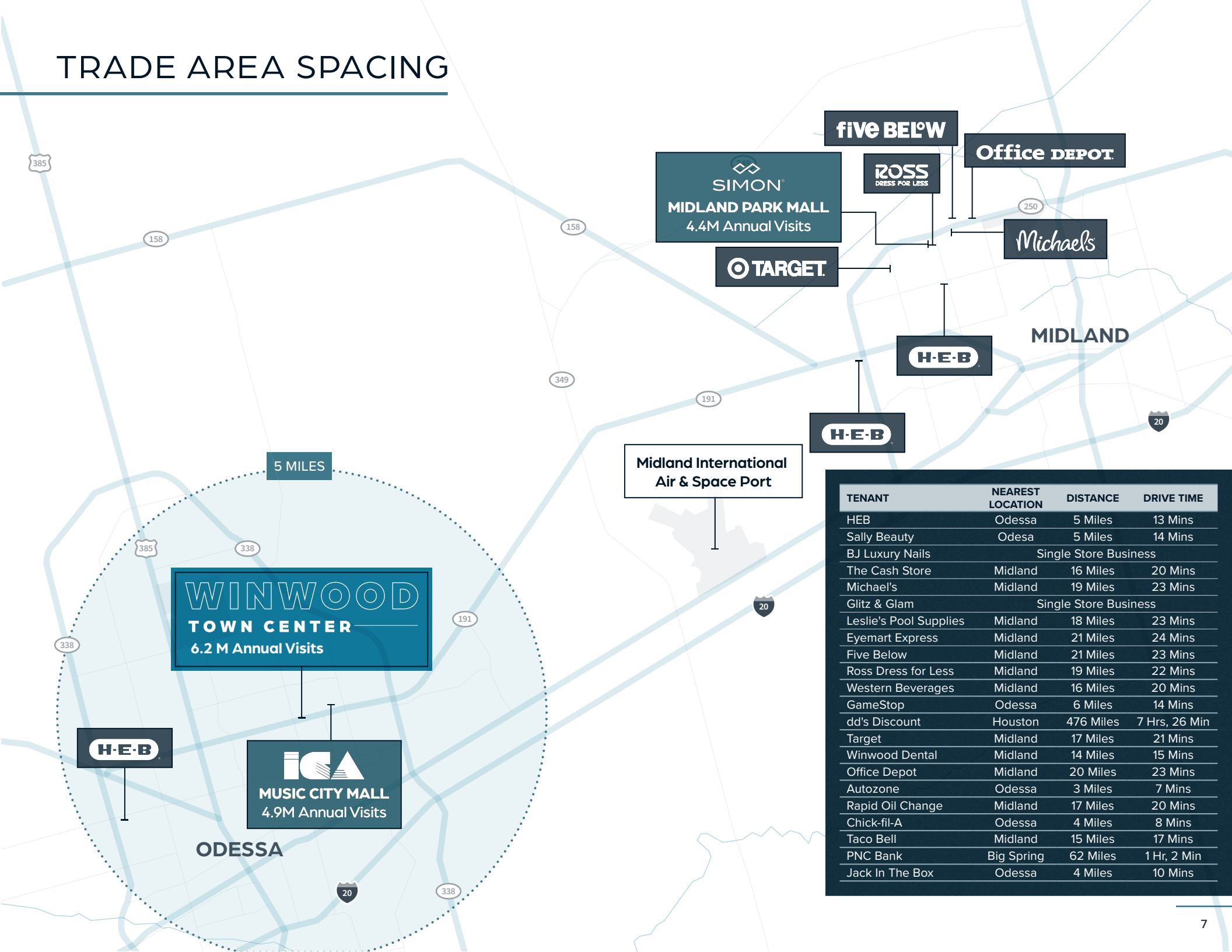
#1
SHOPPING CENTER IN
MIDLAND/ODESSA (50-MILE RADIUS)
1/41

97TH %ILE
SHOPPING CENTER RANKING IN TX
120/3,999

97TH %ILE
SHOPPING CENTER RANKING
IN THE USA
956/40,770



TRADE AREA SPACING



TENANT	NEAREST LOCATION	DISTANCE	DRIVE TIME
HEB	Odessa	5 Miles	13 Mins
Sally Beauty	Odessa	5 Miles	14 Mins
BJ Luxury Nails	Single Store Business		
The Cash Store	Midland	16 Miles	20 Mins
Michael's	Midland	19 Miles	23 Mins
Glitz & Glam	Single Store Business		
Leslie's Pool Supplies	Midland	18 Miles	23 Mins
Eyemart Express	Midland	21 Miles	24 Mins
Five Below	Midland	21 Miles	23 Mins
Ross Dress for Less	Midland	19 Miles	22 Mins
Western Beverages	Midland	16 Miles	20 Mins
GameStop	Odessa	6 Miles	14 Mins
dd's Discount	Houston	476 Miles	7 Hrs, 26 Min
Target	Midland	17 Miles	21 Mins
Winwood Dental	Midland	14 Miles	15 Mins
Office Depot	Midland	20 Miles	23 Mins
Autozone	Odessa	3 Miles	7 Mins
Rapid Oil Change	Midland	17 Miles	20 Mins
Chick-fil-A	Odessa	4 Miles	8 Mins
Taco Bell	Midland	15 Miles	17 Mins
PNC Bank	Big Spring	62 Miles	1 Hr, 2 Min
Jack In The Box	Odessa	4 Miles	10 Mins

MIDLAND-ODESSA MARKET OVERVIEW

Midland-Odessa, situated in the heart of West Texas and known as "Two Cities, No Limits," has evolved from modest railroad stations into the powerhouse of the Permian Basin, currently accounting for 48% of U.S. oil production, up from just 17% in 2015. This economy boasts one of the nation's highest GDP per capitas at \$242,730, anchored by major employers like Chevron, Apache, and EOG Resources that have established the region as the world's largest inland petrochemical complex. Originally cattle shipping centers and financial hubs in the late 19th century, both cities were transformed by the 1920s oil discovery, gaining strategic importance during World War II and recently experiencing renewed prosperity through technological advancements in shale extraction. Beyond its economic significance, the area offers excellent educational opportunities through sought-after school districts (ECISD and MISD), rich cultural attractions including world-class art galleries and theater productions, and deep-rooted traditions like the 67-year "Friday Night Lights" football rivalry between Midland Legacy and Permian High—all contributing to an extraordinary environment for businesses and residents alike in this thriving West Texas community.

48%

OF TOTAL US OIL PRODUCTION

2ND LARGEST

**OIL/GAS PRODUCING REGION
IN THE WORLD**

\$2.5B

**INVESTMENT RECENTLY ANNOUNCED
BY DOUBLE EAGLE AND ENCAP**

MAJOR EMPLOYERS IN THE AREA

ExxonMobil

Apache

Baker Hughes

Chevron

OXY

SAULSBURY

DIAMONDBACK
ENERGY

slb

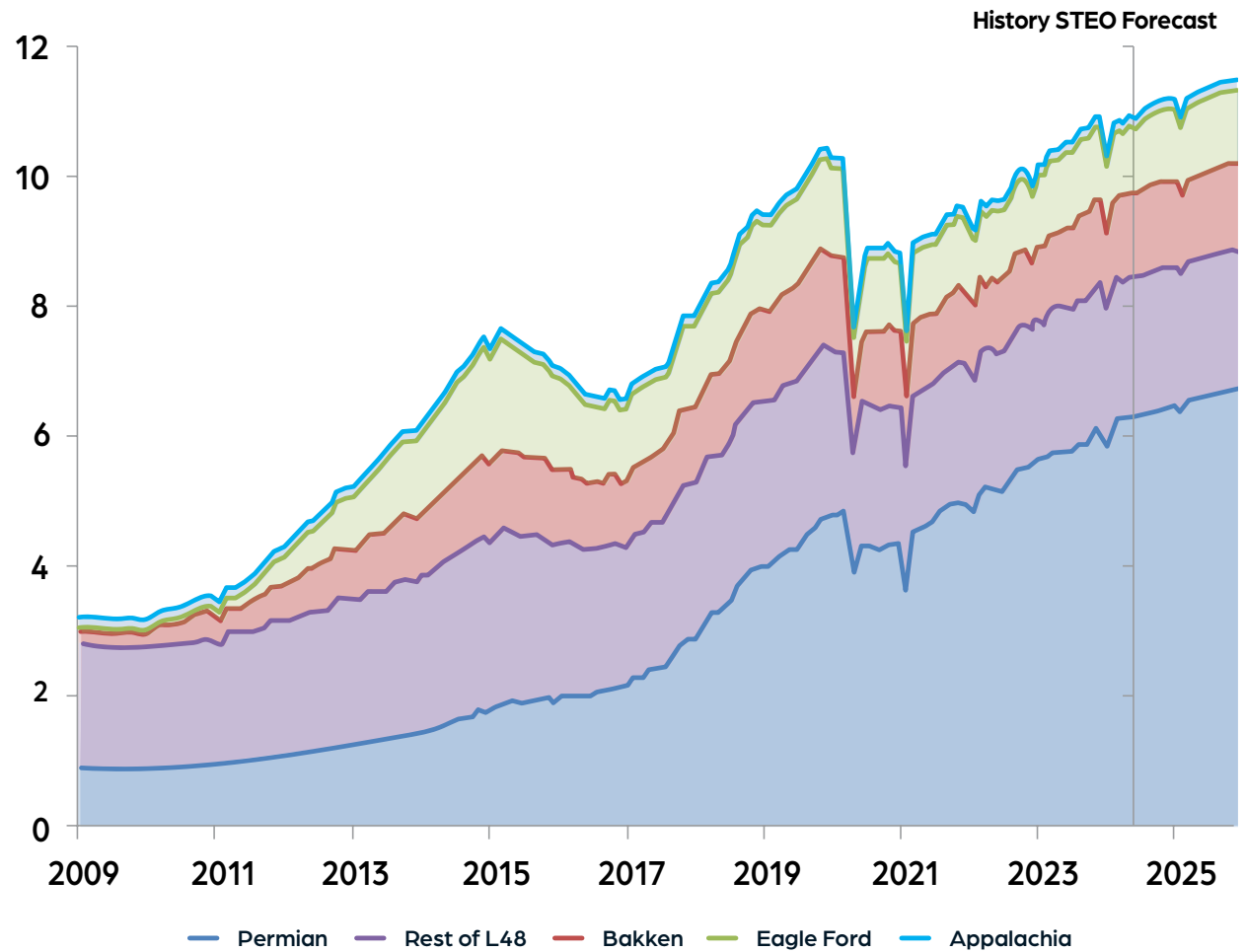
HALLIBURTON

eog resources

EIA EXPANDS COVERAGE OF CRUDE OIL AND NATURAL GAS PRODUCTION WITH REGIONAL FORECAST

MONTHLY LOWER 48 CRUDE OIL PRODUCTION BY REGION (JAN 2009–DEC 2025)

Million barrels per day



Data source: U.S. Energy Information Administration, Short-Term Energy Outlook (STEO), June 2024
Note: L48=Lower 48 states

CONTACTS

CORE EXECUTION TEAM

Ryan West
Senior Managing Director
+1 713 852 3535
ryan.west@jll.com

Chris Gerard
Senior Managing Director
+1 214 293 8698
chris.gerard@jll.com

FINANCING

Colby Mueck
Senior Managing Director
+1 713 852 3575
colby.mueck@jll.com

SUPPORT

Dawson Hastings
Analyst
+1 713 425 1801
dawson.hastings@jll.com

Sherri Rollins
Vice President
+1 713 852 3573
sherri.rollins@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2025. Jones Lang LaSalle IP, Inc. All rights reserved.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.