

WICHITA FALLS PAD FOR GROUND LEASE/SALE

Wichita Falls, TX



LOCATION

- 3920 Lawrence Rd
Wichita Falls, TX 76308

PROPERTY HIGHLIGHTS:

- **Total Available:** +/- .67 AC
- Opportunity located by Town Square Shopping Center (1.4 million visits) and surrounded by high traffic centers such as Quail Creek Crossing (3.3 million visits), Wichita Square (2.7 million visits), and Faith Village (630,000 visits)
- Near major retailers including Kohl's, TJ Maxx, Ross, Walmart, Sam's Club, Home Depot, and Lowe's
- Surrounding restaurants include: Texas Roadhouse, Chick-Fil-A, Chili's, Chipotle, Firehouse Subs, Olive Garden, among others
- Contact broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,538	61,321	86,353
Daytime Population	13,599	58,236	93,295

TRAFFIC COUNTS:

Highway 277:	35,497 VPD (2023)
Kemp Blvd:	22,619 VPD (2023)

CONTACT

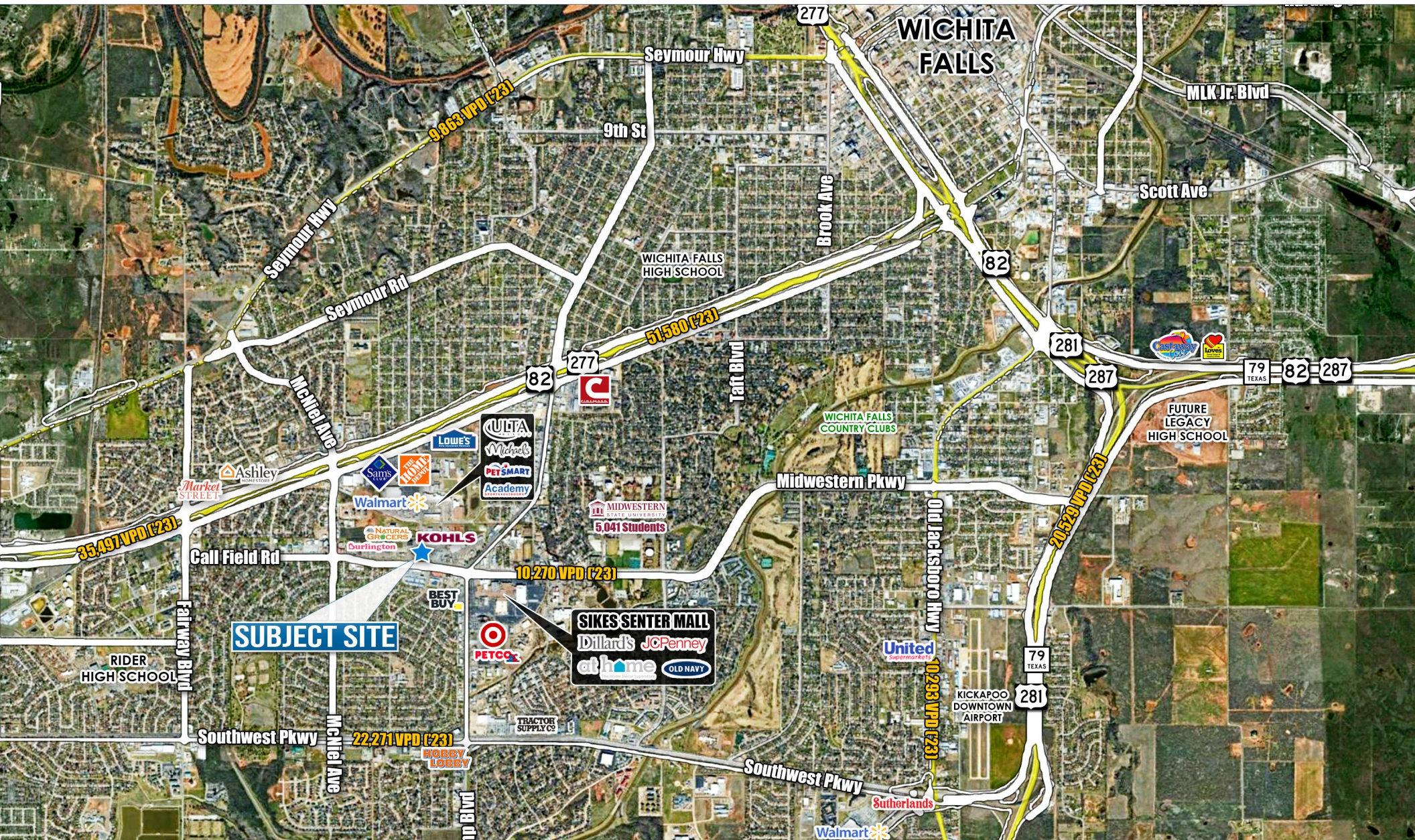
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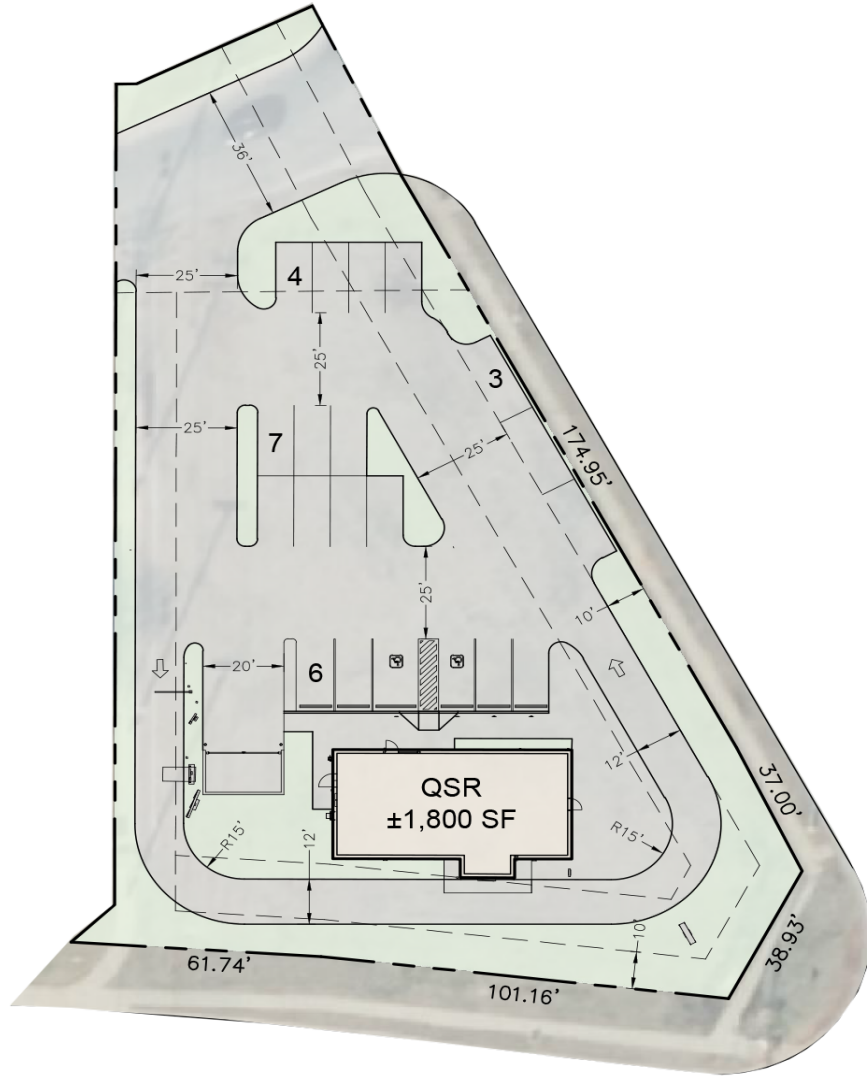
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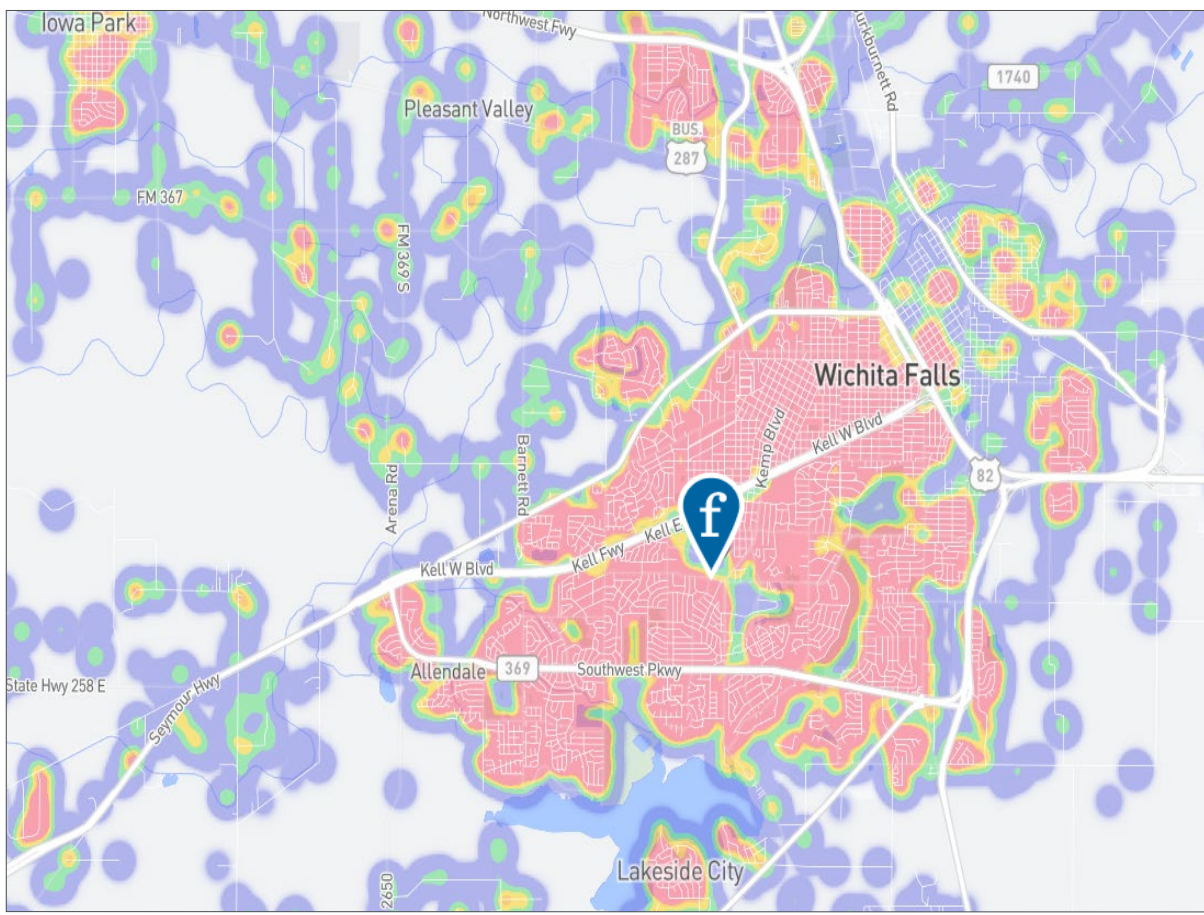
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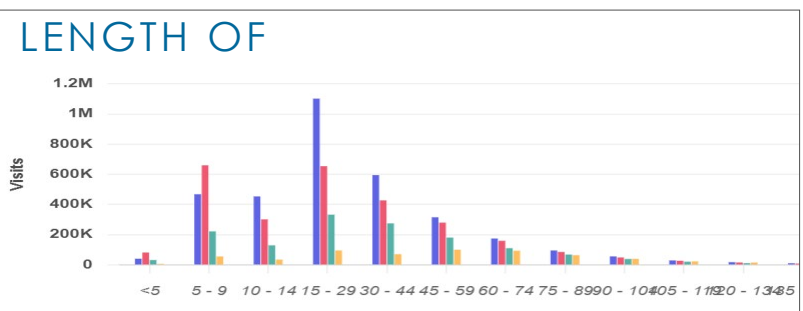
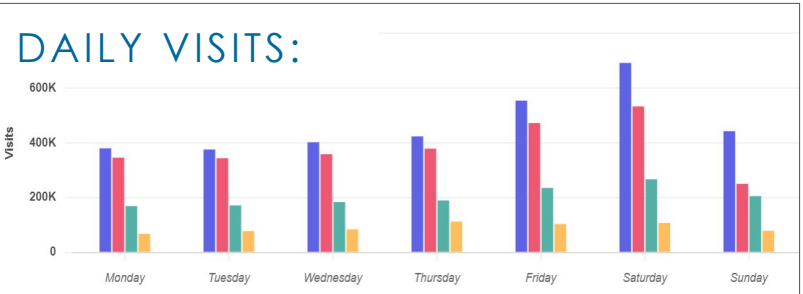
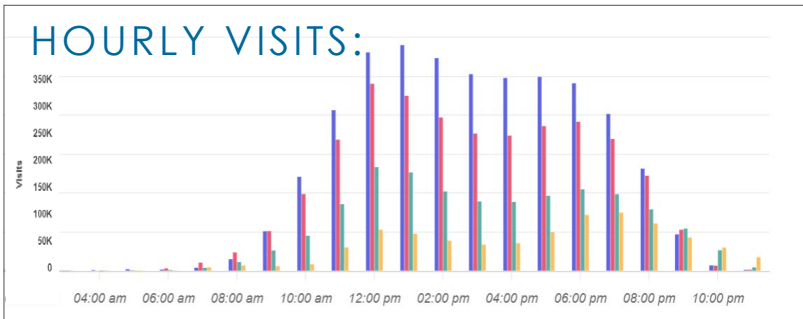
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IMMEDIATE AREA FOOT TRAFFIC:

- Quail Creek Crossing
- Wichita Square
- Town Square
- Faith Village



NEARBY AREA VISITOR FOOT TRAFFIC (12 mos: OCT 2024 to OCT 2024)

	est. # of Customers	est. # of visits
• Quail Creek Crossing	361,300	3,300,000
• Wichita Square	374,400	2,700,000
• Town Square	236,200	1,400,000
• Faith Village	149,100	630,700

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DEMOGRAPHIC SUMMARY

3920 Lawrence Rd, Wichita Falls, Texas, 76308

Ring of 3 miles

KEY FACTS



61,321

Population



58,236

Daytime Population



-0.24%

'23-'28 Compound
Annual Growth Rate



25,474

Households



\$179,897

Median Home Value



37.0

Median Age

EDUCATION



24%

High School Diploma



23%

Some College



31.38%

Bachelor's Degree or
Graduate Degree

INCOME



\$63,268

Median Household
Income



\$89,899

Average Household
Income



\$37,475

Per Capita Income



\$143,297

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$79,301

Total Annual
Expenditures



\$3,015

2023 Meals at
Restaurants



\$5,899

2023 Meals at
Home



\$26,115

Retail Goods



\$3,281

Entertainment



\$793

Personal Care



\$6,447

Health Care

BUSINESS



2,528

Total Businesses



29,575

Total Employees



36.64%

Blue Collar
Occupation



63.32%

White Collar
Occupation

Tapestry segments



8F

Old and Newcomers

4,203 households

16.5%

of Households



5D

Rustbelt Traditions

3,076 households

12.1%

of Households



5B

In Style

2,963 households

11.6%

of Households



2024 Race and ethnicity (Esri)

The largest group: White Alone (66.77)

The smallest group: Pacific Islander Alone (0.14)

Indicator ▲	Value	Diff	
White Alone	66.77	-0.30	
Black Alone	8.19	-0.99	
American Indian/Alaska Native Alone	1.06	-2.21	
Asian Alone	2.91	+1.01	
Pacific Islander Alone	0.14	-0.18	
Other Race	8.65	+2.12	
Two or More Races	12.28	+0.56	
Hispanic Origin (Any Race)	22.29	+4.94	

Bars show deviation from Wichita Falls, TX & Lawton, OK

INFORMATION ABOUT BROKERAGE SERVICES

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.

Falcon Realty Advisors
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Business Name

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Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date