

# FORMER QSR FOR SALE/LEASE

Marshall, TX



## LOCATION:

1511 E End Blvd N  
Marshall, TX 75670

## PROPERTY HIGHLIGHTS:

- **Building:** +/- 2,797 SF
- **Land:** +/- 33,715 SF
- Former Wendy's shadow-anchored by a high-performing Walmart serving the regional trade area, situated along the main thoroughfare in Marshall, TX
- Two excellent points ingress/egress
- Surrounded by strong national co-tenancy with Chick-fil-A, Schlotzky's, Chili's, Murphy USA, Aspen Dental, Smitty's Carwash and several additional national brands lining the corridor
- **Asking Price:** \$1.8 million

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	2,463	21,149	26,664
Daytime Population	4,110	24,182	30,915
Avg. HH Income	\$76,871	\$72,394	\$75,436

## TRAFFIC COUNTS:

E End Blvd N (US-59): 21,208 VPD (2024)

CONTACT:

**WALKER HAIRSTON** | 214.718.9449 | WALKER@FALCONCOMPANIES.COM  
**MICHAEL WALTERS** | 972.841.8800 | MWALTERS@FALCONCOMPANIES.COM

**falcon**  
FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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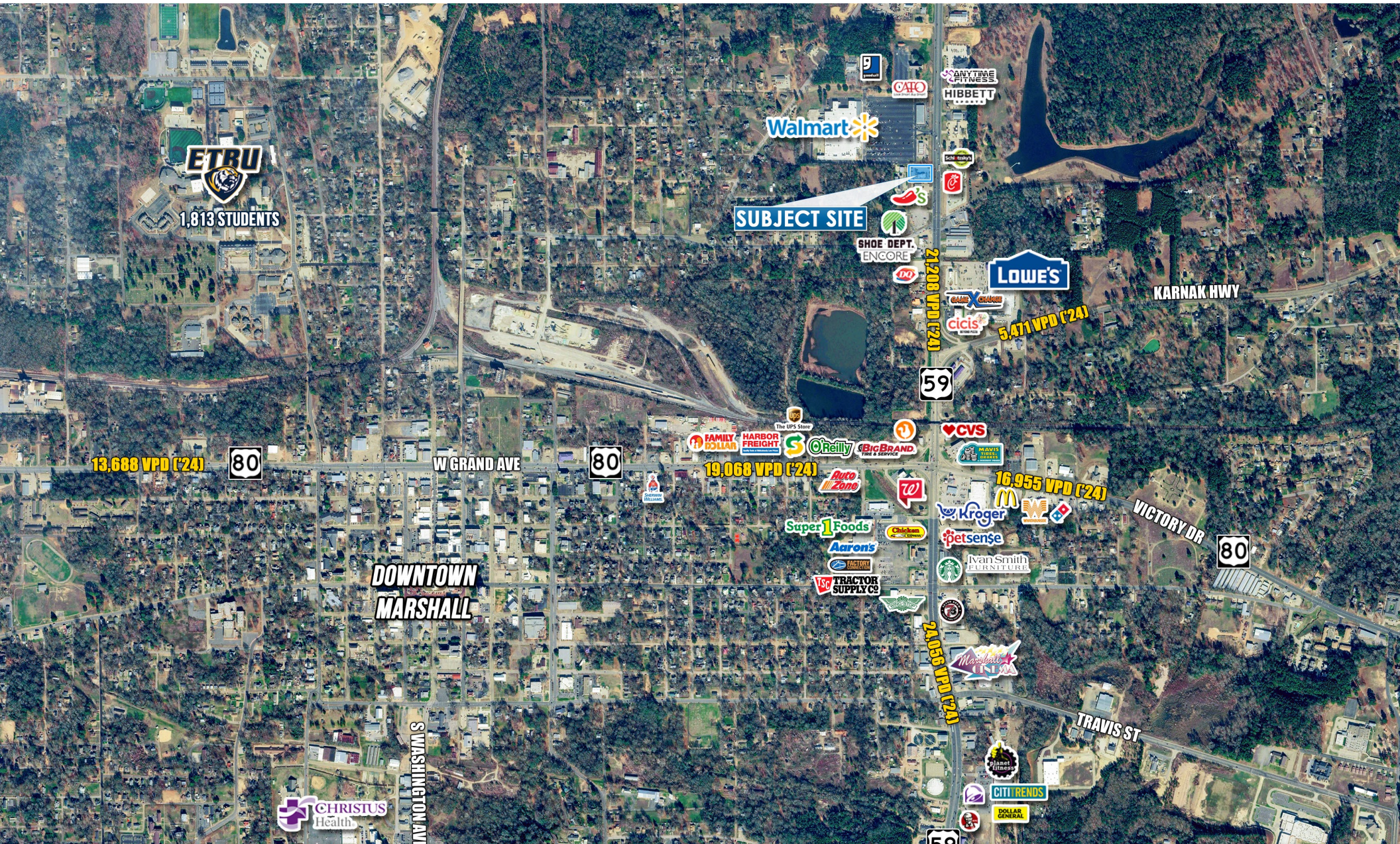


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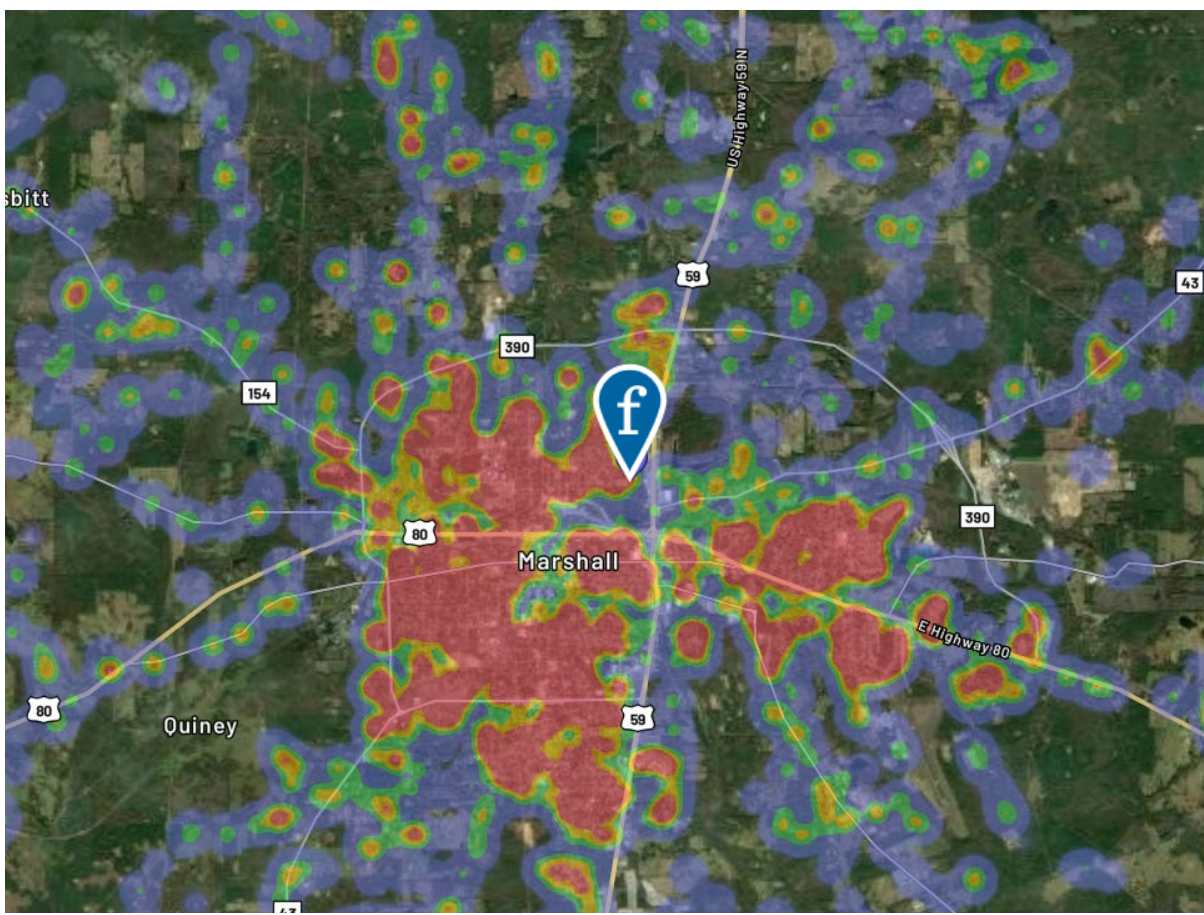
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**WALMART | 1701 E END BLVD, MARSHALL - MARKET LANDSCAPE**  
 (12 mos: May 2025 to Apr 2026)

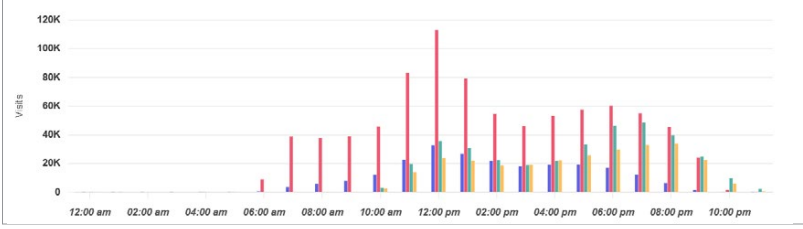
- Dairy Queen**
- Chili's Grill & Bar**
- Schlotzky's**
- Chick-fil-A**

	est. # of Visitors	est. # of Visits
Dairy Queen	61,600	205,500
Chili's Grill & Bar	70,500	185,800
Schlotzky's	51,400	175,500
Chick-fil-A	140,600	681,600

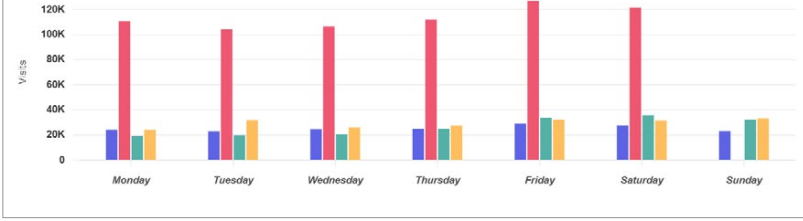
## IMMEDIATE AREA FOOT TRAFFIC:

- Chick-fil-A**
- Dairy Queen**
- Schlotzky's**
- Chili's Grill & Bar**

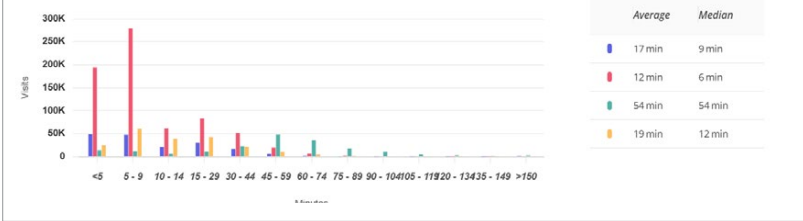
## HOURLY VISITS:



## DAILY VISITS:



## LENGTH OF STAY:



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## DEMOGRAPHIC SUMMARY

Wendy's Site  
Ring of 3 miles

### KEY FACTS



21,149

Population



24,182

Daytime Population



0.02%

'23-'28 Compound Annual Growth Rate



7,578

Households



\$138,892

Median Home Value



34.8

Median Age

### EDUCATION



30%

High School Diploma



22%

Some College



21.08%

Bachelor's Degree or Graduate Degree

### INCOME



\$55,499

Median Household Income



\$72,394

Average Household Income



\$26,838

Per Capita Income



\$97,346

Median Net Worth

### BUSINESS



1,113

Total Businesses



12,171

Total Employees



49.05%

Blue Collar Occupation



51.01%

White Collar Occupation

### AVERAGE ANNUAL HOUSEHOLD SPENDING



\$64,254

Total Annual Expenditures



\$2,526

2025 Meals at Restaurants



\$5,105

2025 Meals at Home



\$22,021

Retail Goods



\$2,706

Entertainment



\$654

Personal Care

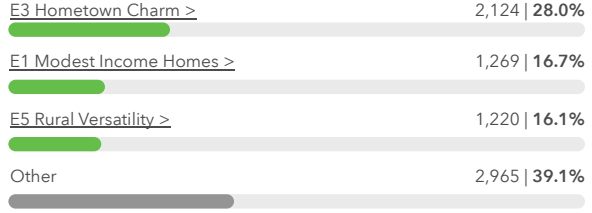


\$5,527

Health Care

### Tapestry

Top 3 segments by household count



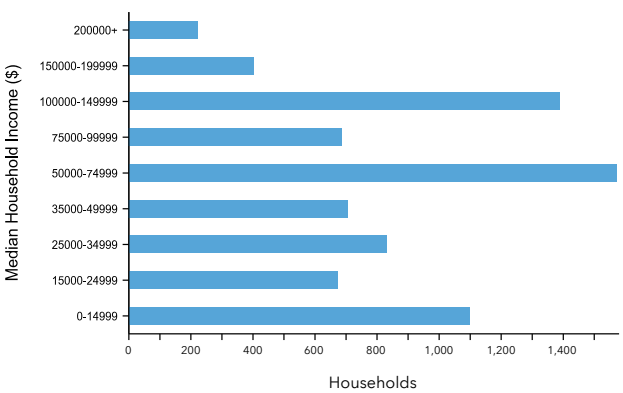
[View comparison table](#)

### 2025 Race and ethnicity (Esri)

The largest group: White Alone (41.67)  
The smallest group: Pacific Islander Alone (0.07)

Indicator #	Value	Diff
White Alone	41.67	-14.89
Black Alone	34.69	+5.06
American Indian/Alaska Native Alone	1.38	-0.01
Asian Alone	1.02	-0.05
Pacific Islander Alone	0.07	-0.06
Other Race	13.51	+9.12
Two or More Races	7.66	+0.83
Hispanic Origin (Any Race)	23.24	+14.33

Bars show deviation from



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# 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  
Licensed Broker / Broker Firm Name or Primary Assumed  
Business Name

497539  
License No.

thughes@falconcompanies.com  
E-Mail

972-404-8383  
Phone

Timothy Hughes  
Designated Broker of Firm

335775  
License No.

thughes@falconcompanies.com  
E-Mail

972-404-8383  
Phone

\_\_\_\_\_  
Sales Agent / Associate's Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
E-Mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date