



**LEASE**

## WF Warehouses

**6232 SOUTHWEST PKWY**

Wichita Falls, TX 76310

**PRESENTED BY:**

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TX #340987

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$950.00 per month (MG)
<b>AVAILABLE SF:</b>	1,650 SF
<b>SPACE TYPE:</b>	Flex (office+warehouse)
<b>OVERHEAD DOOR:</b>	1 Grade Level Door
<b>PARKING SPACES:</b>	18

### PROPERTY OVERVIEW

Come locate your business in the growing southwest submarket of Wichita Falls. WF Warehouses is located within a 3 minute drive to the new Wichita Falls Memorial High School (a \$290 million project combined with the new Wichita Falls Legacy High School project). Wichita Falls Memorial High School will act as a catalyst in the surrounding area spurring on counting development of residential rooftops and retail activity. Located directly across from WF Warehouses is Memorial stadium, a 150 acre sports complex and McNiel Middle School that serves the community and drives traffic to the area. Southwest Parkway boasts over 6,000 vehicles per day making for great exposure. With easy access and visibility off of Southwest Parkway your business is poised to thrive in this growing submarket of Wichita Falls. Call today to schedule a tour.

### SPACES

### LEASE RATE

### SPACE SIZE

#### UNIT 103

\$950 per month

1,650 SF

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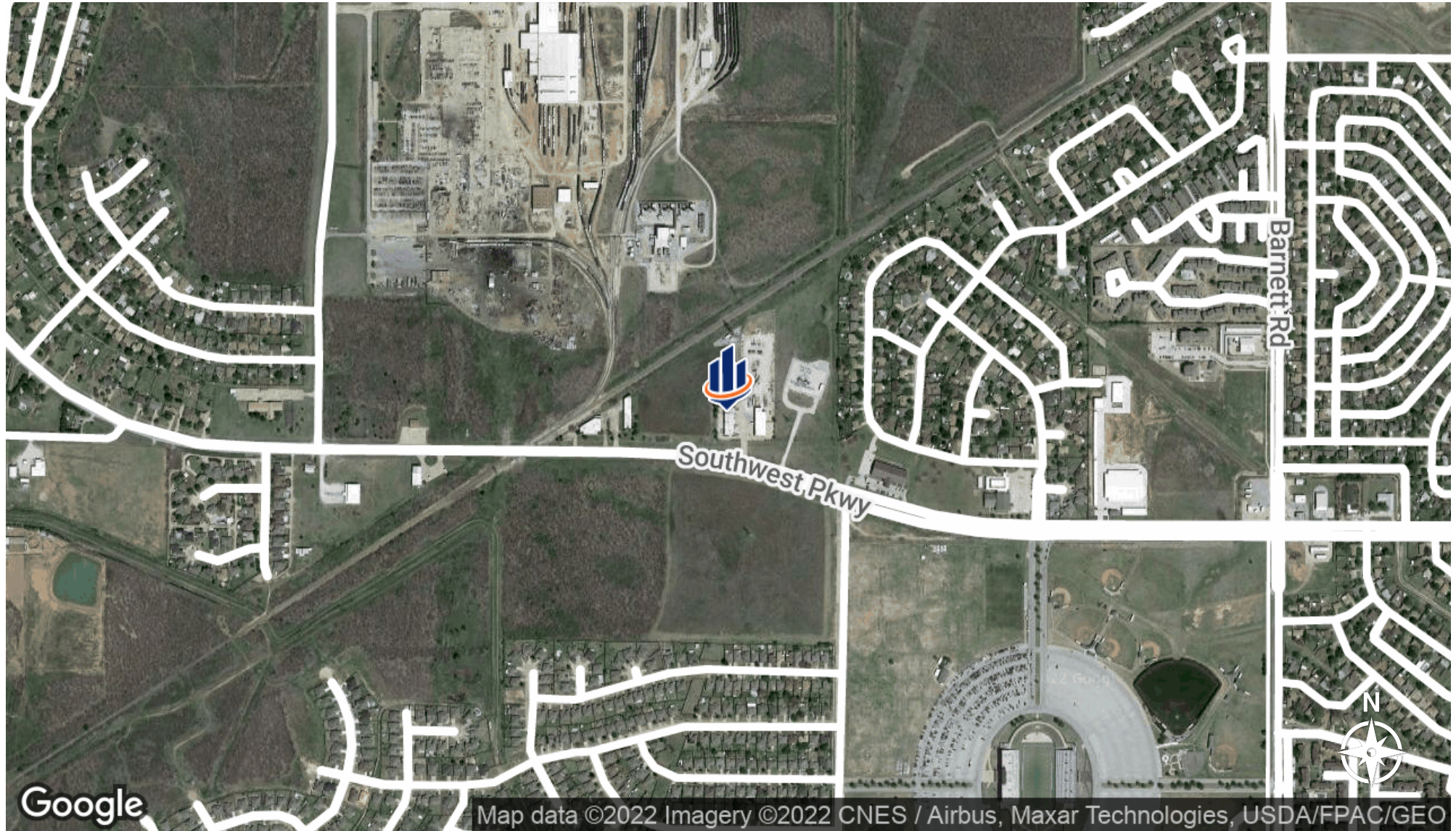
# PHOTOS



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

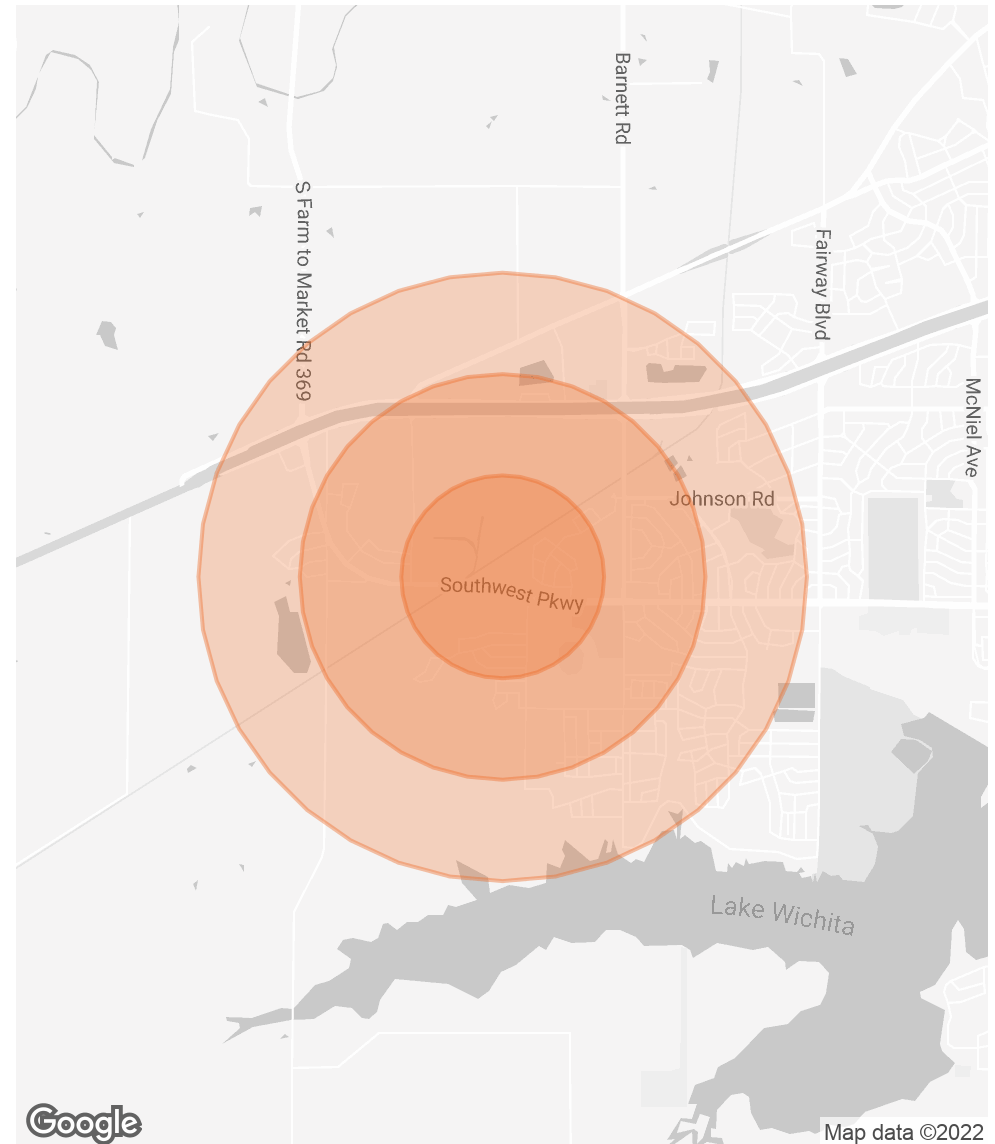
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,086	3,998	9,778
AVERAGE AGE	36.9	35.7	34.9
AVERAGE AGE (MALE)	37.0	35.3	34.6
AVERAGE AGE (FEMALE)	40.9	38.9	38.0

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	451	1,575	3,929
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$60,379	\$72,835	\$72,009
AVERAGE HOUSE VALUE	\$148,217	\$175,198	\$167,732

\* Demographic data derived from 2020 ACS - US Census



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