

Hobby Lobby-Anchored Shopping Center



\$12,8000,000

Purchase Price

7.75%

Cap Rate

Address	2805 Southwest Pky, Wichita Falls, TX 76308
Total Bldg Size	± 143,880 SF
Lot Size	± 13.55 acres
Occupancy	96%
Property Type	Freestanding Multi-Tenant Retail
NOI	\$991,384



BEST-IN-CLASS
NATIONAL TENANT MIX



TOP PERFORMING
HOBBY LOBBY



20-YEAR
OPERATING HISTORY



HIGHLY TRAFFICKED
LOCATION



CLICK TO VIEW OFFERING MEMORANDUM

**Chad
Byerly**

Senior Vice President
cbyerly@northmarq.com
P: 918.794.9516

In Association With
Brett Butler
Texas Broker
TX License #558227-B

Northmarq
6120 S Yale Ave | Suite 300
Tulsa, OK 74136
918.494.2690

n
Northmarq