



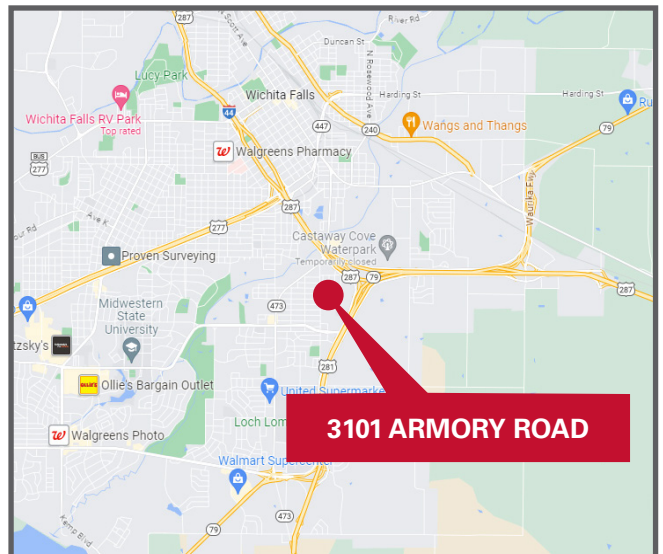
3101 ARMORY ROAD

FOR SALE • FLEX • 36,398 TOTAL SF

WICHITA FALLS, TEXAS 76302

Property Highlights:

- 36,398 total sf / 5.5 acres
- Former school building
- Workshop area / office / storage
- Fenced yard with electronic gates
- Multiple roll up doors (9' - 16')
- Zoned General Commercial with broad uses allowed
- Approx. 80-85 kw solar system still under manufacturer's warranty
- Ample parking
- Easy access to TX-79, US-281, and US-287

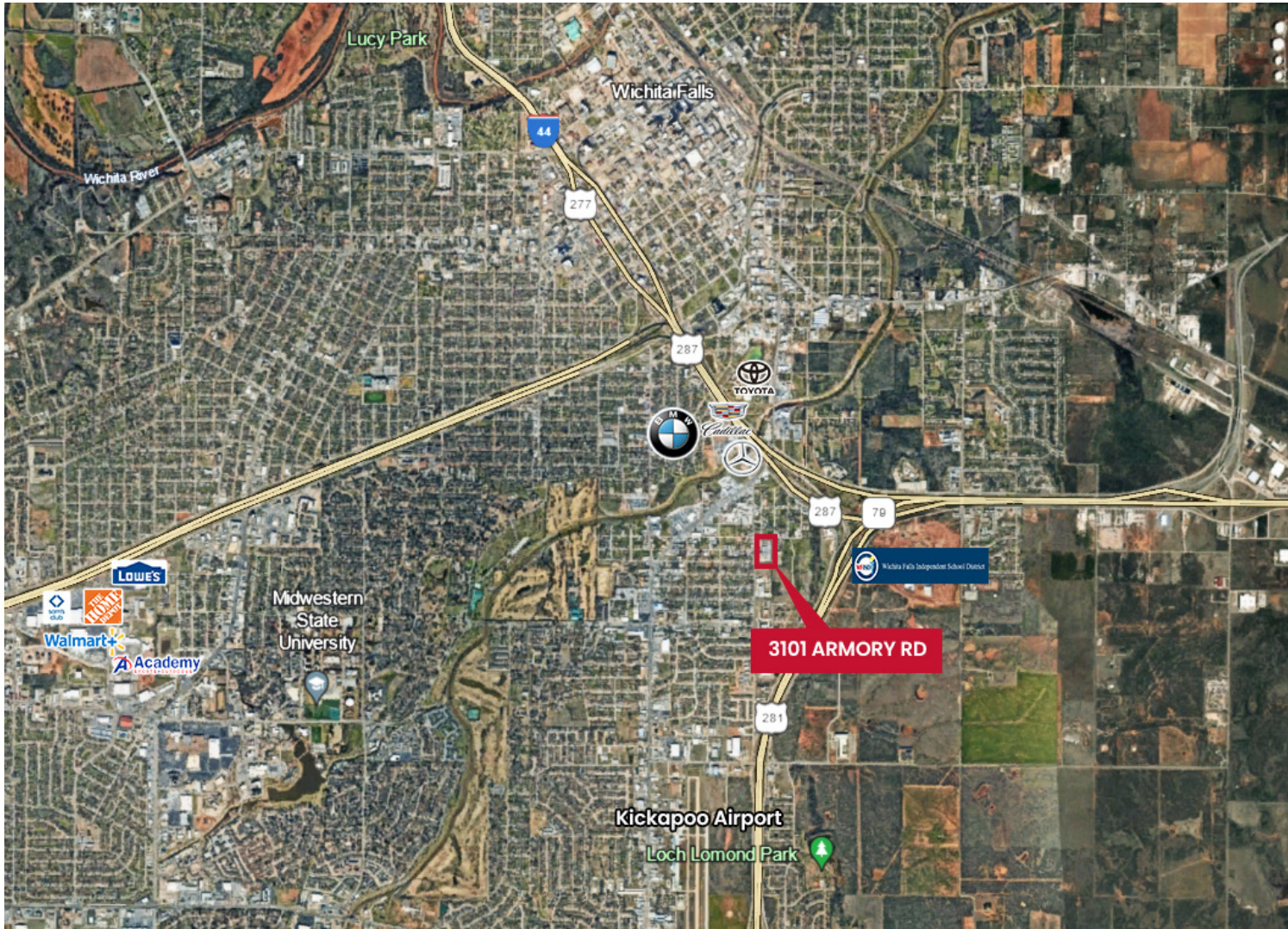


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DEMOGRAPHICS:

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|---------------|----------------|----------------|
| POPULATION (2023) | 4,247 | 45,381 | 74,148 |
| HH INCOME (AVERAGE) | \$58,536 | \$59,650 | \$63,905 |

