

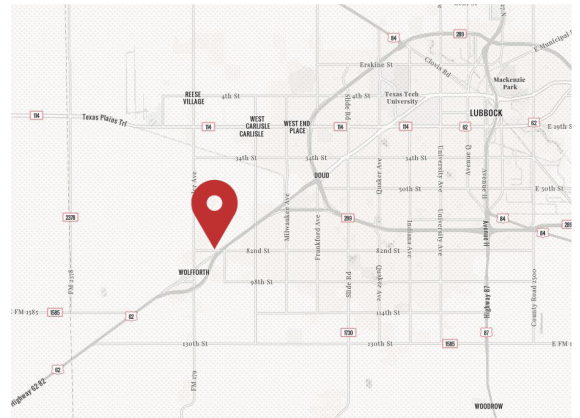


Retail Pad - 82nd Street Frontage

1010 Donald Preston Dr, Wolforth TX 79382

Property Features

- .57 acre pad site across from Bennett Elementary School and the future United Supermarkets with close proximity to the ever-growing Frenship High School
- This site is prime placement for a variety of quick-service restaurants and convenience users
- Excellent traffic and visibility to 17,000 VPD on Donald Preston Drive in Wolforth



Area Retailers & Businesses:

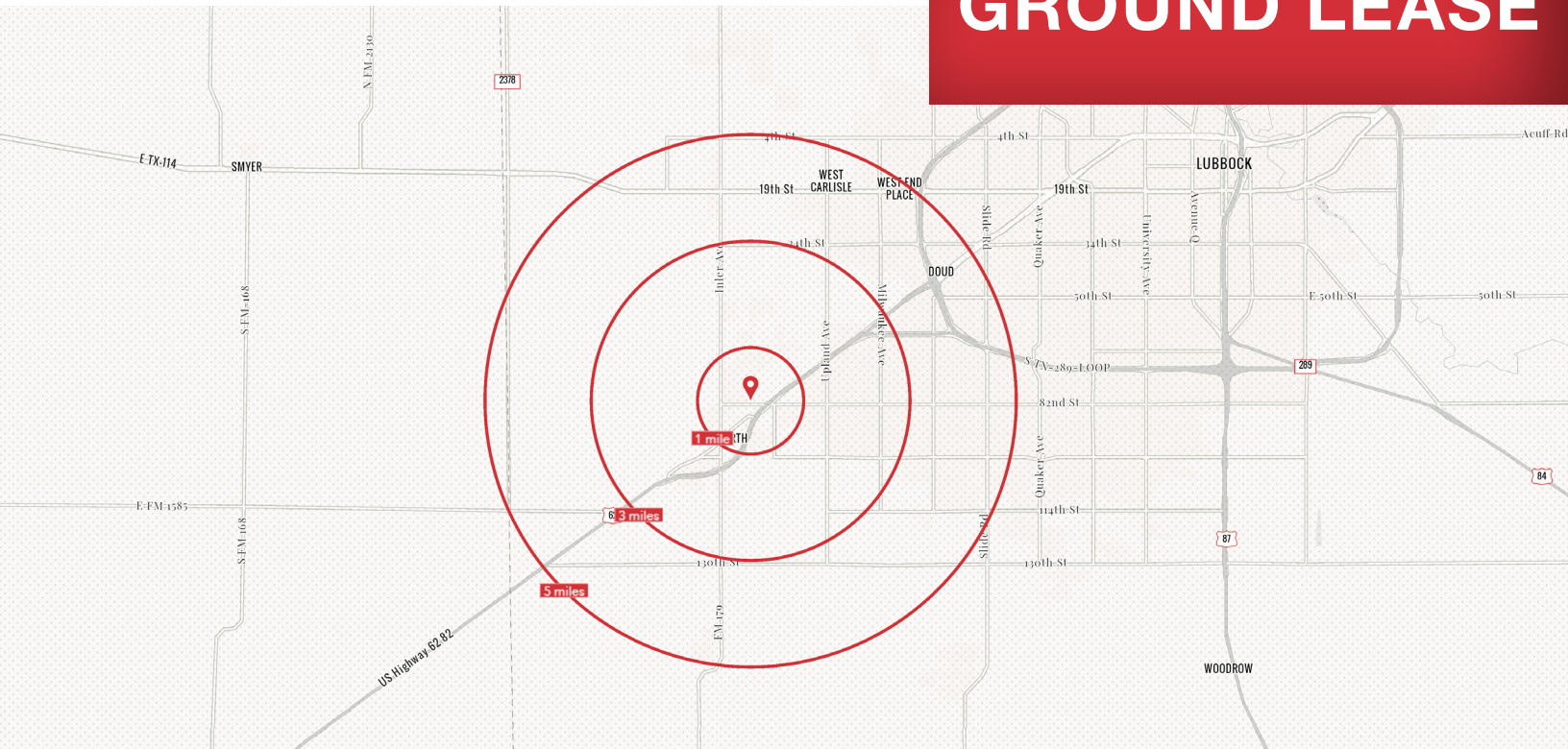


LOT SIZE (AC)	0.57 AC
LOT SIZE (SF)	25,000 SF
LEASE RATE	\$2.40/SF
AVAILABLE	Now

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Joe Magby
joe@naiwheelhouse.com
+1 806 200 3244
naiwheelhouse.com

GROUND LEASE



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	4,423	24,199	80,804
AVG HH INCOME	\$116,314	\$113,155	\$96,404
HOUSEHOLDS	1,556	8,741	33,419
MEDIAN AGE	37.0	35.3	34.6

Location Advantages

- This pad site is directly across from Bennett Elementary School and down the road from Frenship High School, providing heavy morning and afternoon traffic
- The site is in the path of development with multiple businesses under construction or planned, including the new United Supermarkets
- Excellent traffic and visibility to 17,000 VPD on Donald Preston Drive in Wolfforth