



**FranklinStreet**

OFFERING MEMORANDUM

A Licensed Texas Broker #9013618

## WICHITA FALLS LAND

5005 Lake Park Dr, Wichita Falls, TX 76302

8.52 Acres



# OFFERING PROCEDURE

Offers should be in the form of a Letter of Intent (LOI) and at a minimum offers should include the following:

1. Price
2. Earnest Money Deposit
3. Due Diligence Time Period
4. Closing Period
5. Bio/Experience
6. Any other substantial business points the buyer wants the seller to know

The owner will consider only those proposals submitted at the prior invitation of the Seller or its agents, Franklin Street. The Seller reserves the right to negotiate with any party at any time. The Seller also reserves the unrestricted right to reject any or all offers.

Please address offers to:

## Franklin Street

Frank DeSalvo  
Frank.DeSalvo@FranklinSt.com

## Franklin Street

David Perllleshi  
David.Perllleshi@FranklinSt.com

## CONTACT US

### DAVID PERLLESHI

Senior Director  
David.Perllleshi@FranklinSt.com  
914.365.0752

### FRANK DESALVO

Senior Director  
Frank.DeSalvo@FranklinSt.com  
239.293.3844

# CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

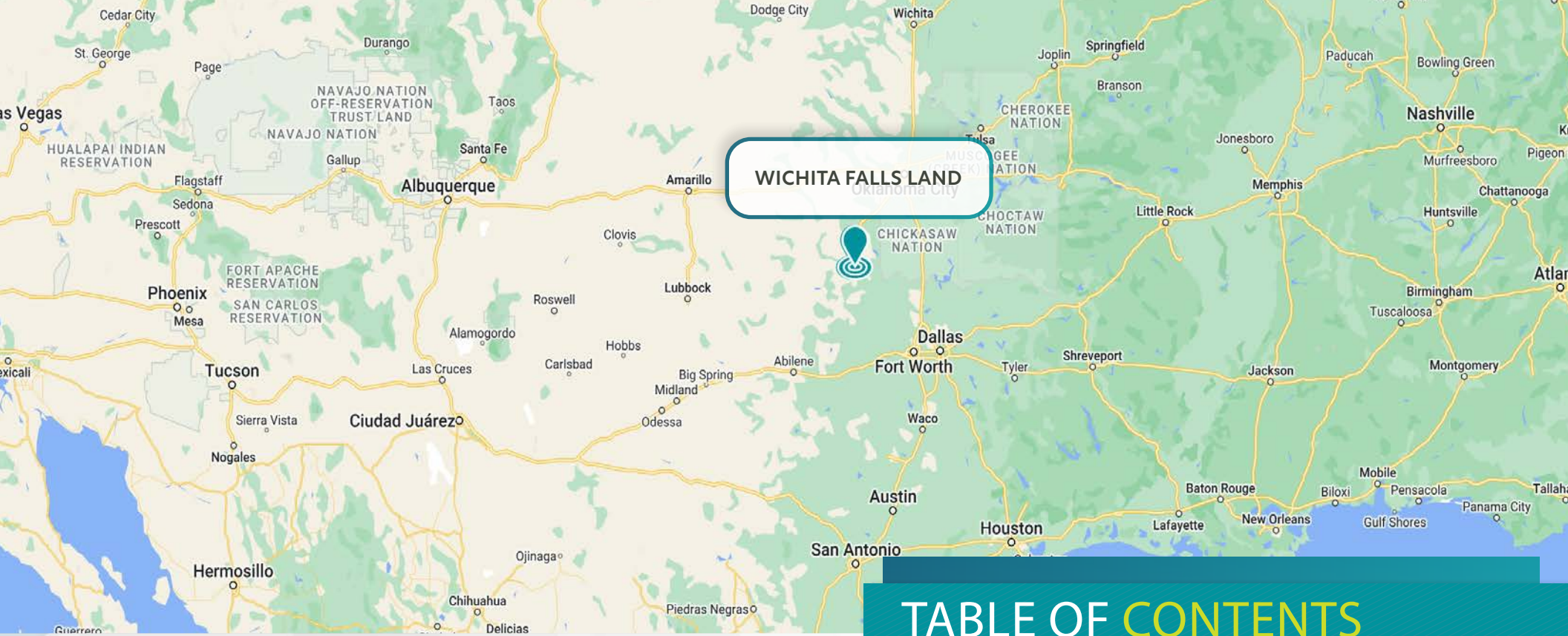
The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



**WICHITA FALLS LAND**

# TABLE OF CONTENTS

4

PROPERTY INFORMATION

7

LOCATION INFORMATION

## CONTACT US

**DAVID PERLLESHI (LEAD)**

Senior Director  
David.Perlleshi@FranklinSt.com  
914.365.0752

**FRANK DESALVO**

Senior Director  
Frank.DeSalvo@FranklinSt.com  
239.293.3844

**MARSHALL DURRETT**

Managing Director  
Marshall.Durrett@FranklinSt.com  
737.279.9850

**LAURA FRETWELL**

Senior Associate  
Laura.Fretwell@FranklinSt.com  
737.932.8279

**FranklinStreet**  
A Licensed Texas Broker #9013618

Visit us at: [FranklinSt.com](http://FranklinSt.com)



# PROPERTY INFORMATION

## WICHITA FALLS LAND

5005 Lake Park Dr, Wichita Falls, TX 76302

8.52 AC | Land



# OFFER SUMMARY



5005 Lake Park Dr,  
Wichita Falls, TX

## OFFERING SUMMARY

<b>Sale Price</b>	<b>\$800,000</b>
Lot Size:	8.52 AC
Zoning:	General Commercial (GC)

## INVESTMENT HIGHLIGHTS

- 8.52 acres for sale
- Located in Wichita Falls County
- Close proximity to Midwestern State University, Kickapoo Downtown Airport, Lake Wichita, and multiple densely populated residential communities
- Nearby tenants include the YMCA, Tractor Supply Co, Walmart Supercenter, Starbucks, and many more
- This site is prime for the construction of a singlestory self storage facility featuring an ideal mix of climate-control storage and boat/ rv storage

## INVESTMENT SUMMARY

Located in Wichita Falls County, Wichita Falls is north of Dallas and just south of the Oklahoma border. This 8.52 acre lot for sale has frontage on Southwest Parkway, which sees an average of more than 24k vehicles per day.





# SITE DETAILS

---

- This site includes two parcels totaling 8.52 acres and is zoned General Commercial (GC) which allows for a multitude of uses including self storage
- Other permitted uses include general retail, restaurants, offices, medical, condominiums, hotels, and multi-family
- This site is prime for the construction of a single-story self storage facility featuring an ideal mix of climate-control storage and boat/rv storage
- Very low SF/Capita for climate-control storage within both a 3-Mile radius and a 5-Mile radius
- Strategically located along Southwest Parkway in Wichita Falls which sees 24,939 vehicles per day
- Strong population of 49,289 residents within three miles of the site
- Healthy average household income of \$77,101 within three miles of the site
- Close proximity to Midwestern State University, Kickapoo Downtown Airport, Lake Wichita, and multiple densely populated residential communities
- Nearby tenants include the YMCA, Tractor Supply Co, Walmart Supercenter, Starbucks, and many more
- The Wichita Falls MSA is located 90 miles Northwest of Dallas-Fort Worth along the Texas-Oklahoma border and is home to roughly 150,000 residents



# SELF STORAGE SITE PLAN





# TOWN HOME SITE PLAN



Typical Lot Size	18' x 80"
Setback	20'
Units	72 (Nine 8 Plex) 18 (Three 6 Plex)
Total Units	90
Total Visitor Parking	68



# LOCATION INFORMATION

## WICHITA FALLS LAND

5005 Lake Park Dr, Wichita Falls, TX 76302

8.52 AC | Land



# AERIAL VIEW



CYPRESS WATER TREATMENT FACILITY  
S. H. RIDER HIGH SCHOOL

H&R BLOCK  
Party City

Target  
petco

JCPenney  
verizon  
Dillard's  
CITITRENDS  
rue21  
BOOT BARN  
KAY

Office DEPOT  
GameStop  
Michaels  
PETS MARY  
ULTA  
at&t  
five BELOW  
Academy

BW Best Western

TRACTOR SUPPLY CO

Hampton Inn & Suites

Walmart

KOHL'S  
TJ-maxx  
SHOE CARNIVAL  
ROSS

ALDI

LOWE'S

WICHITA MUSEUM OF ART

HOBBY LOBBY  
Aaron's  
Walgreens

BLUE SKY SELF STORAGE

LADONNA PLACE APARTMENTS

QUICK SERVICE RESTAURANT  
GOOD STUFF CHEAP

HOMewood SUITES  
Hilton

VERNON COLLEGE - CENTURY CITY CENTER

BlueCross BlueShield of Texas

StoreLine

HERITAGE CHURCH

SUBWAY

COLONY PARK APARTMENTS

THE EDGE APARTMENTS

STONE CREEK RANCH APARTMENTS

CRESCENT VILLAGE APARTMENTS

TACO A CASA

Gulf

Chicken EXPRESS

stripes

SONIC

W

WICHITA FIRE DEPARTMENT #8

SUBJECT PROPERTY

Endurance House  
Redefine Your Possible.

SOUTHWEST PKWY

24,939 VPD

MUSTANG VILLAGE



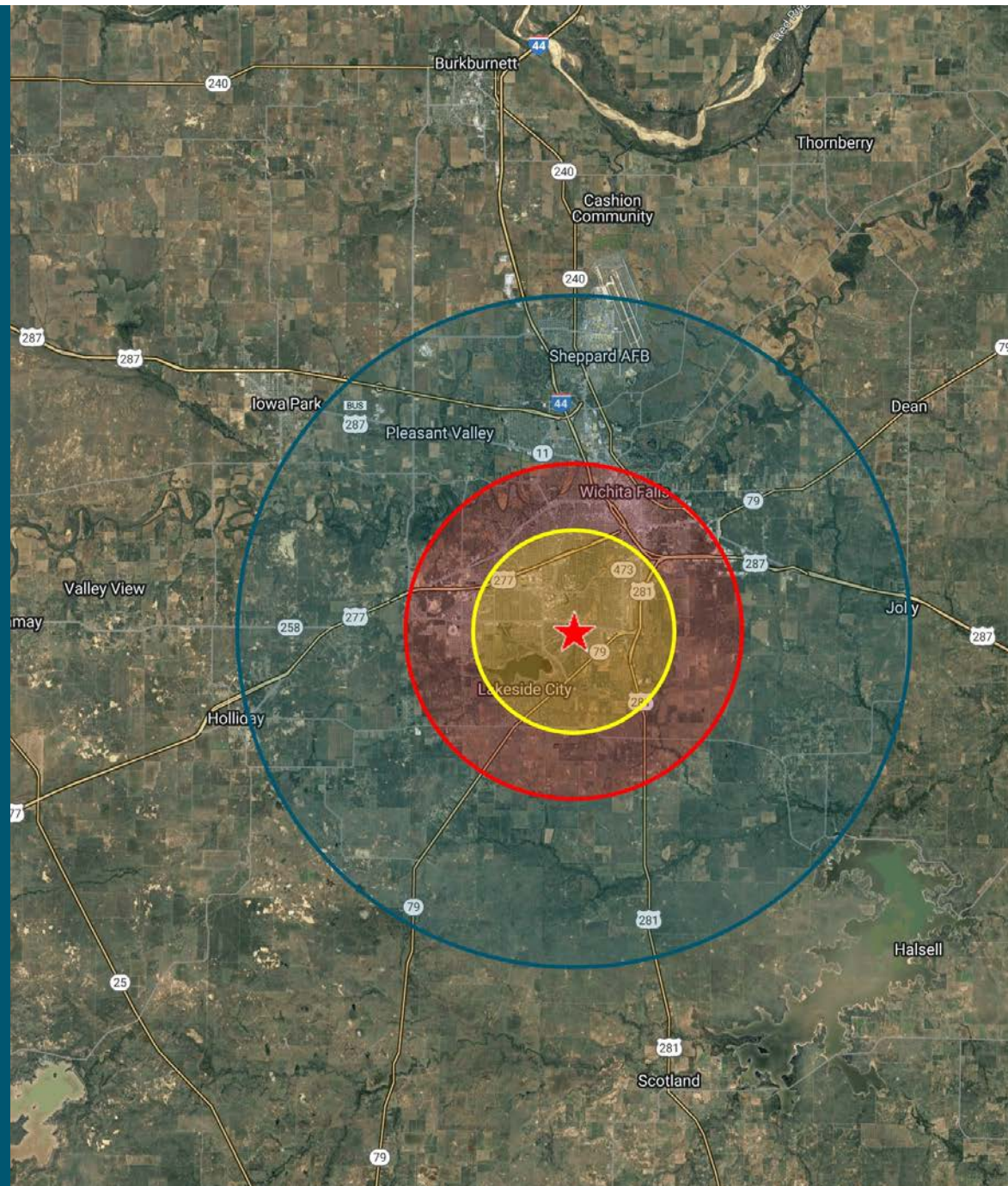
# AERIAL VIEW





# DEMOGRAPHIC ANALYSIS

	3 MILES	5 MILES	10 MILES
<b>POPULATION &amp; INCOME</b>			
Total Population (2023)	49,289	80,009	111,191
Average HH Income (2023)	\$77,101	\$71,577	\$69,213
Projected HH Income (2027)	\$98,572	\$88,666	\$84,391
<b>HOUSEHOLDS</b>			
Total Households (2023)	20,580	32,713	41,770
Household Size	2.3	2.4	2.4
Median House Value (2023)	\$152,902	\$146,410	\$143,547





## MEET OUR SELF STORAGE SALES TEAM

Our team is dedicated to being true experts in the field and achieving exceptional results, one property at a time, for one client at a time. With combined volume history in self-storage investment sales of \$250M, Frank DeSalvo and David Perleshi lead a well-established team of dedicated professionals committed to the success of their clients.



**FRANK DESALVO**

Senior Director

Frank.DeSalvo@FranklinSt.com  
(239) 293-3844



**DAVID PERLESHI**

Senior Director

David.Perleshi@FranklinSt.com  
(914) 365-0752

## MEET OUR LAND INVESTMENT SALES TEAM

Our team is unwavering in our dedication to partnering with you in order to consistently deliver the utmost value. We excel in the development of land strategies, spanning from individual property solutions to large-scale multi-market portfolios. What truly distinguishes Franklin Street is our outstanding collaborative platform and the extensive suite of services at our disposal. This unique advantage empowers our team of experts to provide access to resources that other firms cannot offer directly, thereby enhancing the value we bring to your nationwide investment initiatives.



**MARSHALL DURRETT**

Managing Director

Marshall.Durrett@FranklinSt.com  
(737) 279-9850



**LAURA FRETWELL**

Senior Associate

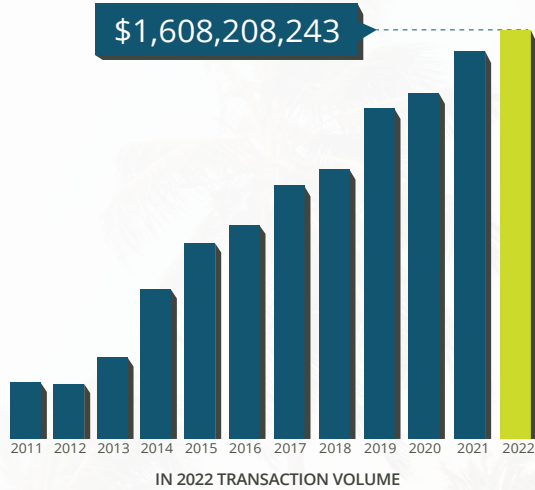
Laura.Fretwell@FranklinSt.com  
(737) 932-8279



## OUR MISSION

Franklin Street and our family of full-service companies are committed to providing supreme advisory services through the collaboration of each member of our team of Real Estate professionals. We deliver precise and accurate information to our clients by embracing technology and the development and recruitment of top-level employees.

Nationwide, we are helping clients make the most successful decisions in Capital Advisory, Investment Sales, Insurance Services, Landlord Representation, Tenant Representation, Project Management, and Property and Facilities Management. Our southeast based firm is maximizing client success through our collaborative platform—an industry leader, creating tailored solutions for your Commercial Real Estate needs.

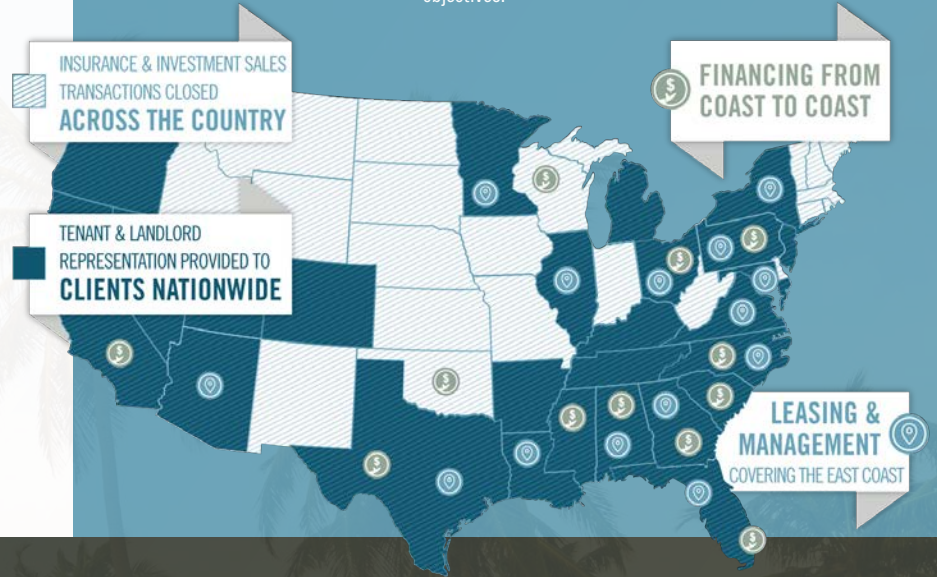


Our growth is based off of the successes we experience with our clients and we are proud to achieve year over year growth since 2006.



**ANDREW WRIGHT**  
FOUNDER &  
CHAIRMAN OF THE BOARD

“ Since founding Franklin Street in 2006, our family of real estate services have continually surpassed the goals and expectations set within our own firm, as well as those set by our diverse portfolio of clients. As one of the fastest-growing full-service commercial real estate firms in the nation, we work to have offices in the top metropolitan markets with the best professionals performing across all lines of business. Our success comes from our clients’ successes. It has been my personal goal to instill a “client-first” philosophy that resonates throughout our entire organization. This philosophy, coupled with our core values — Collaboration, Integrity, Hard Work, Accountability & Innovation — is what makes Franklin Street the top choice for our clients’ financial and real estate objectives.”







**CORPORATE HEADQUARTERS**

**TAMPA, FL**

1311 North Westshore Blvd, Suite 200  
Tampa, FL 33609



Phone: 813.839.7300



info@franklinst.com



**ATLANTA**

3384 Peachtree Rd NE  
Suite 650  
Atlanta, GA 30326  
Phone: 404.832.1250

**AUSTIN**

Austin TX  
Phone: 512.316.7866

**CHARLOTTE**

Charlotte, NC  
Phone: 704.593.6401

**CHICAGO**

875 N Michigan Ave  
Suite 3718  
Chicago, IL 60611  
Phone: 312.598.2665

**FT. LAUDERDALE**

1000 South Pine Island Rd  
Suite 901  
Plantation, FL 33324  
Phone: 954.640.1100

**JACKSONVILLE**

50 N. Laura Street  
Suite 2100  
Jacksonville, FL 32202  
Phone: 904.271.4120

**ORLANDO**

20 N. Orange Ave  
Suite 610  
Orlando, FL, 32801  
Phone: 407.458.5400

**NASHVILLE**

1033 Demonbreu St  
Suite 300  
Nashville, TN 37203  
Phone: 615.208.4786



# WICHITA FALLS LAND

5005 Lake Park Dr, Wichita Falls, TX 76302

8.52 AC | Land

## CONTACT US

### DAVID PERLLESHI (LEAD)

Senior Director

David.Perlleshi@FranklinSt.com

(914) 365 - 0752

### FRANK DESALVO

Senior Director

Frank.DeSalvo@FranklinSt.com

(239) 293 - 3844

### MARSHALL DURRETT

Managing Director

Marshall.Durrett@FranklinSt.com

737.279.9850

### LAURA FRETWELL

Senior Associate

Laura.Fretwell@FranklinSt.com

737.932.8279

A Licensed Texas Broker #9013618

