

WICHITA FALLS DEVELOPMENT



DEVELOPMENT SUMMARY

Wichita Falls Development Burnside Drive Wichita Falls TX 76310

DEVELOPMENT HIGHLIGHTS

- 15 acre master planned medical/professional office campus development with a 22,500 SF ASC/extended recovery center, The Women's Clinic OB/GYN, Texoma ENT and Allergy
- Approximately 3.95 acres (172,062 SF) available for sale, can also be sold as 1+ acre pad sites
- Build to suit lease opportunities available with high finish out allowance
- Utilities available – water & sewer is to the site, storm drainage and detention pond
- Lots are platted
- The property will be located on the newly expanded Burnside Drive at Barnett Road, just south of Kell Boulevard half a mile south of Kell West Regional Hospital.
- Multiple access drives will be located on the property.
- Complimentary medical tenant mix in the area including: orthopedics, family medicine, ENT, OBGYN, rheumatologist, endocrinologist, and ophthalmologist.
- Great Accessibility – On Barnett Drive close to Kell Boulevard, and US Highway 82.

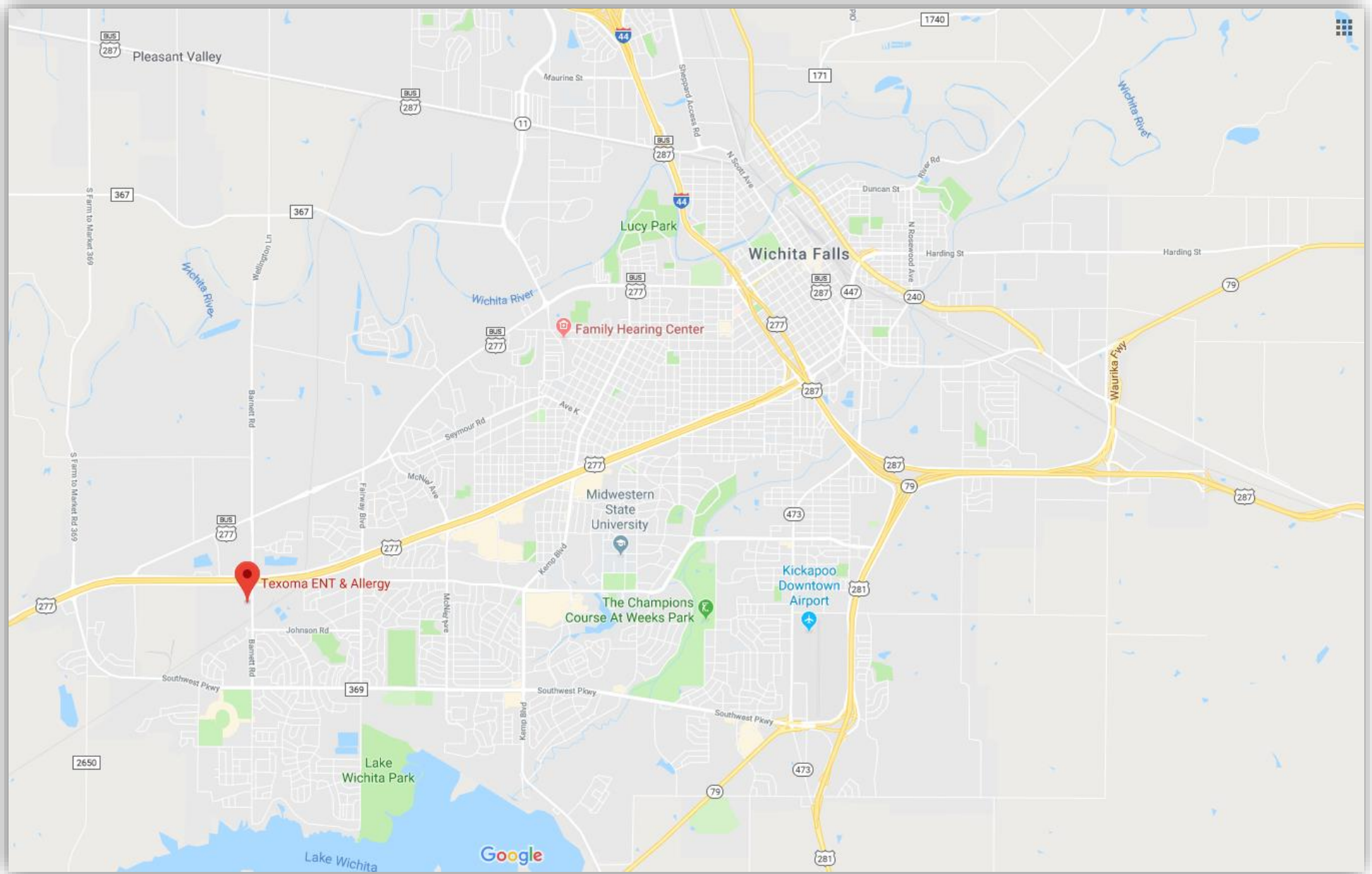


MEDICAL DEVELOPMENT SUMMARY

Use:	Retail, Medical, Professional Office
Lease Space:	2000 – 20,000+ SF
Building Size:	6000 – 20,000+ SF
Offering Structure:	Buildings For Lease \ Sale Pad Sites Available
Lot Sizes:	1 to 4 acres
Zoning	Limited Office (LO)
Frontage	Burnside Drive







LAND USE PLAN

OWNER/DEVELOPERS :

ORL ENTERPRISES, LLC.
#8 MAPLEWOOD COURT
WICHITA FALLS, TEXAS 76310
(940) 322-6953



BUNDY, YOUNG, SIMS & POTTER, INC.
Architects • Planners • Interior Design
1005 Ninth Street - Suite 200 Wichita Falls, TX 76301
761-2404 FAX 761-2119

UNPLATTED
BARNES CAPITAL, LLC
CALLED 84.50 ACRES OUT OF B.LK. 11, A-183
KEMP SUBDIV. IN B.LK. 11 & 12, D.C.S.L.
VOL. 2000, PG. 745, D.P.R.M.C.

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VOL. 2000, PG. 745, D.P.R.M.C.

KELL FREEWAY - U.S. HWY 82

PLACE OF BEGINNING

BARNETT ROAD

468.95'

S 00°00'00" E

1000.00'

1/2" = 10'

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01 PRELIMINARY SITE PLAN - SCHEME B

1"=40'-0"



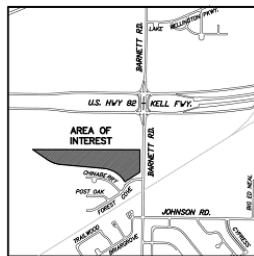
1 LAND-USE PLAN

SCALE: 1" = 100'-0" (1"=200' on 11x17)

0 25 50 100 200 300

KEMP'S SUBDIVISION LOTS 2 - 8, BLOCK 11

(A TRACT OUT OF THE BLOCK 11, KEMP'S SUBDIVISION, WICHITA COUNTY, TEXAS)



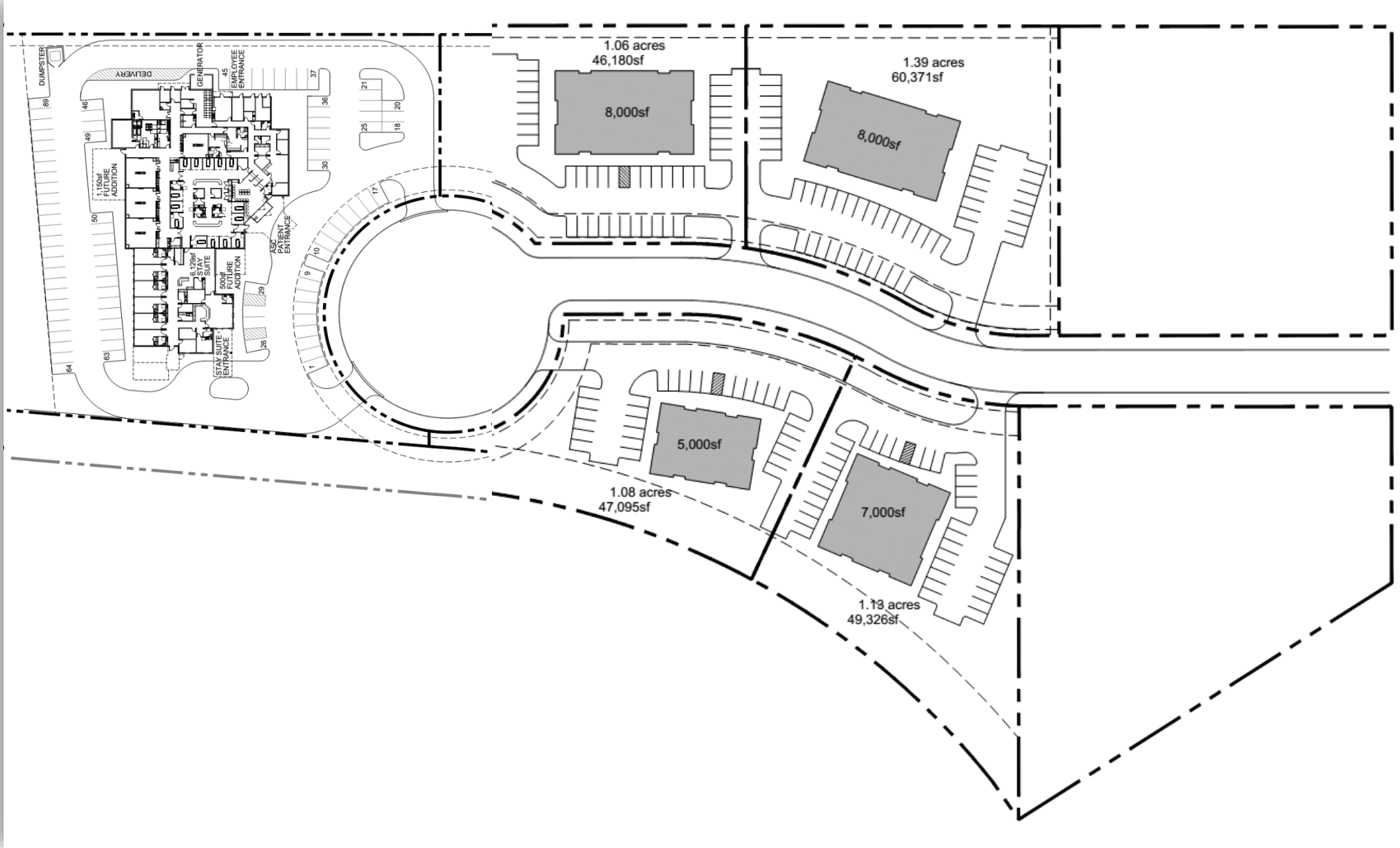
LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPERS :

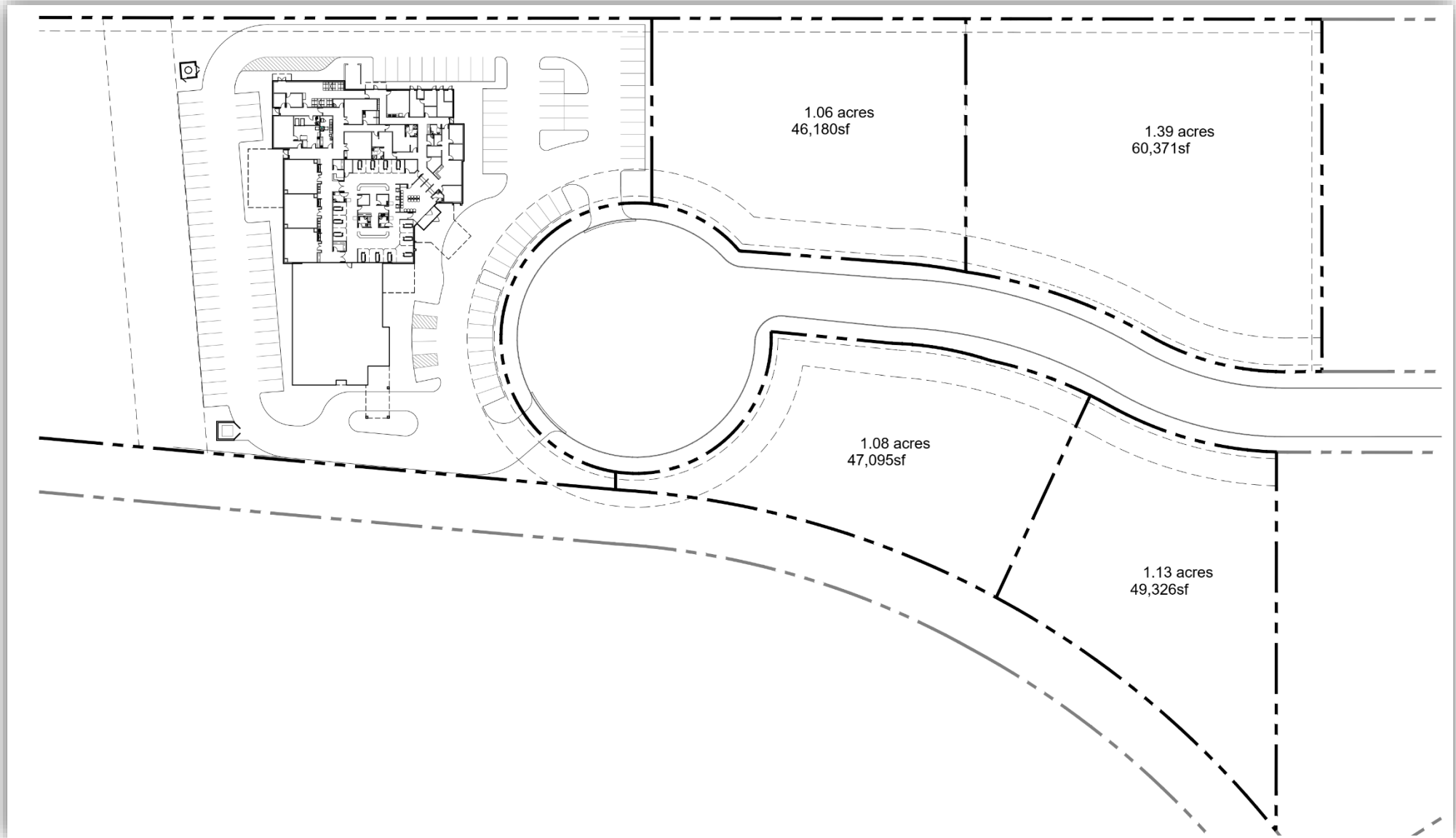
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#8 MAPLEWOOD COURT
WICHITA FALLS, TEXAS 76310
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CONCEPTUAL SITE PLAN



SITE PLAN



CAMPUS PHOTOS



CAMPUS PHOTOS



DEMOGRAPHIC SUMMARY REPORT

Demographic Summary Report

Lot 3 Burnside Drive

4300 Barnett Rd, Wichita Falls, TX 76310

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **1,000 SF**

% Leased: **0%**

Rent/SF/Yr: -



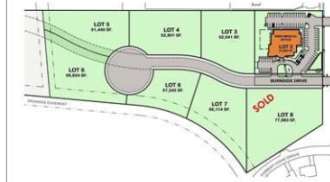
Radius	2 Mile	3 Mile	5 Mile
Population			
2027 Projection	20,532	32,334	69,247
2022 Estimate	20,058	31,627	67,897
2010 Census	19,707	31,303	67,950
Growth 2022 - 2027	2.36%	2.24%	1.99%
Growth 2010 - 2022	1.78%	1.04%	-0.08%
2022 Population by Hispanic Origin	2,753	4,876	13,015
2022 Population	20,058	31,627	67,897
White	17,539 87.44%	27,702 87.59%	58,665 86.40%
Black	956 4.77%	1,540 4.87%	4,509 6.64%
Am. Indian & Alaskan	217 1.08%	359 1.14%	904 1.33%
Asian	809 4.03%	1,143 3.61%	1,873 2.76%
Hawaiian & Pacific Island	27 0.13%	42 0.13%	100 0.15%
Other	509 2.54%	841 2.66%	1,845 2.72%
U.S. Armed Forces	117	206	356
Households			
2027 Projection	8,278	13,081	28,493
2022 Estimate	8,075	12,783	27,928
2010 Census	7,921	12,658	28,025
Growth 2022 - 2027	2.51%	2.33%	2.02%
Growth 2010 - 2022	1.94%	0.99%	-0.35%
Owner Occupied	5,716 70.79%	8,859 69.30%	17,105 61.25%
Renter Occupied	2,359 29.21%	3,924 30.70%	10,823 38.75%
2022 Households by HH Income	8,075	12,783	27,926
Income: <\$25,000	968 11.99%	1,887 14.76%	6,041 21.63%
Income: \$25,000 - \$50,000	1,633 20.22%	2,882 22.55%	6,349 22.74%
Income: \$50,000 - \$75,000	1,598 19.79%	2,526 19.76%	5,396 19.32%
Income: \$75,000 - \$100,000	1,417 17.55%	1,932 15.11%	3,503 12.54%
Income: \$100,000 - \$125,000	1,041 12.89%	1,389 10.87%	2,702 9.68%
Income: \$125,000 - \$150,000	692 8.57%	988 7.73%	1,640 5.87%
Income: \$150,000 - \$200,000	365 4.52%	567 4.44%	1,055 3.78%
Income: \$200,000+	361 4.47%	612 4.79%	1,240 4.44%
2022 Avg Household Income	\$85,079	\$81,837	\$74,000
2022 Med Household Income	\$72,240	\$65,588	\$56,229

Demographic Detail Report

Lot 3 Burnside Drive 4300 Barnett Rd, Wichita Falls, TX 76310

Building Type: **Land**
Class: -
RBA: -
Typical Floor: -

Total Available: **1,000 SF**
% Leased: **0%**
Rent/SF/Yr: -



Radius	2 Mile		3 Mile		5 Mile	
Population						
2027 Projection	20,532		32,334		69,247	
2022 Estimate	20,058		31,627		67,897	
2010 Census	19,707		31,303		67,950	
Growth 2022 - 2027	2.36%		2.24%		1.99%	
Growth 2010 - 2022	1.78%		1.04%		-0.08%	
2022 Population by Age	20,058		31,627		67,897	
Age 0 - 4	1,212	6.04%	1,935	6.12%	4,308	6.34%
Age 5 - 9	1,298	6.47%	2,052	6.49%	4,466	6.58%
Age 10 - 14	1,336	6.66%	2,083	6.59%	4,412	6.50%
Age 15 - 19	1,528	7.62%	2,360	7.46%	4,893	7.21%
Age 20 - 24	1,616	8.06%	2,536	8.02%	5,380	7.92%
Age 25 - 29	1,367	6.82%	2,223	7.03%	4,975	7.33%
Age 30 - 34	1,229	6.13%	2,023	6.40%	4,665	6.87%
Age 35 - 39	1,198	5.97%	1,928	6.10%	4,355	6.41%
Age 40 - 44	1,136	5.66%	1,766	5.58%	3,806	5.61%
Age 45 - 49	1,093	5.45%	1,664	5.26%	3,452	5.08%
Age 50 - 54	1,067	5.32%	1,628	5.15%	3,348	4.93%
Age 55 - 59	1,187	5.92%	1,840	5.82%	3,815	5.62%
Age 60 - 64	1,241	6.19%	1,956	6.18%	4,103	6.04%
Age 65 - 69	1,100	5.48%	1,756	5.55%	3,717	5.47%
Age 70 - 74	870	4.34%	1,390	4.39%	2,944	4.34%
Age 75 - 79	629	3.14%	1,003	3.17%	2,125	3.13%
Age 80 - 84	437	2.18%	688	2.18%	1,446	2.13%
Age 85+	515	2.57%	796	2.52%	1,689	2.49%
Age 65+	3,551	17.70%	5,633	17.81%	11,921	17.56%
Median Age	36.90		36.60		36.00	
Average Age	38.70		38.60		38.30	

DEMOGRAPHICS

Demographic Detail Report

Lot 3 Burnside Drive				
4300 Barnett Rd, Wichita Falls, TX 76310				
Radius	2 Mile		3 Mile	
2022 Population By Race	20,058		31,627	
White	17,539	87.44%	27,702	87.59%
Black	956	4.77%	1,540	4.87%
Am. Indian & Alaskan	217	1.08%	359	1.14%
Asian	809	4.03%	1,143	3.61%
Hawaiian & Pacific Island	27	0.13%	42	0.13%
Other	509	2.54%	841	2.66%
Population by Hispanic Origin	20,058		31,627	
Non-Hispanic Origin	17,305	86.27%	26,752	84.59%
Hispanic Origin	2,752	13.72%	4,875	15.41%
2022 Median Age, Male	33.70		33.60	
2022 Average Age, Male	36.70		36.70	
2022 Median Age, Female	39.70		39.30	
2022 Average Age, Female	40.50		40.40	
2022 Population by Occupation Classification	15,906		25,082	
Civilian Employed	10,041	63.13%	15,565	62.06%
Civilian Unemployed	425	2.67%	750	2.99%
Civilian Non-Labor Force	5,328	33.50%	8,568	34.16%
Armed Forces	112	0.70%	199	0.79%
Households by Marital Status				
Married	4,330		6,604	
Married No Children	2,491		3,905	
Married w/Children	1,839		2,699	
2022 Population by Education	13,900		22,070	
Some High School, No Diploma	1,034	7.44%	1,617	7.33%
High School Grad (Incl Equivalency)	3,377	24.29%	5,251	23.79%
Some College, No Degree	4,264	30.68%	7,043	31.91%
Associate Degree	832	5.99%	1,408	6.38%
Bachelor Degree	2,792	20.09%	4,244	19.23%
Advanced Degree	1,601	11.52%	2,507	11.36%

DEMOGRAPHICS

Demographic Detail Report

Lot 3 Burnside Drive						
4300 Barnett Rd, Wichita Falls, TX 76310						
Radius	2 Mile		3 Mile		5 Mile	
2022 Population by Occupation	18,795		28,884		60,317	
Real Estate & Finance	482	2.56%	711	2.46%	1,565	2.59%
Professional & Management	4,803	25.55%	7,312	25.32%	14,535	24.10%
Public Administration	998	5.31%	1,270	4.40%	1,960	3.25%
Education & Health	2,811	14.96%	4,445	15.39%	8,911	14.77%
Services	1,644	8.75%	2,543	8.80%	6,148	10.19%
Information	276	1.47%	355	1.23%	707	1.17%
Sales	1,908	10.15%	3,129	10.83%	6,859	11.37%
Transportation	58	0.31%	86	0.30%	149	0.25%
Retail	1,228	6.53%	2,001	6.93%	4,413	7.32%
Wholesale	267	1.42%	328	1.14%	620	1.03%
Manufacturing	763	4.06%	1,137	3.94%	2,442	4.05%
Production	1,311	6.98%	1,920	6.65%	4,229	7.01%
Construction	993	5.28%	1,578	5.46%	3,173	5.26%
Utilities	613	3.26%	853	2.95%	1,653	2.74%
Agriculture & Mining	268	1.43%	354	1.23%	993	1.65%
Farming, Fishing, Forestry	0	0.00%	45	0.16%	163	0.27%
Other Services	372	1.98%	817	2.83%	1,797	2.98%
2022 Worker Travel Time to Job	9,973		15,395		32,350	
<30 Minutes	9,144	91.69%	14,193	92.19%	29,959	92.61%
30-60 Minutes	591	5.93%	808	5.25%	1,459	4.51%
60+ Minutes	238	2.39%	394	2.56%	932	2.88%
2010 Households by HH Size	7,922		12,658		28,024	
1-Person Households	2,066	26.08%	3,483	27.52%	8,668	30.93%
2-Person Households	2,768	34.94%	4,396	34.73%	9,539	34.04%
3-Person Households	1,339	16.90%	2,075	16.39%	4,344	15.50%
4-Person Households	1,107	13.97%	1,677	13.25%	3,242	11.57%
5-Person Households	442	5.58%	693	5.47%	1,452	5.18%
6-Person Households	134	1.69%	215	1.70%	482	1.72%
7 or more Person Households	66	0.83%	119	0.94%	297	1.06%
2022 Average Household Size	2.50		2.40		2.40	
Households						
2027 Projection	8,278		13,081		28,493	
2022 Estimate	8,075		12,783		27,928	
2010 Census	7,921		12,658		28,025	
Growth 2022 - 2027	2.51%		2.33%		2.02%	
Growth 2010 - 2022	1.94%		0.99%		-0.35%	

DEMOGRAPHICS

Demographic Detail Report

Lot 3 Burnside Drive 4300 Barnett Rd, Wichita Falls, TX 76310				
Radius	2 Mile	3 Mile	5 Mile	
2022 Households by HH Income	8,075	12,783	27,926	
<\$25,000	968 11.99%	1,887 14.76%	6,041 21.63%	
\$25,000 - \$50,000	1,633 20.22%	2,882 22.55%	6,349 22.74%	
\$50,000 - \$75,000	1,598 19.79%	2,526 19.76%	5,396 19.32%	
\$75,000 - \$100,000	1,417 17.55%	1,932 15.11%	3,503 12.54%	
\$100,000 - \$125,000	1,041 12.89%	1,389 10.87%	2,702 9.68%	
\$125,000 - \$150,000	692 8.57%	988 7.73%	1,640 5.87%	
\$150,000 - \$200,000	365 4.52%	567 4.44%	1,055 3.78%	
\$200,000+	361 4.47%	612 4.79%	1,240 4.44%	
2022 Avg Household Income	\$85,079	\$81,837	\$74,000	
2022 Med Household Income	\$72,240	\$65,588	\$56,229	
2022 Occupied Housing	8,075	12,783	27,928	
Owner Occupied	5,716 70.79%	8,859 69.30%	17,105 61.25%	
Renter Occupied	2,359 29.21%	3,924 30.70%	10,823 38.75%	
2010 Housing Units	8,580	13,792	31,209	
1 Unit	6,943 80.92%	11,186 81.10%	23,152 74.18%	
2 - 4 Units	572 6.67%	913 6.62%	2,925 9.37%	
5 - 19 Units	730 8.51%	1,144 8.29%	3,573 11.45%	
20+ Units	335 3.90%	549 3.98%	1,559 5.00%	
2022 Housing Value	5,717	8,859	17,105	
<\$100,000	1,410 24.66%	2,503 28.25%	5,397 31.55%	
\$100,000 - \$200,000	2,771 48.47%	3,862 43.59%	6,773 39.60%	
\$200,000 - \$300,000	1,181 20.66%	1,787 20.17%	3,115 18.21%	
\$300,000 - \$400,000	197 3.45%	382 4.31%	839 4.90%	
\$400,000 - \$500,000	7 0.12%	58 0.65%	473 2.77%	
\$500,000 - \$1,000,000	106 1.85%	221 2.49%	374 2.19%	
\$1,000,000+	45 0.79%	46 0.52%	134 0.78%	
2022 Median Home Value	\$152,273	\$149,883	\$146,589	
2022 Housing Units by Yr Built	8,693	13,978	31,733	
Built 2010+	189 2.17%	306 2.19%	510 1.61%	
Built 2000 - 2010	1,015 11.68%	1,464 10.47%	2,889 9.10%	
Built 1990 - 1999	1,163 13.38%	1,601 11.45%	2,597 8.18%	
Built 1980 - 1989	2,045 23.52%	2,928 20.95%	5,060 15.95%	
Built 1970 - 1979	2,023 23.27%	2,936 21.00%	6,116 19.27%	
Built 1960 - 1969	1,140 13.11%	1,944 13.91%	4,011 12.64%	
Built 1950 - 1959	904 10.40%	1,901 13.60%	4,790 15.09%	
Built <1949	214 2.46%	898 6.42%	5,760 18.15%	
2022 Median Year Built	1979	1977	1971	

DEMOGRAPHIC MARKET COMPARISON REPORT

Demographic Market Comparison Report

1 mile radius

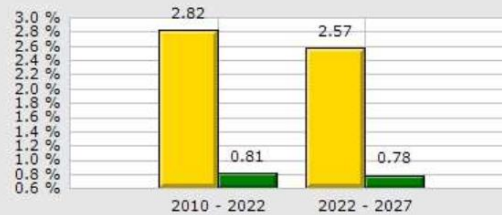
Lot 3 Burnside Drive

4300 Barnett Rd, Wichita Falls, TX 76310

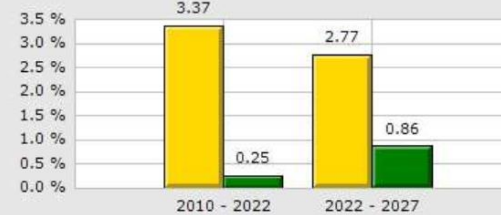
Type: Land
County: Wichita

1 Mile
County

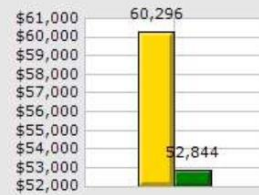
Population Growth



Household Growth



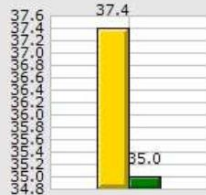
2022 Med Household Inc



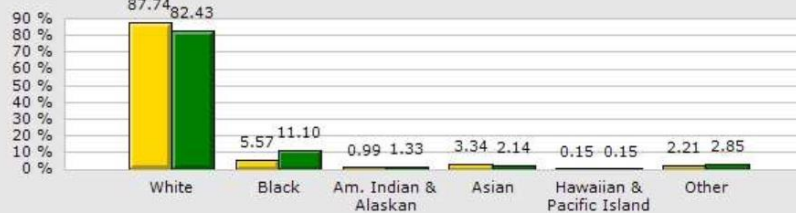
2022 Households by Household Income



2022 Median Age



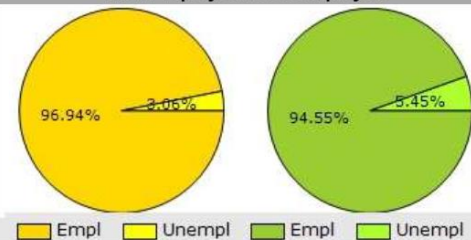
2022 Population by Race



2022 Renter vs. Owner



2022 Employed vs. Unemployed



DEMOGRAPHIC MARKET COMPARISON REPORT

Demographic Market Comparison Report					1 mile radius
Lot 3 Burnside Drive					
4300 Barnett Rd, Wichita Falls, TX 76310					
Type:	Land				
County:	Wichita				
	1 Mile		County		
Population Growth					
Growth 2010 - 2022	2.82%		0.81%		
Growth 2022 - 2027	2.57%		0.78%		
Empl	2,659	96.94%	56,432	94.55%	
Unempl	84	3.06%	3,255	5.45%	
2022 Population by Race					
	5,246		132,512		
White	4,603	87.74%	109,232	82.43%	
Black	292	5.57%	14,710	11.10%	
Am. Indian & Alaskan	52	0.99%	1,758	1.33%	
Asian	175	3.34%	2,830	2.14%	
Hawaiian & Pacific Island	8	0.15%	199	0.15%	
Other	116	2.21%	3,783	2.85%	
Household Growth					
Growth 2010 - 2022	3.37%		0.25%		
Growth 2022 - 2027	2.77%		0.86%		
Renter Occupied	838	37.44%	18,832	38.34%	
Owner Occupied	1,400	62.56%	30,281	61.66%	
2022 Households by Household Income					
	2,239		49,113		
Income <\$25K	333	14.87%	11,872	24.17%	
Income \$25K - \$50K	565	25.23%	11,400	23.21%	
Income \$50K - \$75K	445	19.87%	9,728	19.81%	
Income \$75K - \$100K	321	14.34%	6,394	13.02%	
Income \$100K - \$125K	255	11.39%	4,284	8.72%	
Income \$125K - \$150K	161	7.19%	2,514	5.12%	
Income \$150K - \$200K	53	2.37%	1,486	3.03%	
Income \$200K+	106	4.73%	1,435	2.92%	
2022 Med Household Inc	\$60,296		\$52,844		
2022 Median Age	37.40		35.00		

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

Lot 3 Burnside Drive

4300 Barnett Rd, Wichita Falls, TX 76310

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: 1,000 SF

% Leased: 0%

Rent/SF/Yr: -



Description	2010		2022		2027	
Population	5,100		5,244		5,379	
Age 0 - 4	344	6.75%	323	6.16%	327	6.08%
Age 5 - 9	323	6.33%	338	6.45%	333	6.19%
Age 10 - 14	337	6.61%	338	6.45%	340	6.32%
Age 15 - 19	322	6.31%	380	7.25%	355	6.60%
Age 20 - 24	325	6.37%	405	7.72%	383	7.12%
Age 25 - 29	365	7.16%	356	6.79%	385	7.16%
Age 30 - 34	332	6.51%	329	6.27%	364	6.77%
Age 35 - 39	311	6.10%	318	6.06%	340	6.32%
Age 40 - 44	296	5.80%	294	5.61%	319	5.93%
Age 45 - 49	365	7.16%	278	5.30%	298	5.54%
Age 50 - 54	378	7.41%	272	5.19%	280	5.21%
Age 55 - 59	315	6.18%	308	5.87%	282	5.24%
Age 60 - 64	290	5.69%	329	6.27%	296	5.50%
Age 65 - 69	224	4.39%	298	5.68%	296	5.50%
Age 70 - 74	185	3.63%	241	4.60%	264	4.91%
Age 75 - 79	143	2.80%	177	3.38%	209	3.89%
Age 80 - 84	122	2.39%	122	2.33%	143	2.66%
Age 85+	122	2.39%	139	2.65%	165	3.07%
Age 15+	4,095	80.29%	4,246	80.97%	4,379	81.41%
Age 20+	3,773	73.98%	3,866	73.72%	4,024	74.81%
Age 65+	796	15.61%	977	18.63%	1,077	20.02%
Median Age	38		37		38	
Average Age	38.70		39.10		39.80	
Population By Race	5,100		5,244		5,379	
White	4,552	89.25%	4,602	87.76%	4,697	87.32%
Black	264	5.18%	292	5.57%	311	5.78%
Am. Indian & Alaskan	44	0.86%	52	0.99%	55	1.02%
Asian	147	2.88%	175	3.34%	187	3.48%
Hawaiian & Pacific Islander	6	0.12%	8	0.15%	9	0.17%
Other	80	1.57%	116	2.21%	120	2.23%



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DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

Lot 3 Burnside Drive 4300 Barnett Rd, Wichita Falls, TX 76310			
Description	2010	2022	2027
Population by Race (Hispanic)	608	767	831
White	556 91.45%	692 90.22%	751 90.37%
Black	15 2.47%	17 2.22%	19 2.29%
Am. Indian & Alaskan	18 2.96%	26 3.39%	28 3.37%
Asian	7 1.15%	10 1.30%	12 1.44%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	12 1.97%	22 2.87%	21 2.53%
Household by Household Income	2,165	2,239	2,302
<\$25,000	598 27.62%	333 14.87%	322 13.99%
\$25,000 - \$50,000	446 20.60%	565 25.23%	593 25.76%
\$50,000 - \$75,000	487 22.49%	445 19.87%	450 19.55%
\$75,000 - \$100,000	289 13.35%	321 14.34%	329 14.29%
\$100,000 - \$125,000	211 9.75%	255 11.39%	263 11.42%
\$125,000 - \$150,000	62 2.86%	161 7.19%	171 7.43%
\$150,000 - \$200,000	22 1.02%	53 2.37%	59 2.56%
\$200,000+	50 2.31%	106 4.73%	115 5.00%
Average Household Income	\$60,832	\$78,166	\$79,502
Median Household Income	\$51,954	\$60,296	\$60,859

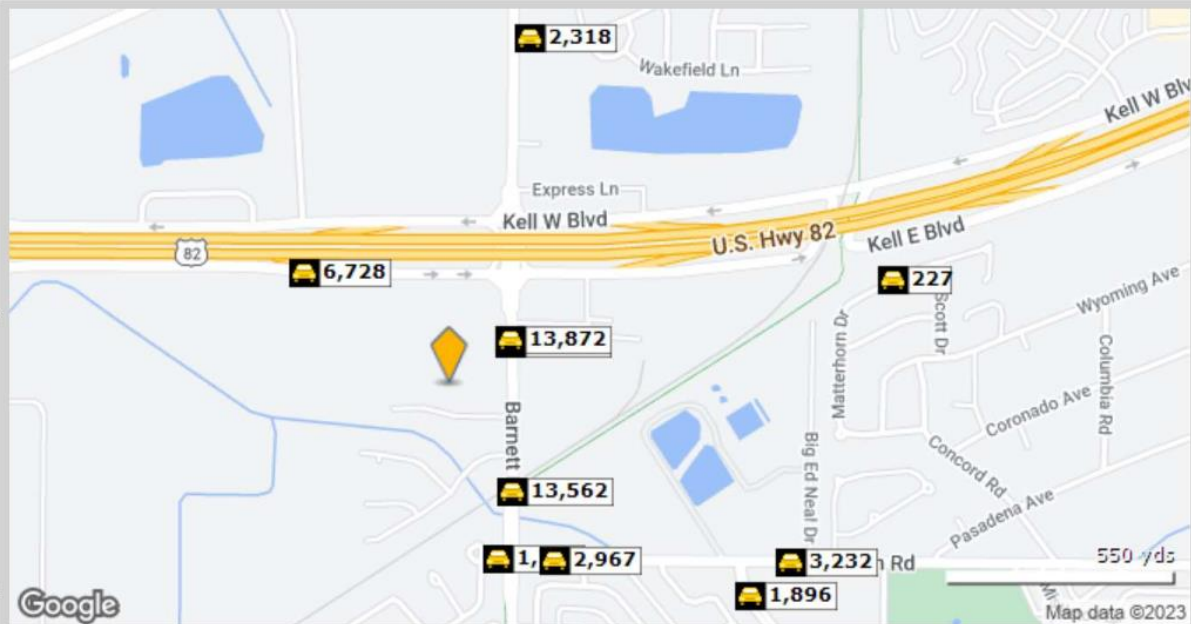
TRAFFIC COUNT REPORT

Traffic Count Report

Lot 3 Burnside Drive

4300 Barnett Rd, Wichita Falls, TX 76310

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **1,000 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Barnett Road		0.00	2022	14,933	MPSI	.11
2 Barnett Rd	Hwy 82 Svc Rd	0.09 N	2022	13,872	MPSI	.11
3 Barnett Rd	Forest Cove Dr	0.05 N	2022	13,562	MPSI	.17
4 Johnson Rd	Barnett Rd	0.02 E	2022	1,744	MPSI	.25
5 Hwy 82 Svc Rd	Ashleyanne Cir	0.10 NW	2022	6,728	MPSI	.26
6 Johnson Rd	Sierra Blanca Dr	0.04 E	2022	2,967	MPSI	.28
7 Lake Wellington Pkwy	Bradford Ct	0.01 E	2022	2,318	MPSI	.50
8 Cypress Ave	Johnson Rd	0.05 N	2022	1,896	MPSI	.51
9 Johnson Rd	Ed Neal Dr	0.02 W	2022	3,232	MPSI	.54
10 Matterhorn Dr	Mount Everest Dr	0.12 SW	2022	227	MPSI	.64