

FOR LEASE



4633 Wichita Street, Fort Worth, TX 76119

13,838 SF Religious Facility FOR LEASE

EXECUTIVE SUMMARY



OPPORTUNITY OVERVIEW:

This opportunity sits on 2.816 acres at the northwest corner of Wichita Street and Knox Street. The building is a one-story, 13,838 square foot facility that features an open worship area on the South and North ends of the building. South portion of the property has not been recently renovated, but North side has been kept in great condition. This facility would be a wonderful opportunity for a congregation looking to relocate into a property with great upside.

INVESTMENT HIGHLIGHTS:

- Corner property with high visibility
- Ample parking and green space surrounding building
- Artistic exterior brick siding
- Minor renovations needed for operation
- Large gravel lot for parking and nearly an acre of open lot

PROPERTY INFO	
RBA	13,838 sf
Lot Size	2.816 Acres
Year Built	1934
Parking	50+

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2023)	11,387	105,313	257,684
Growth (2010 -2023)	10.02%	18.16%	16.68%
Growth (2023 -2028)	0.97%	1.99%	1.81%
Avg Households Size	3.5	3.2	3.0
Avg Household Income	\$52,267	\$50,566	\$64,738
Total Consumer	\$89.7M	\$795M	\$2.91B
Spending Median Age	32.2	32.7	34.1

DALLAS/FORT WORTH MSA

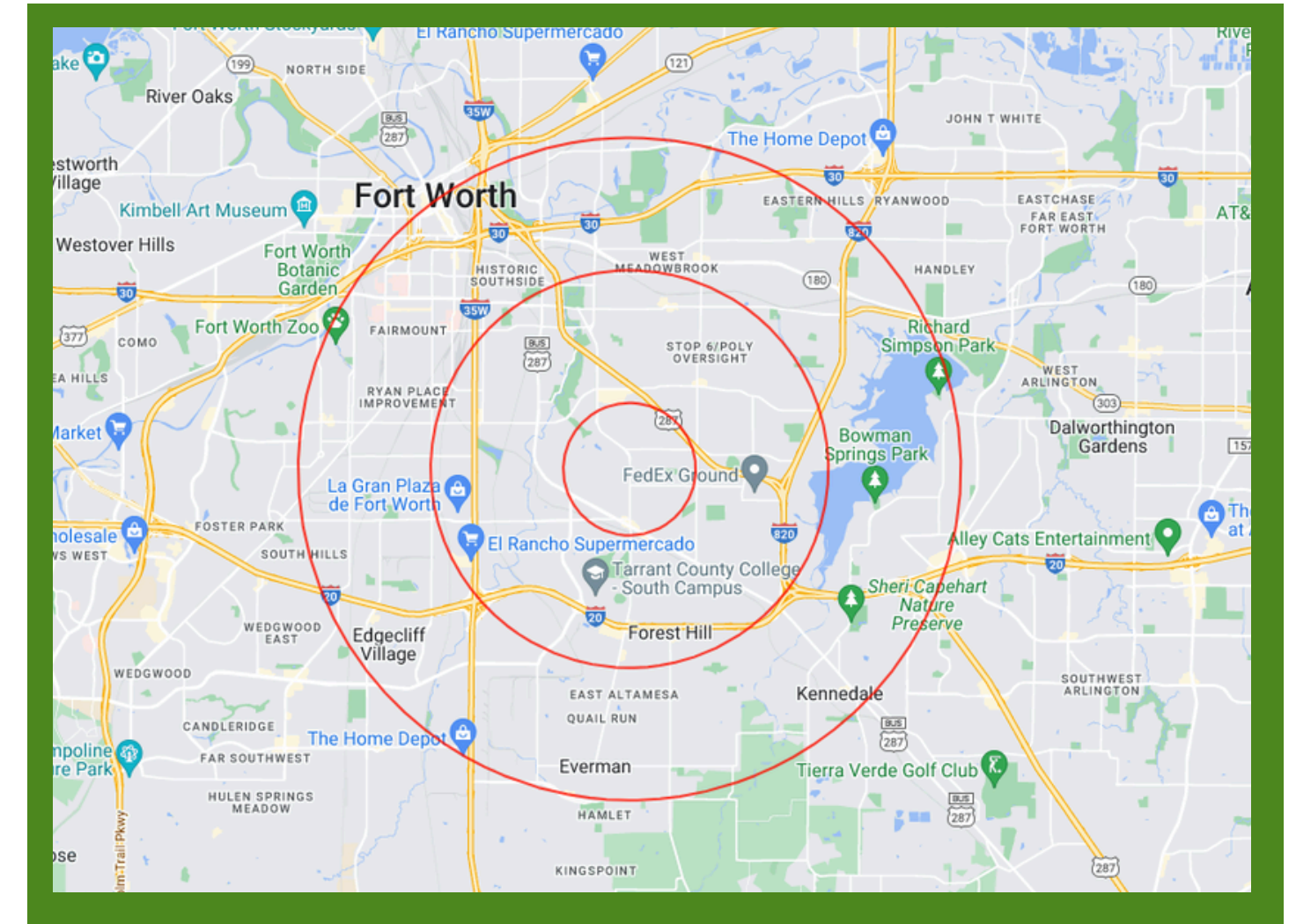


DFW COMMERCIAL MARKET STAYS STRONG

Strong underlying economic fundamentals strengthened by population growth, a diversifying economy, relative affordability, and business-friendly regulations

Central location in the USA, excellent highway and rail networks along with world-class airports

Corporate relocations and expansions fuel office demand in Dallas-Fort Worth with a highly skilled labor force and central location



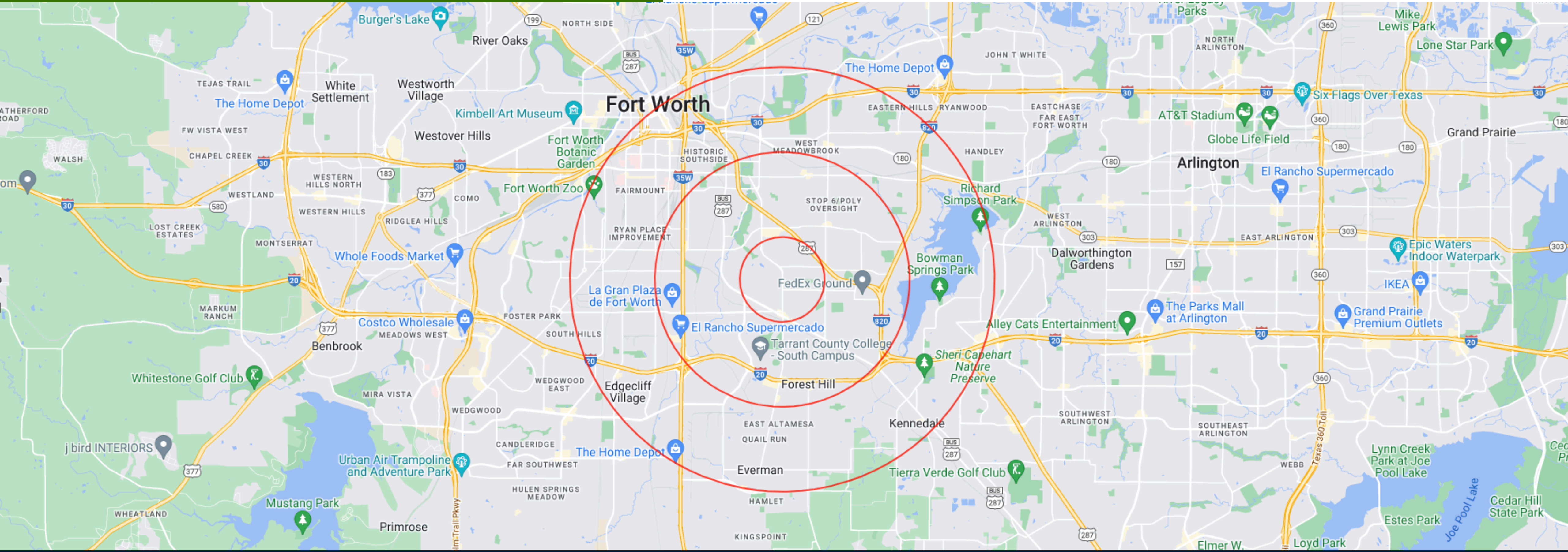
DFW MSA STATS	
Population	7,943,685
Population Rank (USA)	4th
GDP	\$620 Billion
Labor Force	4,330,682
Unemployment Rate	4.3%
Median HH Incom	\$58k
Median SFR Value	\$418k
Population (65 or older)	10.7%

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MAJOR CORPORATE PRESENCE

Sources : US Census, CoStar, Dallas Chamber of Commerce, City of Dallas, City of Irving, ESMILabor Market Analytics, City of Fort Worth

AREA DEMOGRAPHICS



2023 ESTIMATED POPULATION

1 MILE	11,387
3 MILES	105,313
5 MILES	257,684

2023 ESTIMATED HOUSEHOLDS

1 MILE	2,979
3 MILES	26,988
5 MILES	71,928

2023 ESTIMATED AVG HOUSEHOLD INCOME

1 MILE	\$52,267
3 MILES	\$50,566
5 MILES	\$64,738

2023 ESTIMATED ANNUAL SPENDING

1 MILE	\$89.7M
3 MILES	\$795M
5 MILES	\$2.91B

2022 ESTIMATED EMPLOYEES

1 MILE	8,195
3 MILES	74,778
5 MILES	198,074

PROPERTY OVERVIEW



LOCATION

4633 Wichita Street,
Fort Worth, TX 76119

BUILDING/LOT SIZE

13,838 SF / 2.816 ACRES

YEAR BUILT

1934

OCCUPANCY

OWNER USER

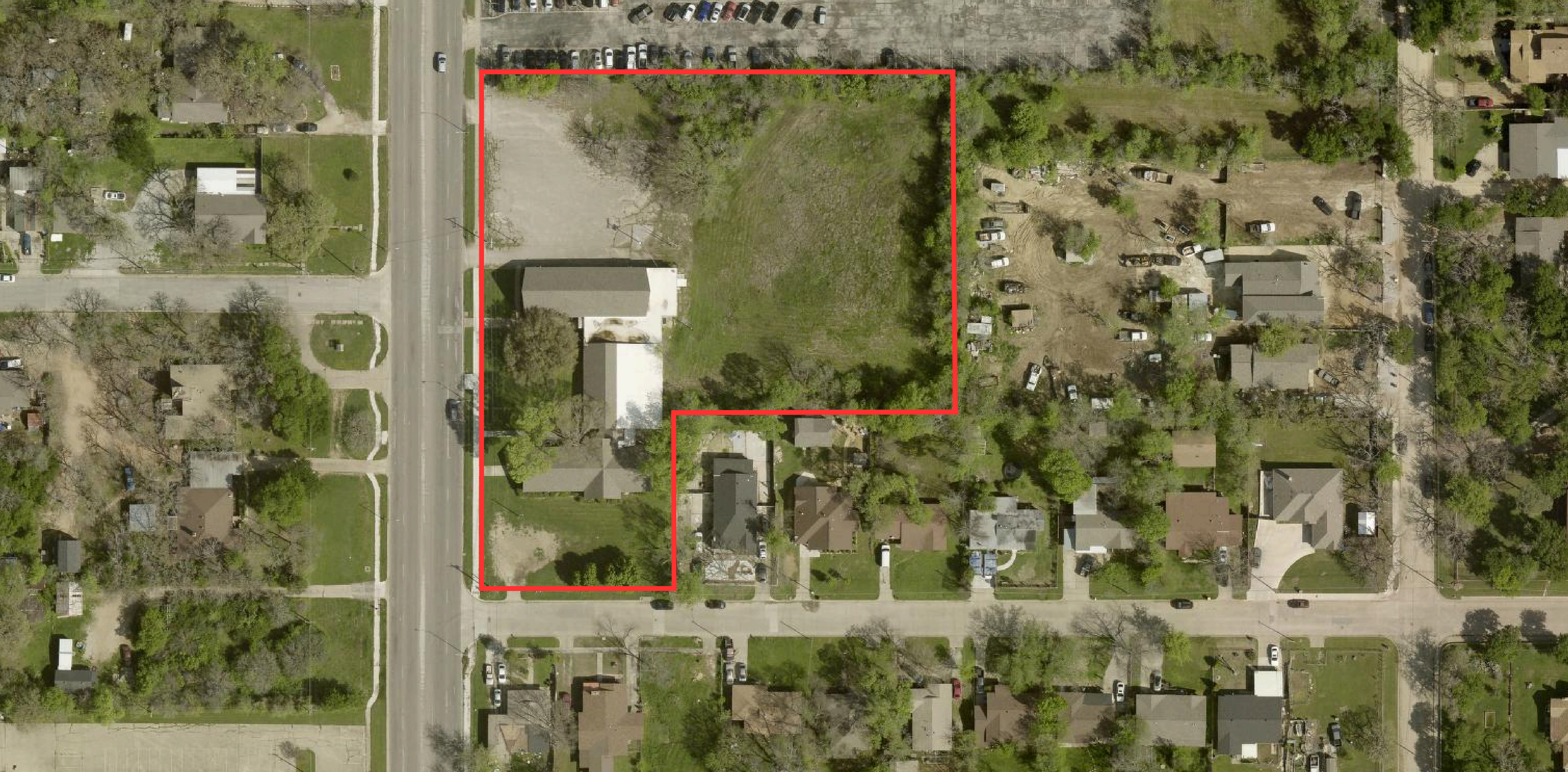
CURRENT ZONING

NEIGHBORHOOD COMMERCIAL

PRICE

CONTACT BROKER FOR
ADDITIONAL DETAILS

SITE OVERVIEW









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COMMERCIAL

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