

FOR SALE

Owner-User / Investment Opportunity

5800 Kell Blvd, Wichita Falls, TX 76310




partners


EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



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OFFERING DETAILS



SALE PRICE
Contact Broker



OCCUPANCY
64%



LOT SIZE
1.29 AC



BUILDING SIZE
13,116 SF



YEAR BUILT
2000



PARKING RATIO
4.94/1000

PROPERTY HIGHLIGHTS

PRIME HIGHWAY FRONTAGE

The property offers excellent highway frontage, providing great visibility, easy access, and valuable signage opportunities.

STRONG TENANT SYNERGY

Located in a dense retail corridor next to Kell West Regional Hospital, the property benefits from strong tenant synergy and increased traffic.

MAJOR DEVELOPMENT

Wichita Falls is experiencing growth with the upcoming \$1 billion DataNovaX data center development, enhancing the market's potential for future investment.

UNPARALLELED MARKET GROWTH

In Wichita Falls, Texas, the medical office and ambulatory surgery market is supported by advanced facilities like United Regional Health Care System and Kell West Regional Hospital. These facilities exemplify the shift towards cost-effective, patient-centered outpatient care, with modern technologies and a focus on patient recovery. This positive trajectory in Wichita Falls' healthcare real estate market reflects its capability to meet growing demands with efficiency and excellence.

FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.



RENT ROLL

TENANT	RENTABLE SF	% OF TOTAL	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/ YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	OPTIONS
North Texas Rheumatology	4,057	31%	NNN	4/1/22	5/31/27	\$15.08	\$5,097.00	\$61,164.00	One 5-year option
Vacant	4,674	36%	-	-	-	-	-	-	-
Texas Railroad Association	4,385	33%	Gross	11/1/07	10/31/27	\$12.96	\$4,734.15	\$56,809.80	Two 5-year options
Total	13,116	-	-	-	-	-	\$9,831.15	\$117,973.80	-

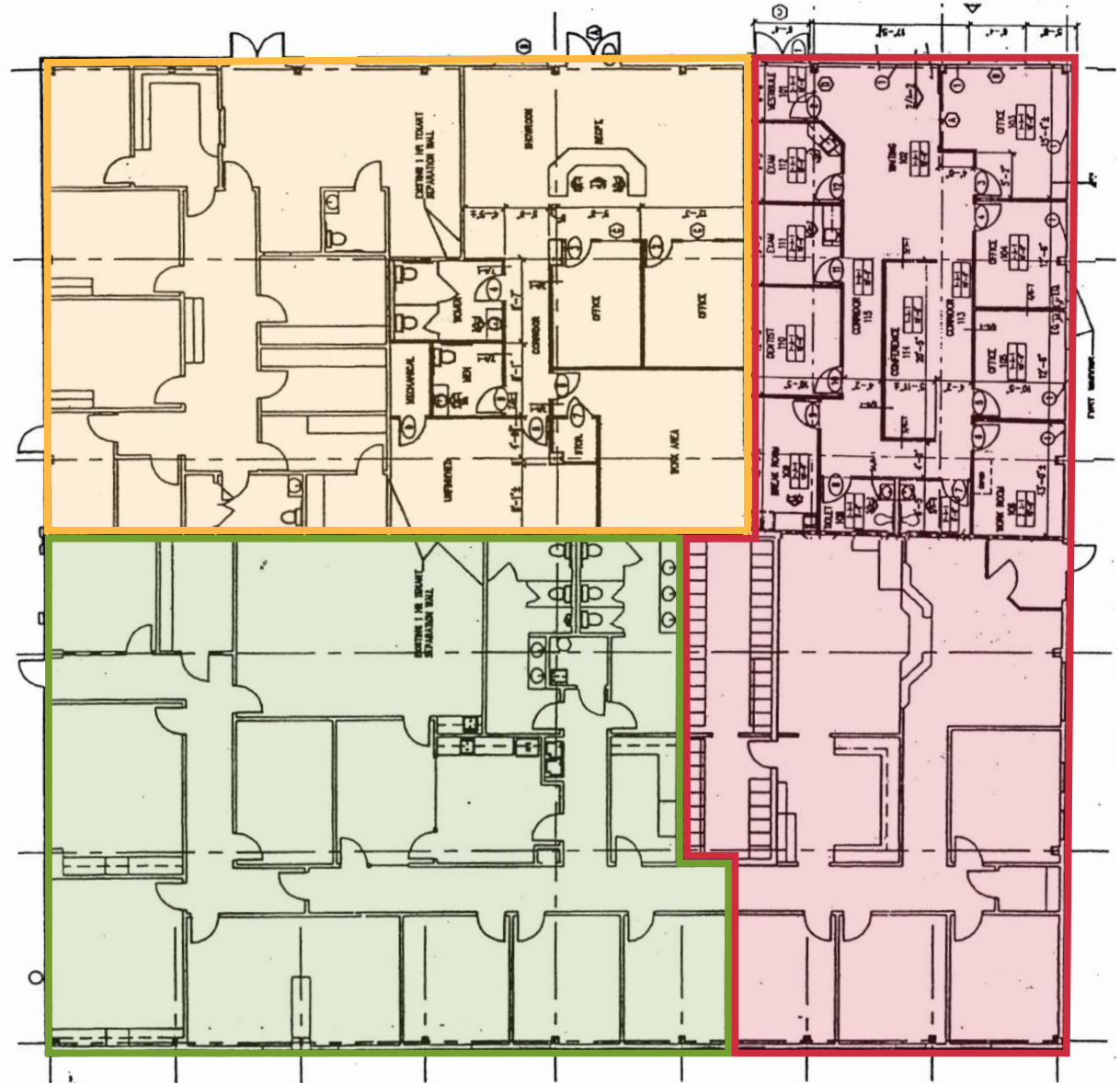


FLOORPLAN

Hwy 82 Frontage Road



Vacant



TENANT PROFILE



North Texas Arthritis & Rheumatology is a premier medical practice specializing in the diagnosis and treatment of arthritis and other autoimmune diseases. With a focus on providing comprehensive care, the clinic offers a wide range of services including advanced diagnostic testing, infusion therapy, and personalized treatment plans for conditions such as rheumatoid arthritis, lupus, osteoarthritis, and other rheumatic diseases.

The team at North Texas Arthritis & Rheumatology consists of highly experienced, board-certified rheumatologists and healthcare professionals dedicated to improving the quality of life for patients through state-of-the-art medical care and innovative treatments. The clinic is known for its patient-centric approach, offering individualized care in a comfortable and supportive environment.

Located in the North Texas region, the practice serves a broad patient base, positioning itself as a trusted provider for specialized rheumatologic care. With a commitment to clinical excellence and cutting-edge treatments, North Texas Arthritis & Rheumatology continues to be a leading provider in the field, catering to the growing healthcare needs of the community.



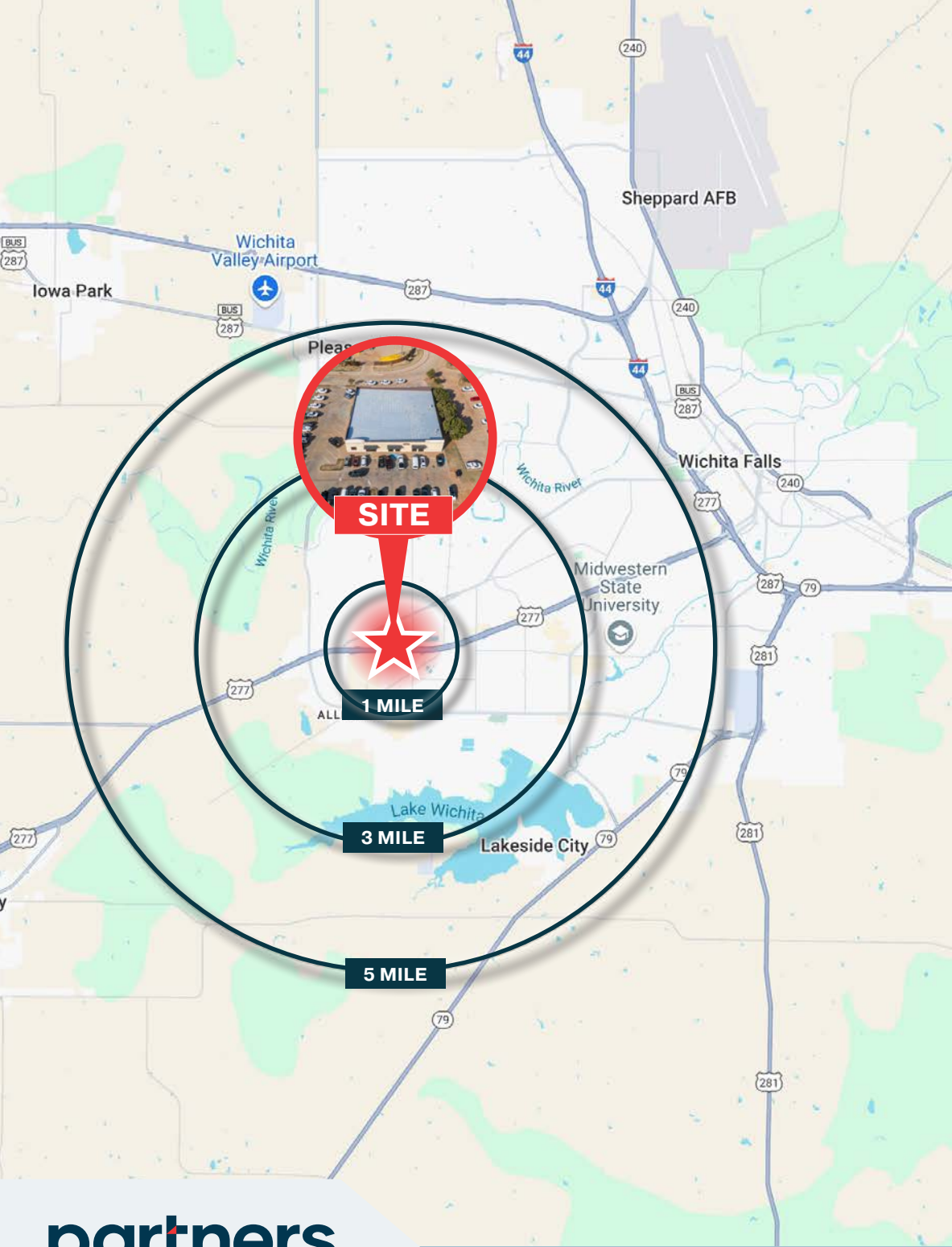
The Railroad Commission of Texas (RRC) is the state's primary regulatory agency overseeing the oil and gas industry, pipeline safety, natural gas utilities, and surface mining operations. Established in 1891, the RRC is one of the oldest regulatory bodies in Texas, originally created to regulate the railroad industry, but it has since evolved to focus primarily on the state's vital energy sectors.

The Commission's mission is to serve Texas by promoting responsible stewardship of natural resources and environmental protection, ensuring the safe development of energy and maintaining the infrastructure critical to energy production. The RRC plays a pivotal role in regulating the exploration, production, and transportation of oil and natural gas, helping Texas maintain its position as a national leader in energy production.

Through its regulatory framework, the RRC enforces safety standards for pipelines, inspects oil and gas operations, and works to minimize environmental impact. With a commitment to transparency and accountability, the Commission actively engages with industry stakeholders, lawmakers, and the public to support sustainable energy development.

BUILDING AERIAL





DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	3,159	28,677	65,229
2029 Population Projection	3,207	29,062	66,430
Median Age	37.7	38.4	38.1

HOUSEHOLD

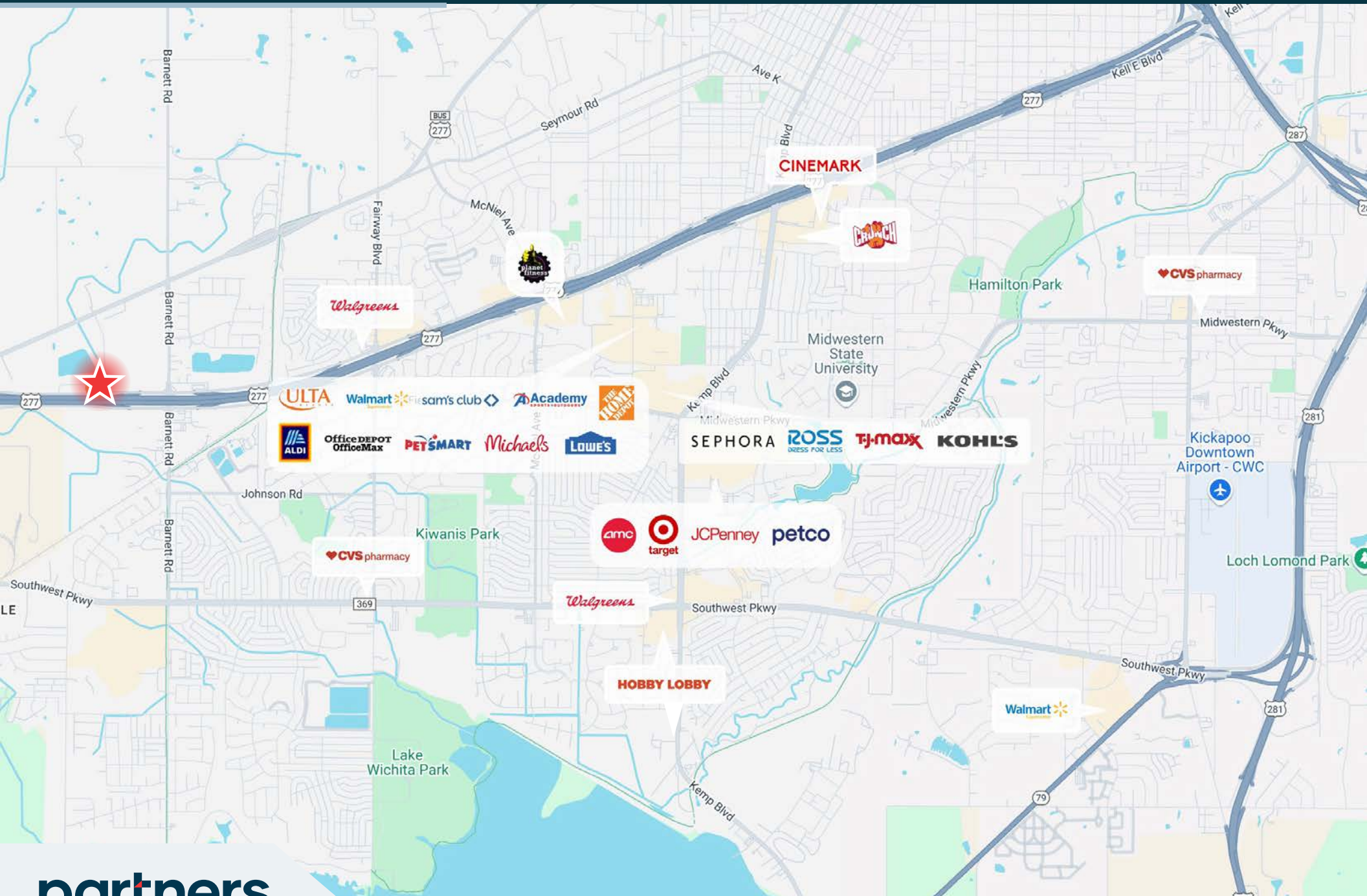
2024 Households	1,353	11,520	24,892
2029 Household Projection	1,374	11,683	25,382
Avg Household Income	\$78,764	\$91,376	\$85,501
Median Household Income	\$57,535	\$70,593	\$62,827

DAYTIME EMPLOYMENT

Employee	1,853	12,122	27,170
Business	262	1,439	3,064

Source: Costar

AERIAL OVERVIEW





DISCLAIMER

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