

82

edge

FOR SALE | LEASE | BUILD TO SUIT  
±42.79 ACRES AVAILABLE IN WICHITA FALLS, TX

EDGE  
RAILCAR SERVICES

± 8 AC  
RETAIL PADS  
AVAILABLE

± 34.191 AC  
RESIDENTIAL LAND

34.19 Acres Residential  
& ±8 Acres Retail Pad Sites for Sale

6241 Southwest Pkwy, Wichita Falls, TX 76310

Johnson Rd

Rider  
High School  
1,589 Students

12,008cpd '24  
Barnett Rd

Southwest Pkwy

13,275cpd '24

Wichita Falls ISD  
Athletic Complex

McNeil  
Middle School  
1,043 Students

Fowler  
Elementary School  
507 Students



# 34.19 Acres Residential & $\pm$ 8 Acres Retail Pad Sites for Sale

6241 Southwest Pkwy  
Wichita Falls, TX 76310

## EXCLUSIVE LISTING BROKERS

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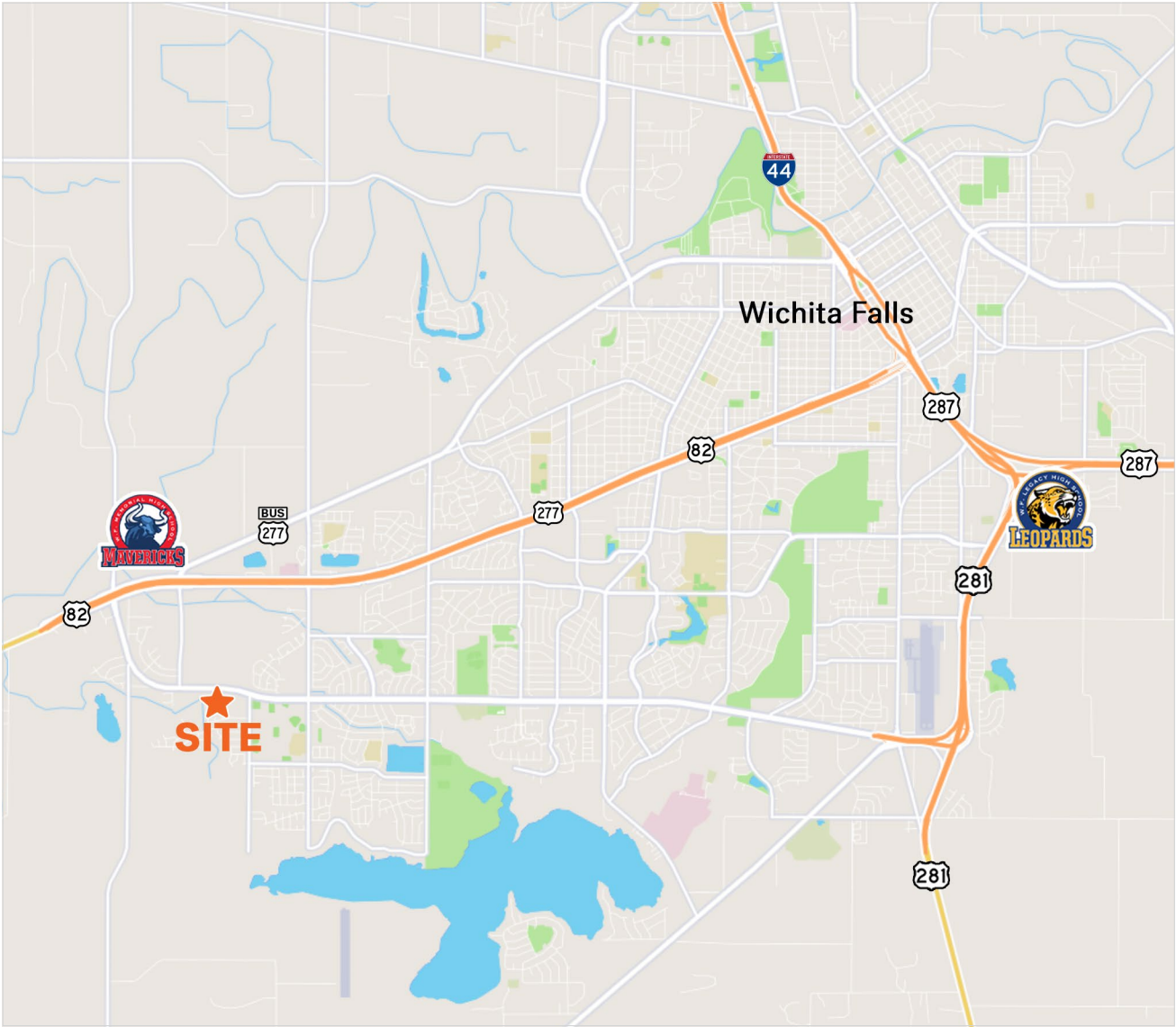
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LOCATION

6241 Southwest Pkwy  
Wichita Falls, TX 76310



SIZE

±8 ac - Retail Pad Sites  
±34.191 ac - Residential Land



RETAIL PAD PRICING

\$7.50 - \$8.50/PSF  
See p.9 for pricing by pad



RESIDENTIAL PRICING

\$987,000  
(165 Undeveloped Lots)



ZONING

General Commercial (GC)  
Single Family 1



2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	6,823	27,177	56,154
PROJECTED POPULATION GROWTH 2024 - 2029	7.85%	4.45%	2.62%
AVG HH INCOME	\$93,322	\$85,306	\$81,443



**6241 Southwest Pkwy (the “Property”)** is a prime 42.79-acre developable site strategically located at the corner of Southwest Parkway and Gregg Road. Located near the new Memorial High School, McNiel Middle School and Memorial Stadium. Additionally, the site is located near a robust mix of national and regional retailers, the area features Ace Hardware, United Supermarkets, Hobby Lobby, Mardel, Party City, Cato Fashions, EntertainMART, Plex Entertainment, IHOP, Chuck E. Cheese, Walgreens, Chick-fil-A, McDonald’s, Taco Bell, and Smoothie King.

Zoned for General Commercial (GC) use, the property offers exceptional flexibility, supporting a diverse range of development opportunities including residential (both single-family and multi-family), retail, and civic uses.

Positioned within a rapidly growing corridor of Wichita Falls, 6241 Southwest Pkwy stands out as a high-profile development tract with strong visibility and accessibility, making it an ideal location for future growth and investment.

## **PRIME LOCATION**

Nestled in North Texas, Wichita Falls serves as the county seat of Wichita County. Positioned near the Texas-Oklahoma border, it lies approximately 140 miles northwest of the bustling Dallas-Fort Worth metroplex. Renowned for its rich history, diverse culture, and strong community spirit, Wichita Falls is a unique and appealing place to live, work, and explore. New businesses coming to the area include: Amazon, Texas Retina Associates, Pediatric Associates, two data centers and more.

## **ECONOMIC EVOLUTION AND GROWTH**

Wichita Falls' economy has evolved significantly over the years. Originally driven by agriculture, oil, and manufacturing, the city has diversified into key sectors such as healthcare, education, and military support. Sheppard Air Force Base stands as one of the region's largest employers, playing a vital role in the local economy. Additionally, Midwestern State University (MSU Texas) contributes significantly through its educational programs and research initiatives, fostering economic development and innovation. United Regional Hospital is the second largest employer and serves the entire MSA.

## **EDUCATION: A PILLAR OF THE COMMUNITY**

Education holds a central place in Wichita Falls. The Wichita Falls Independent School District oversees a robust public school system dedicated to academic excellence. WFISD just opened two new state of the art High Schools. The city is home to Midwestern State University, acclaimed for its liberal arts curriculum and distinguished nursing and business programs. As of Fall 2024, MSU Texas boasts an enrollment of 5,324 students, including 4,303 undergraduates and 1,021 graduate students. Vernon College further enriches the educational landscape by offering technical and vocational training, supporting workforce development across various industries.

## **COMMUNITY AND LIFESTYLE**

Wichita Falls is celebrated for its friendly, welcoming atmosphere and strong sense of community. The cost of living is notably lower than the national average, making it an attractive destination for families, young professionals, and retirees. The city features a harmonious blend of historic neighborhoods and contemporary developments, offering diverse housing options to suit different lifestyles.

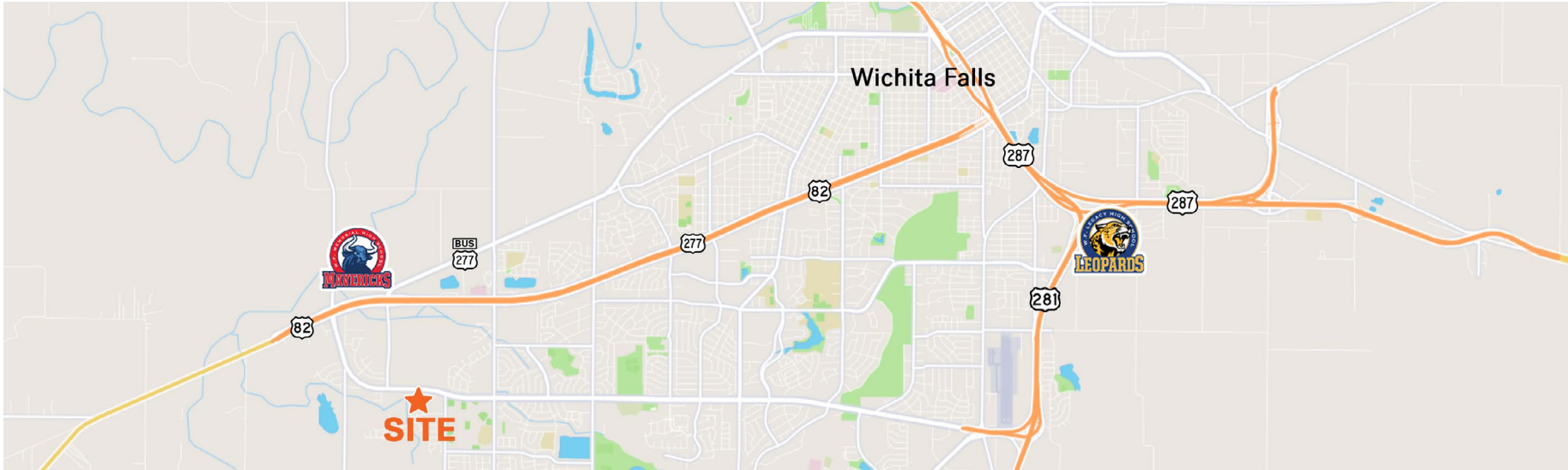
# The Property





## OVERVIEW OF NEW HIGH SCHOOLS IN WICHITA FALLS

The Wichita Falls Independent School District (WFISD) introduced two new high schools, Legacy High School and Memorial High School, in August 2024. These schools were built to consolidate three older high schools into modern campuses that align with the district's vision for innovative learning environments. Each school spans 363,000 square feet and accommodates up to 1,900 students.



### LEGACY HIGH SCHOOL OVERVIEW

**Location:** 3003 Henry S. Grace Freeway, Wichita Falls, TX

### MEMORIAL HIGH SCHOOL OVERVIEW

**Location:** 6600 Kell West Blvd., Wichita Falls, TX

Opened in August 2024, Legacy High School is one of two new campuses introduced by the Wichita Falls Independent School District (WFISD) as part of a district-wide modernization initiative. Designed to foster innovation and adaptability, the 363,000-square-foot campus serves up to 1,900 students and replaces older high school facilities.

#### Facilities & Programs:

- **Academic Spaces:** General education classrooms, science labs, and career & technical education labs are designed with flexibility and collaboration in mind.
- **Special Education:** Programs include CBI, BAC, Life BASE, LEAP, and other specialized offerings.
- **Fine Arts:** A robust fine arts wing includes a band hall (195 students), orchestra hall (55 students), choir room (85 students), piano and guitar labs, a dance studio, ceramics and video arts labs, and a 500-seat theater.
- **Athletics:** Athletic amenities feature a 1,900-seat spectator gym, auxiliary and PE gyms, training and weight rooms, comprehensive locker rooms, and a built-in tornado shelter for safety.

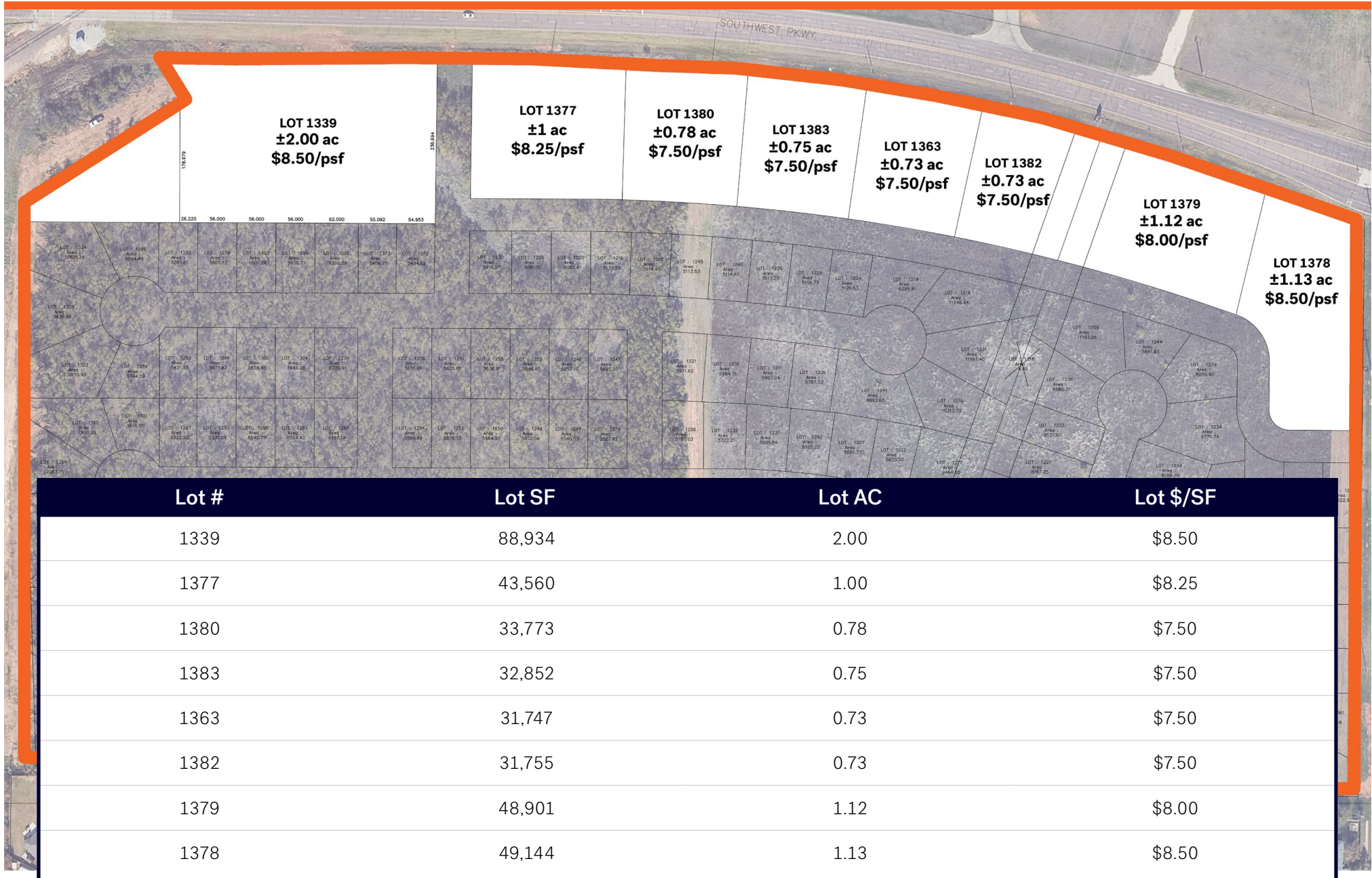
Legacy High School embodies WFISD's vision of a forward-thinking educational experience that prepares students for both college and career pathways in a dynamic, student-centered environment.

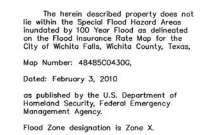
Memorial High School, launched alongside Legacy High School in August 2024, reflects WFISD's commitment to state-of-the-art learning environments. Spanning 363,000 square feet, the school consolidates former campuses to better serve up to 1,900 students in a modern, future-ready facility.

#### Facilities & Programs:

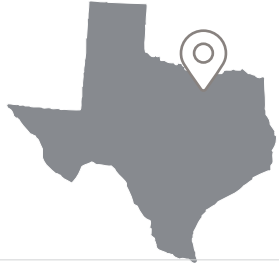
- **Academic Spaces:** Includes general classrooms, science and career/technical labs, and collaborative areas. A notable feature is the JROTC program, complete with an on-site rifle range.
- **Special Education:** Comprehensive programming mirrors that of Legacy, including Life BASE, CBI, BAC, and LEAP.
- **Fine Arts:** Facilities include a band hall (195 students), orchestra hall (55 students), choir room (85 students), piano and guitar labs, dance studio, ceramics and video arts labs, and a 500-seat theater.
- **Athletics:** The campus supports athletic excellence with a 1,900-seat main gym, auxiliary and PE gyms, weight and training rooms, locker facilities, and outdoor competition fields.

Memorial High School stands as a cornerstone of WFISD's educational advancement, combining traditional excellence with modern tools to meet the evolving needs of students.





# The Market



Region Northern  
County Wichita  
MSA Wichita Falls  
Access U.S. 287 & I-44  
Trade Area 72.03 Sq. Miles



## MIDWESTERN STATE UNIVERSITY

5,041 UNDERGRADUATE STUDENTS  
756 GRADUATE STUDENTS



14,071 TOTAL STUDENTS

21 ELEMENTARY SCHOOLS  
3 MIDDLE SCHOOL  
2 NEW HIGH SCHOOLS

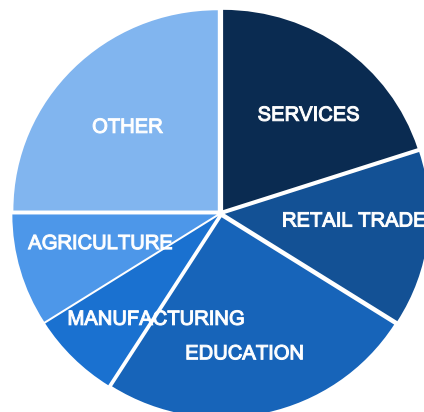


RANKED **9TH** MOST AFFORDABLE  
MIDSIZE CITY FOR HOMEBUYERS

## INDUSTRY PROFILE

SERVICES 20%  
RETAIL TRADE 14%  
EDUCATION 25%  
MANUFACTURING 7%  
AGRICULTURE 9%  
OTHER 25%

55,137 EMPLOYEES  
2% UNEMPLOYMENT RATE



## DEMOGRAPHICS

POPULATION	148,523
TOTAL HOUSEHOLDS	64,650
AVERAGE HOUSEHOLD INCOME	\$60,752
MEDIAN AGE	36.1
BACHELOR DEGREE +	16%
CIVILIAN LABOR FORCE	69,302

## LARGEST EMPLOYERS

U.S. AIR FORCE	4,250 Employees
UNITED REGIONAL HOSPITAL	2,305 Employees
WICHITA FALLS ISD	1,854 Employees
MIDWESTERN STATE UNIVERSITY	1,354 Employees
CITY OF WICHITA FALLS	1,223 Employees
WALMART	1,069 Employees
THE STATE OF TEXAS	970 Employees
NEW STATE HOSPITAL (UNDER CONSTRUCTION)	TBD
JAMES V. ALLRED UNIT PRISON	939 Employees
UNITED SUPERMARKETS	823 Employees
WORK SERVICES CORPORATION	791 Employees



**POPULATION**  
**30,803,012**  
 #3 FASTEST GROWING  
 POPULATION IN THE WORLD



**#1 FASTEST  
 GROWING  
 ECONOMY  
 IN THE U.S.**  
*TOP EXPORTING STATE IN THE  
 NATION FOR 21 YEARS IN A ROW*



**#1 STATE FOR JOB GROWTH**  
**291,400 JOBS CREATED FROM  
 FEBRUARY 2023 - FEBRUARY 2024**

**2<sup>nd</sup>**

**LARGEST CIVILIAN  
 LABOR WORKFORCE:  
 15+ MILLION WORKERS**

**55**

**FORTUNE 500  
 COMPANIES  
 CALL TEXAS HOME**



**BEST STATE FOR BUSINESS**  
 FOR THE 19<sup>TH</sup> YEAR IN A ROW



## FORT WORTH

#3 BEST PLACES TO LIVE IN TEXAS  
 #1 FASTEST GROWING U.S. CITY  
 13<sup>TH</sup> LARGEST CITY IN THE NATION

## DALLAS

#1 TOP 20 BUSINESS-FRIENDLY CITY  
 #1 IN THE COUNTRY FOR 5-YEAR JOB GROWTH  
 #2 BEST US CITY TO START A BUSINESS 2023  
 #2 BEST MARKET FOR INVESTMENT PROSPECTS  
 #1 IN REAL ESTATE DEVELOPMENT 2022  
 #6 HIGHEST GDP IN THE NATION

## HOUSTON

#6 FASTEST GROWING HOUSING MARKET 2021  
 #2 MOST ACTIVE REAL ESTATE MARKET  
 #7 TOP 20 BUSINESS-FRIENDLY CITY  
 #7 HIGHEST GDP IN THE NATION

## AUSTIN

#2 BEST HOUSING MARKET 2021  
 #5 BEST PLACE TO LIVE 2021  
 #12 TOP 20 BUSINESS-FRIENDLY CITY

## SAN ANTONIO

#4 BEST PLACE TO LIVE IN TEXAS 2021  
 #4 MOST HOUSING MARKET GROWTH



**#1** STATE FOR COMPANY  
 RELOCATIONS  
**270+ SINCE 2015**



**LARGEST MEDICAL CENTER**  
 Texas Medical Center, Houston  
**2ND LARGEST CANCER CENTER**  
 MD Anderson, Houston



**AWARDED GOVERNOR'S CUP**  
 FOR THE MOST NEW & EXPANDED  
 CORPORATE FACILITIES: **1,123**



**NO STATE  
 INCOME TAX**

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
<b>TOTAL POPULATION</b>	6,823	27,177	56,154
<b>TOTAL DAYTIME POPULATION</b>	4,195	20,225	50,731
<b>PROJECTED POPULATION GROWTH 2024 TO 2029</b>	7.85%	4.45%	2.62%
<b>2029 PROJECTED POPULATION</b>	7,358	28,387	57,623
<b>% FEMALE POPULATION</b>	52%	52%	52%
<b>% MALE POPULATION</b>	48%	48%	48%
<b>MEDIAN AGE</b>	38	39	38
<b>BUSINESS</b>			
<b>TOTAL EMPLOYEES</b>	968	6,930	18,634
<b>TOTAL BUSINESSES</b>	77	563	1,411
<b>% WHITE COLLAR EMPLOYEES</b>	46%	42%	38%
<b>HOUSEHOLD INCOME</b>			
<b>ESTIMATED AVERAGE HOUSEHOLD INCOME</b>	\$93,322	\$85,306	\$81,443
<b>ESTIMATED MEDIAN HOUSEHOLD INCOME</b>	\$84,749	\$77,320	\$69,627
<b>ESTIMATED PER CAPITA INCOME</b>	\$39,961	\$38,618	\$40,176
<b>HOUSEHOLD</b>			
<b>TOTAL HOUSING UNITS</b>	2,806	11,731	25,247
<b>% HOUSING UNITS OWNER-OCCUPIED</b>	64.00%	63.00%	57.00%
<b>% HOUSING UNITS RENTER-OCCUPIED</b>	30.00%	29.00%	33.00%
<b>RACE &amp; ETHNICITY</b>			
<b>% WHITE</b>	73.57%	76.83%	75.46%
<b>% BLACK OR AFRICAN AMERICAN</b>	7.61%	6.03%	7.31%
<b>% ASIAN</b>	5.31%	4.06%	3.11%
<b>% OTHER</b>	13.50%	13.08%	14.11%
<b>% HISPANIC POPULATION</b>	16.27%	16.08%	17.00%
<b>% NOT HISPANIC POPULATION</b>	83.73%	83.92%	83.00%



Edge Realty Capital Markets LLC exclusively presents the listing of 6241 Southwest Pkwy ("Property") for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

Edge Realty Capital Markets LLC and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Edge Realty Capital Markets LLC or owner. No representation is made as to the

value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition.

As a condition of Edge Realty Capital Markets LLC's consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Edge Realty Capital Markets LLC, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



# 34.19 Acres Residential & $\pm$ 8 Acres Retail Pad Sites for Sale

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