

New Fully Developed Retail Opportunity | Walmart Pad Site

SRS

933 N FM 1821 | Mineral Wells, TX 76067



ABOUT THE PROPERTY

9,000 SF **Available**

Contact Broker Rate

• Highly visible frontage on Garrett Morris Parkway, directly across from Mineral Wells High School (approx. 2,000 students) and the Fairgrounds. Class A construction with multiple suites, including an endcap drive-thru (12-car stack) and optional patio available.

- Grease trap and fire riser installed. Ample pylon signage and 61 dedicated parking spaces.
- Ideal for QSR, medical, financial, and local service users. Surrounded by Walmart, CATO, Atwoods Ranch & Home Goods, Dollar Tree, Wingstop, CVS, Starbucks, and more.

JOIN THESE RETAILERS



















TRAFFIC COUNTS

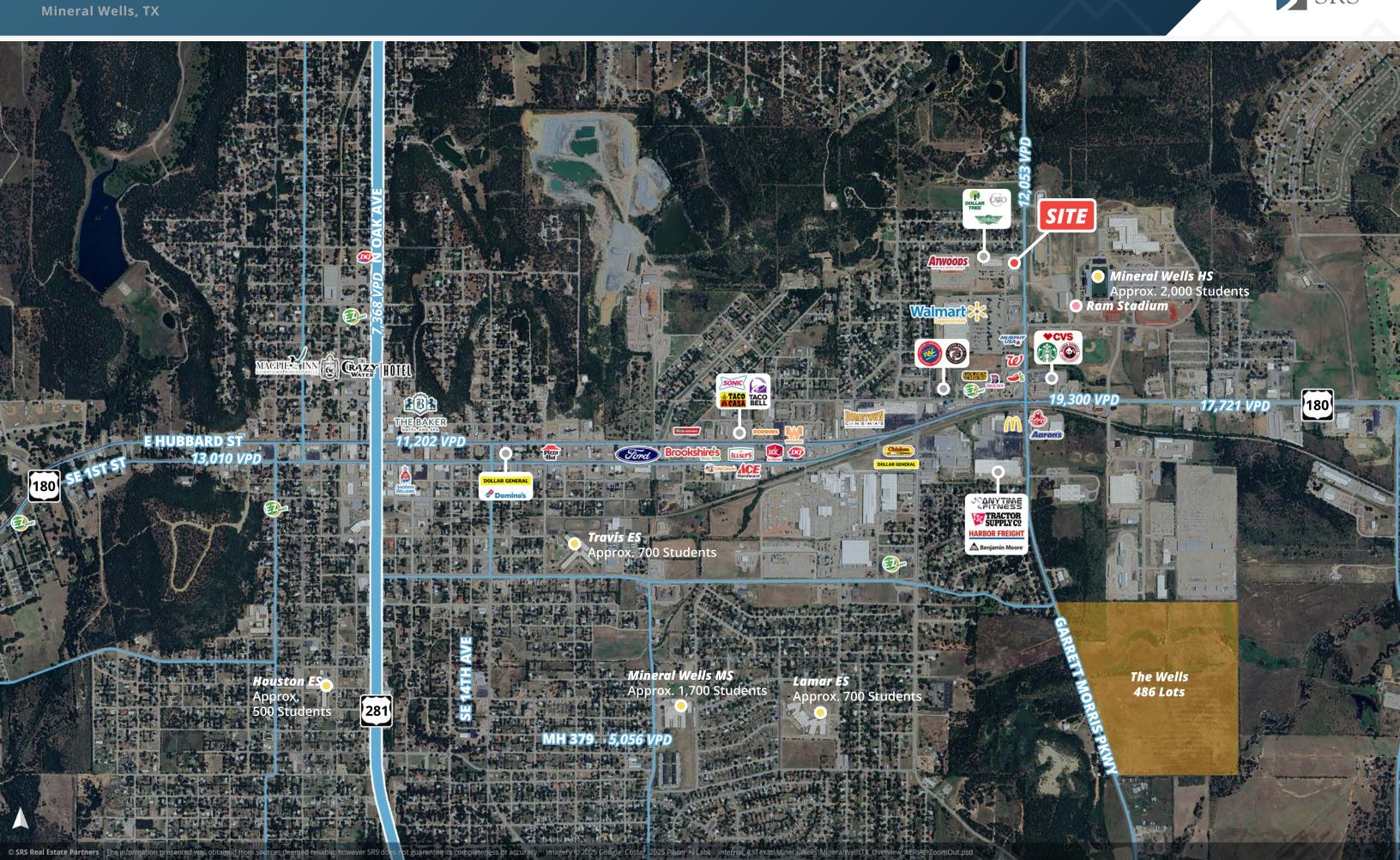
Garrett Morris Pkwy

Hwy 180

Year: 2025 | Source: Placer

12,053 VPD 19,300 VPD

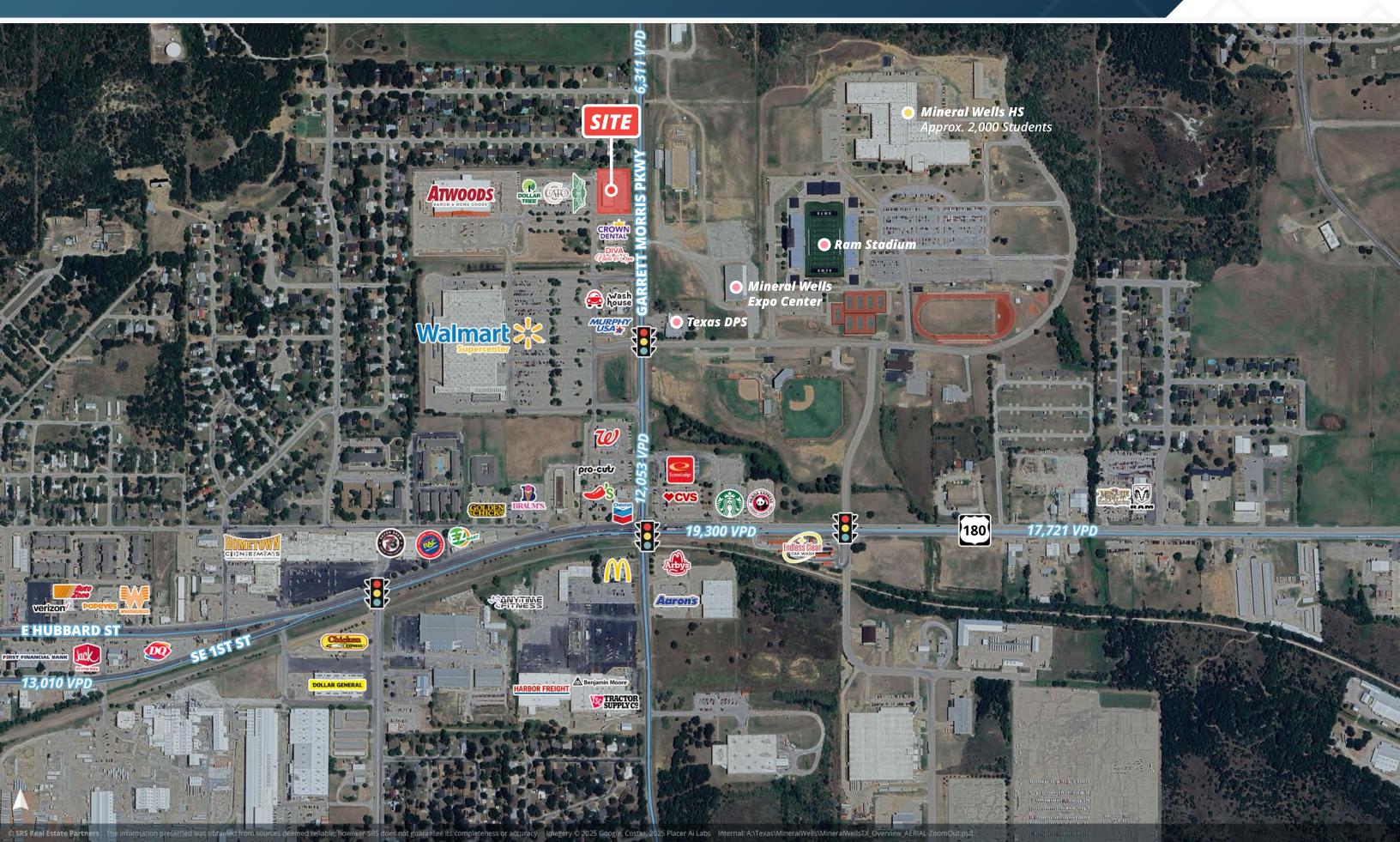




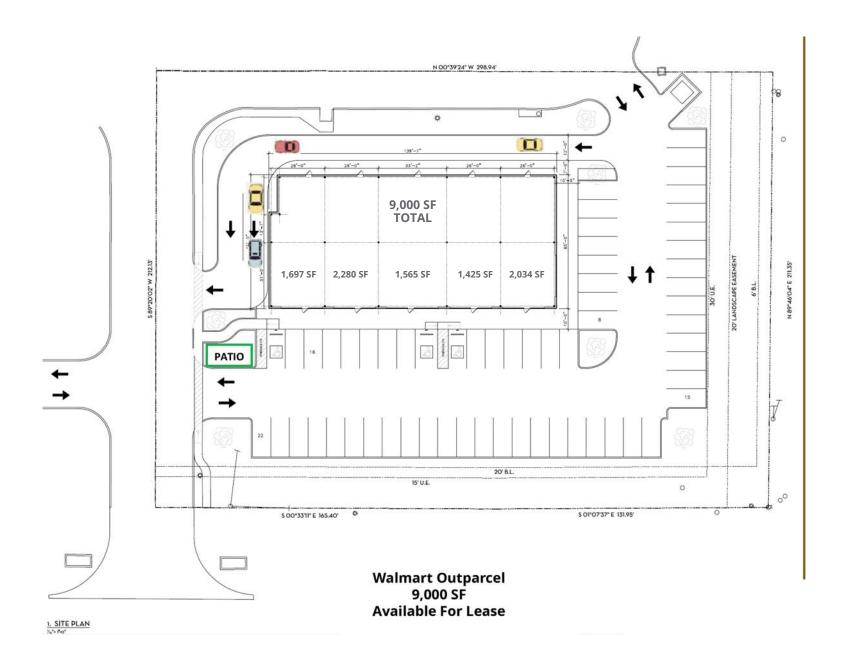
Hwy 180 & Garrett Morris Pkwy

Mineral Wells, TX

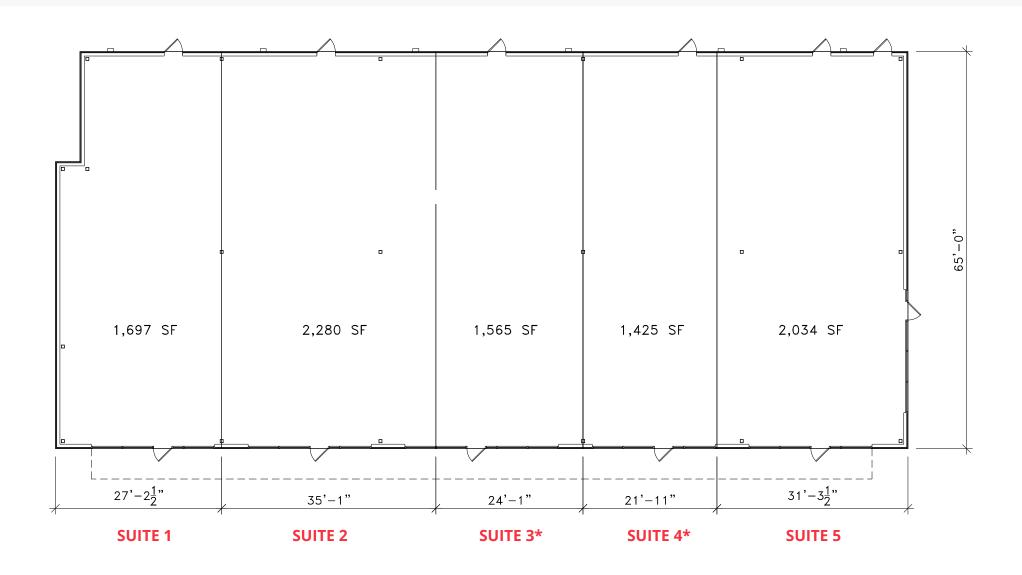








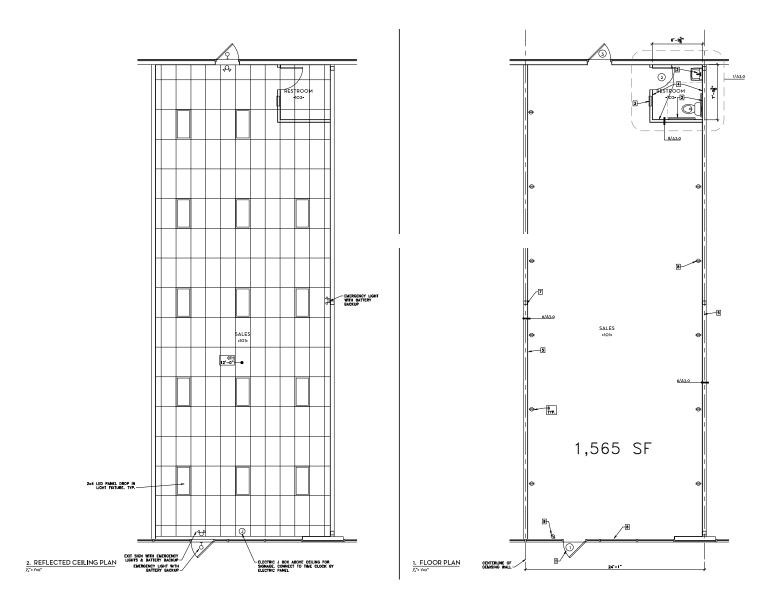




Space 3 Floor Plan - White Box

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FLOOR PLAN LEGEND: EXISTING ENVELOPE WALL

FLOOR PLAN KEY NOTES:

- LEMSTING DOOR N STOREFRONT SYSTEM. CONTRACTOR TO VERRY HARWARE AND UPDATE AS REQUIRED FOR DOOR SCHEDULE. PROVING BLOCKING WITHIN WALLS FOR ALL WALL MOUNTED PATURE! S. ELECTROLA PANCE, PER DIG PLANS.

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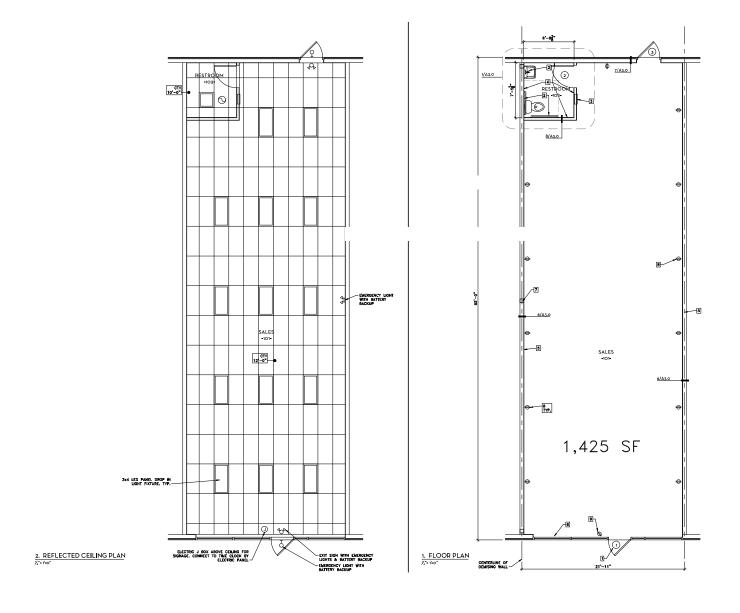
 6. VERRY INSULATION IN ALL ENTERIOR WALLS AND PATCH AS REQUIRE TO MAY CONTINUOUS R-13 SHOULTION, INCLUDING ABOVE

 7. EINSTING STRUCTURAL COLUMN, ALION WALL FRAMING WITH COLUMN POWER RECEPTACLE AT 18" AND POWER RECEPTACLE AND POWER RECEPTACLE AT 18" AND POWER RECEPTACLE AND POWER RECEPTACLE AND POWER RECEPTACLE AT 18" AND POWER RECEPTACLE AND POWER RECEPTACLE AT 18" AND POWER RECEPTACLE AN

Space 4 Floor Plan - White Box

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FLOOR PLAN KEY NOTES:

- LEUSING DOOR IN STOREFRONT STSTEM. CONTRACTOR TO VERIFY MARGWARE AND UPDATE AS REQUIRED PER DOOR SCHEDULE. PROVINGE LOCKING WITHIN MALLS FOR ALL WALL MOUNTED FIXTURES.

 4. USE WATER RESISTANT GYP. BD. IN RESTROOM WALLS.

 5. REFER TO WALL SECTIONS FOR SCOPE OF WORK.

 6. VERBY INSULATION IN ALL EXTERIOR WALLS AND PATCH AS REQUIRE TO MAYE CONTROLOGIS. AT IS MISLATION, INCLUDING ABOVE TO MAYE CONTROLOGIS. AT IS MISLATION, INCLUDING ABOVE TO MAYE CONTROLOGIS. AT IS MISLATION, INCLUDING ABOVE TO MAYE CONTROLOGIS. AND PATCH AS THE COLUMN. ALION WALL FRAMING WITH COLUMN. POWER RECEIVAGLE AT 10°S. TO STORE THE ASSOCIATION OF THE POWER RECEIVAGLE AT 10°S. STOREFRONT. SWITCH IN REAR OF STORE.

Prominent Leasing Opportunity w/ Endcap Drive-thru 933 N FM 1821 | Mineral Wells, TX 76021













Interior Photos

933 N FM 1821 | Mineral Wells, TX 76021







Demographics

933 N FM 1821 | Mineral Wells, TX 76021

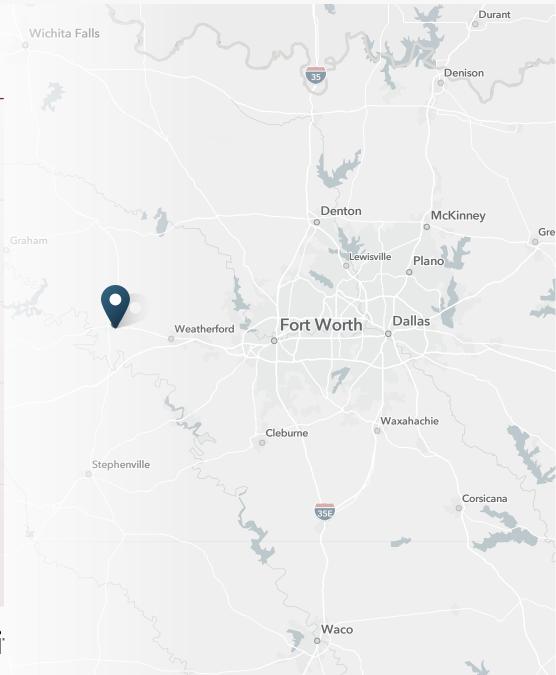


DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2025 Estimated Population	3,089	15,581	19,262
2030 Projected Population	3,224	16,171	20,005
Proj. Annual Growth 2025 to 2030	0.86%	0.75%	0.76%
Daytime Population			
2025 Daytime Population	4,423	15,495	19,117
Workers	2,568	6,549	8,096
Residents	1,855	8,946	11,021
Income			
2025 Est. Average Household Income	\$68,705	\$74,445	\$76,364
2025 Est. Median Household Income	\$55,099	\$60,846	\$63,339
Households & Growth			
2025 Estimated Households	1,336	6,169	7,556
2030 Estimated Households	1,412	6,496	7,950
Proj. Annual Growth 2025 to 2030	1.11%	1.04%	1.02%
Race & Ethnicity			
2025 Est. White	73%	73%	75%
2025 Est. Black or African American	4%	4%	3%
2025 Est. Asian or Pacific Islander	2%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	20%	21%	20%
2025 Est. Hispanic (Any Race)	25%	28%	26%

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

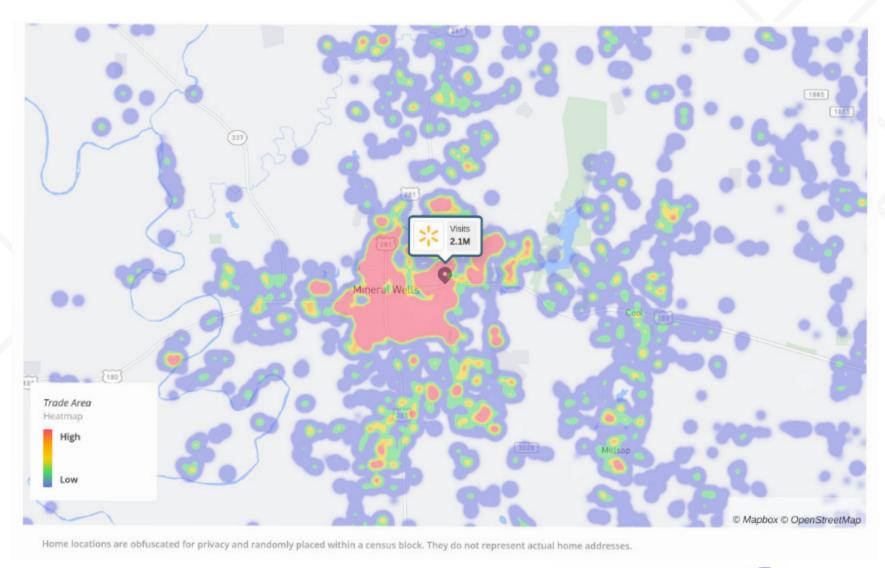




Placer.ai - Property Overview - July 1, 2024 - June 30, 2025

Walmart - 601 N FM Rd 1821 | Mineral Wells, TX 76067







Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests:
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- · Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner an buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date	
Sales Agent/Associa	ate's Name	License No.	Email	Phone	
Lauren Dickson		804915	lauren.dickson@srsre.com	214.560.3215	
Licensed Superviso	r of Sales Agent/Associate	License No.	Email	Phone	
Ryan Andrews Johnson		525292	ryan.johnson@srsre.com	214.560.3285	



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