



BISHOP
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— COMMERCIAL —
REAL ESTATE SERVICES

For Sale: Commercial Property

3102 Jacksboro Hwy

Wichita Falls, TX 76302

Offered at: \$395,000

Property Information & Building Features

Market	Wichita Falls	Foundation	Slab
Zoning	GC - General Commercial	Roofing	Pitched standing seam metal panel
Building Size	2,098 SF	Bldg. Height	13'
Lot Size	.14 Acres/6251 SF	Exterior Doors	2
No. of Buildings	1	Year Built	2005
Building Type	Multi-Use	Heating/Cooling	Gas HVAC
Roads/Major Intersections	Jacksboro Hwy/32nd St.	Parking Spaces	6 Front parking spaces on 2,200 SF concrete lot 1,150 SF asphalt back lot
Previous/Current Use	Office Space	Possible Use	Office, Medical, Retail, Flex

Detailed Property Description

Constructed in 2005, this well-maintained 2,098 SF commercial building offers a versatile and efficient layout suitable for a variety of business uses. The interior includes a welcoming reception area, dedicated file/IT room, five private offices, and a spacious rear storage or warehouse area with an overhead door that opens onto a private asphalt lot. A 2,200 SF concrete parking lot at the front provides six dedicated spaces. With excellent visibility and convenient access to I-44, US Highway 281, and US Highway 277, this property is ideally positioned for strategic business operations.

For More Information



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Realtor | Principal

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This versatile office space presents an outstanding investment opportunity.
Contact us today for more details or to schedule a viewing.



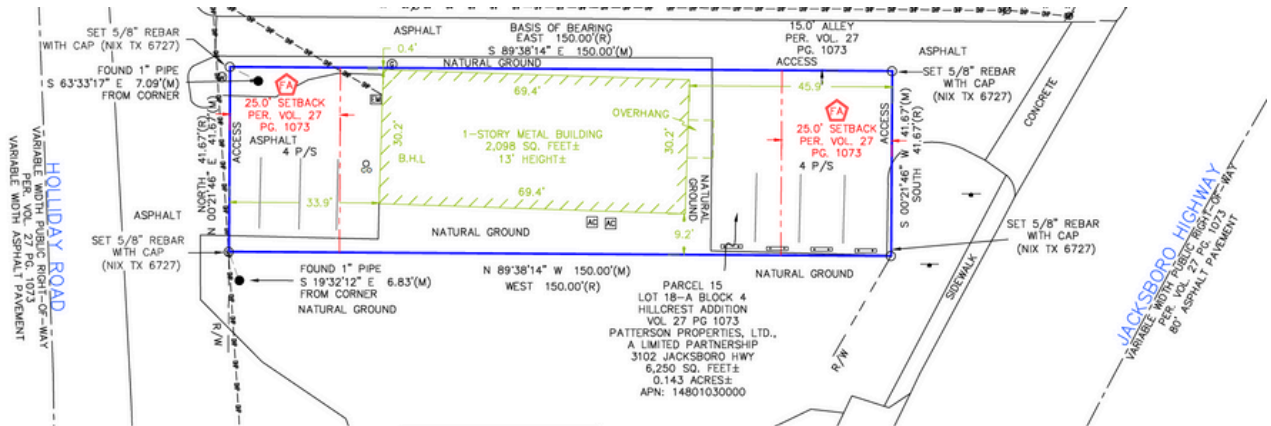
Aerial map used with permission from Lacy Beasley President of Retail Strategies

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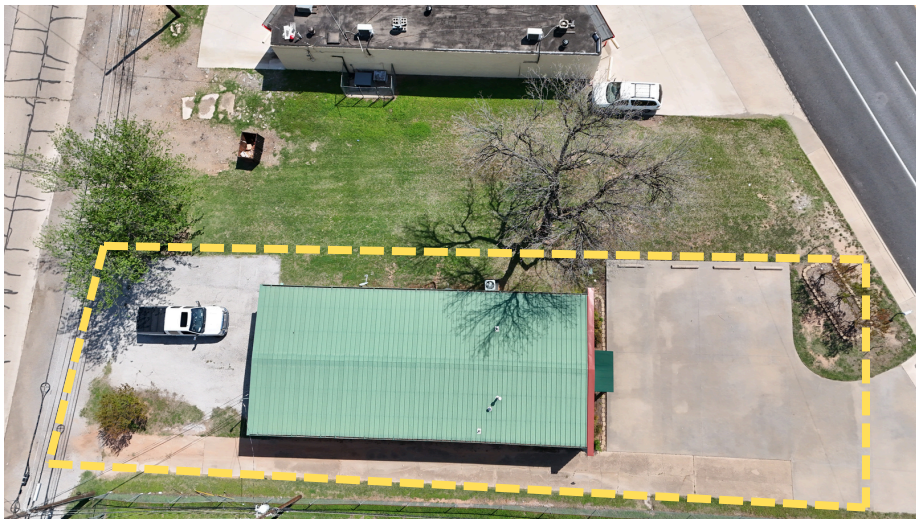
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Excerpt from Existing Parent Boundary Survey



Its close proximity to Kickapoo Airport further enhances its appeal, offering convenient regional connectivity for businesses seeking accessibility and exposure.



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