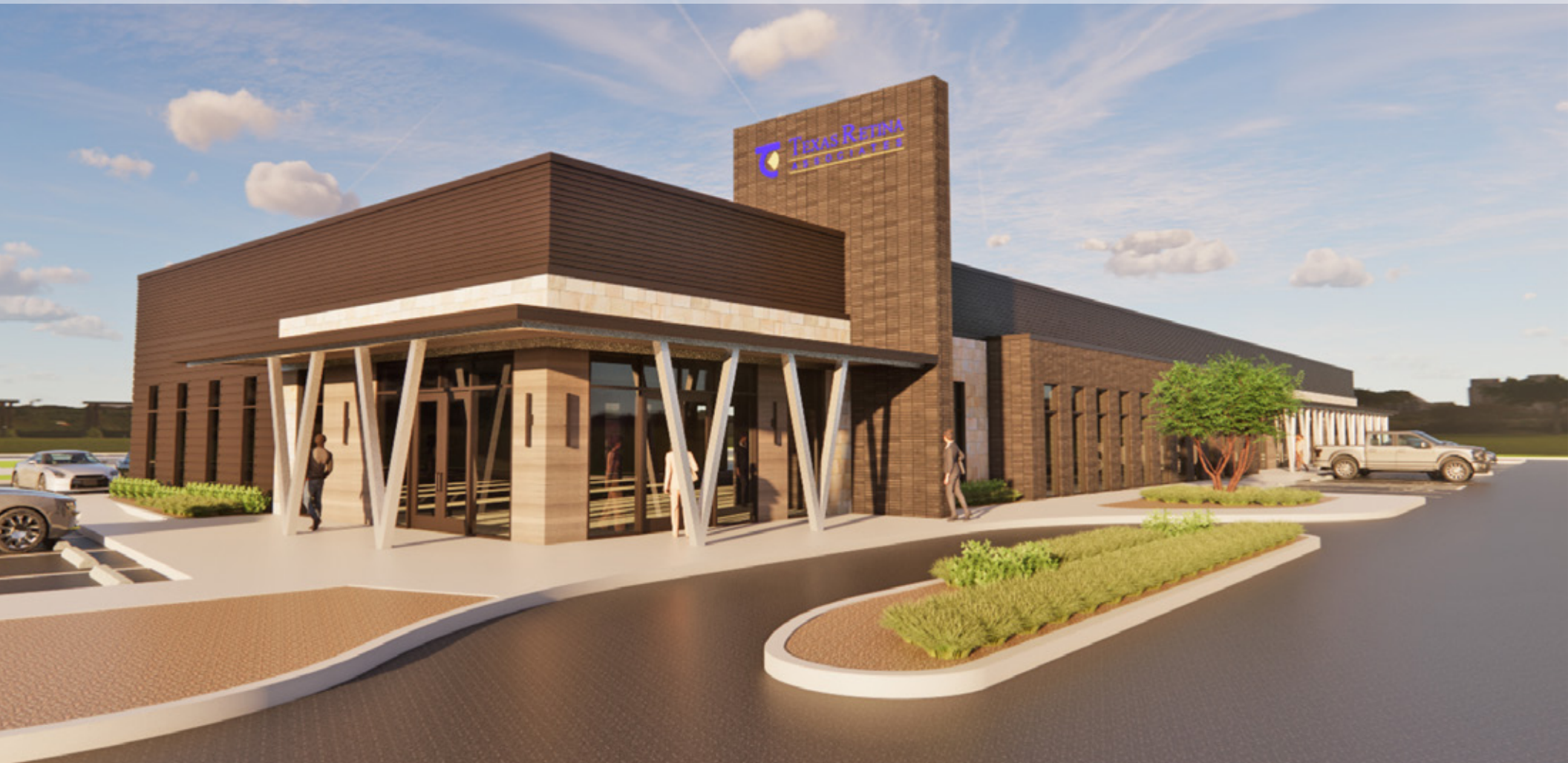


# Texas Retina Associates Medical Center | Pad Site Available



**Build-to-Suit | Up to ± 14,100 SF**

6767 Southwest Parkway, Wichita Falls, TX 76310

**EGENBACHER**   
Healthcare Properties

[www.erehealthcare.com](http://www.erehealthcare.com)

Texas Retina Associates Medical Center | 6767 Southwest Parkway, Wichita Falls, TX 76310

### Pad Site

Build-to-Suit	Up to ± 14,100 SF
Zoning	General Commercial
Drive-Thru Option	

### Property Description

- Pad Site opportunity to accommodate retail/office/medical users up to ±14,100 SF in size.
- General Commercial zoning accommodates commercial activities of retail and service nature.
- North of Pad Site is a ±14,000 SF medical office development, with the major Tenant being Texas Retina Associates, the largest and most experienced ophthalmology practice in the state of Texas.

### Property Highlights

- Opportunity to be co-tenants with the largest ophthalmology practice in Texas.
- New ±216 unit multi-family development just south of the property.
- In 2021, WFISD School Board approved the nearly \$300M development project to build two new major high schools in Wichita Falls, one of them being the ±363,000 SF Memorial High School development, directly north of this site. The school is planned to open in 2024. <https://bond.wfisd.net/progress>
- Wichita Falls has a growing demand for healthcare services, making this site a prime opportunity for medical users to help capture this demand in the surrounding market.
- Property contains over 400' of frontage along US Highway 82 which connects to 6 states across the U.S.

Randy Egenbacher, CCIM CEO and President  
C 806.786.3420  
randy@erehealthcare.com

Beau Williams Managing Director  
D 214.838.6763 C 214.683.6884  
beau.w@erehealthcare.com

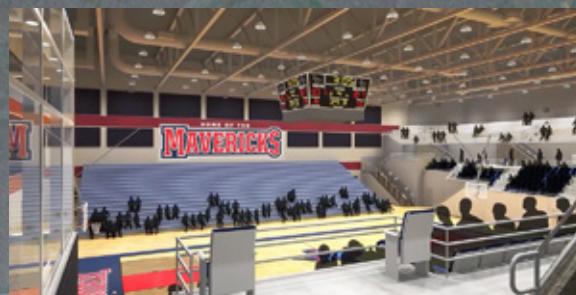
## Location Map



## High School Development Across From Site

### Memorial High School (opens Fall of '24)

- Two stories with capacity for 1,900 students
- 363,000 sf
- Adaptable features that allow for varied group sizes, small group break-out spaces, expandable spaces, with mobile furniture and operable walls
- A tornado shelter to accommodate the school's population



## Site Plan

### Pad Site Highlights

Total Property Size • ±3.14 Acres

Pad Site • ±1.5 Acres

Zoning • General Commercial

Traffic Counts • +24,500 VPD





# Information About Brokerage Services

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.

**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 and 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**Egenbacher Real Estate II, LLC**    **9008638**    **reception@ereproperties.com**    **806-771-0003**  
 Licensed Broker /Broker Firm Name or    License No.    Email    Phone  
 Primary Assumed Business Name

**Randy Egenbacher**    **194876**    **randy@ereproperties.com**    **806-771-0003**  
 Designated Broker of Firm    License No.    Email    Phone

\_\_\_\_\_  
 Licensed Supervisor of Sales Agent/  
 Associate    License No.    Email    Phone

\_\_\_\_\_  
 Sales Agent/Associate's Name    License No.    Email    Phone

\_\_\_\_\_  
 Buyer/Tenant/Seller/Landlord Initials    \_\_\_\_\_    Date

**Regulated by the Texas Real Estate Commission**

Egenbacher Real Estate, PO Box 94337 Lubbock TX 79493    Phone: 806.771.0003    Fax: 806.792.1861    Randy Egenbacher, CCIM

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0

