

# TOWN SQUARE SHOPPING CENTER - WICHITA FALLS, TX

3910 & 3916 CALL FIELD RD - WICHITA FALLS, TX 76308



WAYPOINT  
REAL ESTATE DEVELOPMENT & ADVISORS

JAKE MCCOY

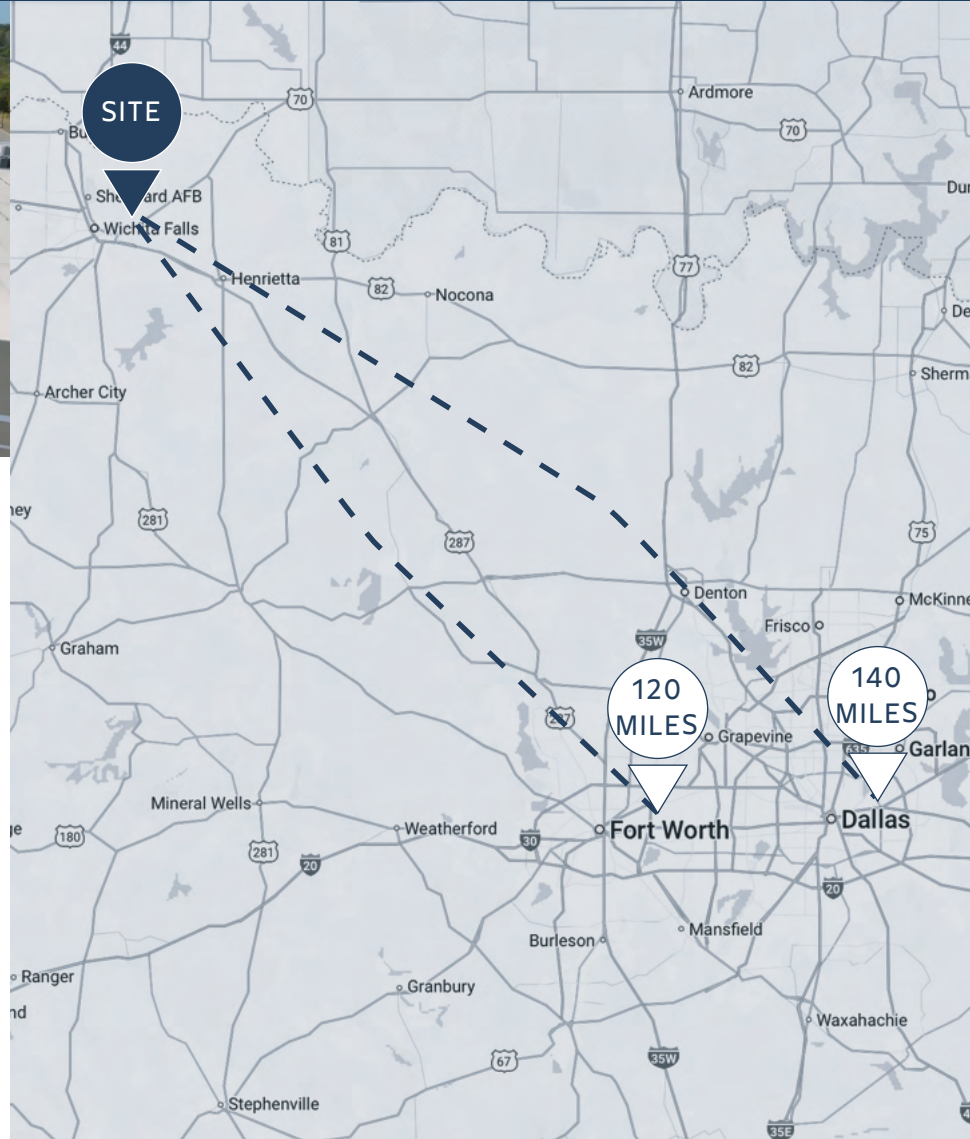
2920 ALTA MERE DR  
FORT WORTH, TX 76116

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DEMOGRAPHICS BY MILE	1 Mile	3 Mile	20 Min. Drive
Population	8,868	60,754	120,134
Households	3,398	25,146	45,225
Median Age	32.30	36.50	36.20
Median HH Income	\$51,914	\$55,989	\$54,292
Daytime Employees	9,915	33,624	53,835
Population Growth '24 - '29	UP 1.69%	UP 1.81%	UP 2.40%
Household Growth '24 - '29	UP 1.74%	UP 1.87%	UP 2.59%

## DAILY TRAFFIC COUNT

Call Field Rd	16,321 VPD
Lawrence Rd	19,655 VPD
Kemp Blvd	24,492 VPD
US HWY 277	65,896 VPD



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## BURLINGTON (NYSE: BURL)

Major American off-price department store retailer founded in 1972. Burlington's history in Wichita Falls started in 2016 located in the main shopping district of the region. Its store in Wichita Falls is part of Burlington's nationwide network, which includes over 700 locations.



## DDS DENTURES & IMPLANT SOLUTIONS (LEASING COMPANY OF OKLAHOMA LLC)

DDS Dentures & Implant Solutions is a dental service provider that focuses on offering affordable dentures, implants, and general dental services. Their primary business model is based on providing a one-stop-shop for dental solutions, with an emphasis on tooth replacement options such as dentures, partials, dental implants, and other related procedures. DDS is a part of the Affordable Care network that operates over 400 locations in 42 states.



## HOTWORX (INNOFIT, INC)

Hotworx, known for its infrared sauna-based workouts, is rapidly expanding, with nearly 700 locations worldwide as of 2024. InnoFit, INC is the owner of the Wichita Falls based fitness franchise. Their ownership group has a long history of successful business operations within the Wichita Falls market.



## UNION SQUARE CREDIT UNION

65-year operating history as a credit union serving Archer, Baylor, Clay, Wichita, Wilbarger counties in Texas; and Cotton and Tillman counties in Oklahoma. 20 ATM locations in the greater Wichita Falls market.



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# RENT ROLL

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## 3910 CALL FIELD RD

Tenant	End Date	SF	Base Rent PSF	NNN PSF	Annual NNN	Annual Base Rent	Notes	Options
Burlington	11/1/30	55,000	\$11.25	\$3.51	\$192,909.60	\$618,750.00	5% admin fees of Total CAM and Insurance *increase to \$11.25 PSF Base Rent occurs 11/1/2025	4 x 5 year options [16-20 (\$11.75), 21-25 (\$12.25), 26-30 (\$12.75), 31-36 (\$13.25)]
Union Square	9/30/27	ATM	Gross	Gross	Gross	\$9,000.00	Bank with established ATM presence	1 x 5 year option remaining at \$10,890 gross annual rent
Posh Nail and Spa	12/31/26	4200	\$19.87	\$4.67	\$19,611.00	\$83,468.52	2% annual increases last 5 years of initial term	Market
Innofit, INC (Hotworx)	8/1/29	2000	\$22.23	\$4.41	\$8,820.48	\$44,460.00	Strong fitness and business presence in Wichita Falls	2 x 5 year options (10% increases each option) -- \$10,000 termination fee
VACANT		2528	-	-	-	-	Had a drive-thru deal working with Tropical Smoothie Co	
					<b>TOTAL NOI</b>	<b>\$755,678.52</b>		

## 3916 CALL FIELD RD

Tenant	End Date	SF	Base Rent PSF	NNN PSF	Annual NNN	Annual Base Rent	Notes	Options
Tokyo Asia Food	8/1/31	7000	\$16.00	\$4.07	\$28,506.00	\$111,999.96	25% bump yr 1-2 -- 2% bump annually through yr 7 *Sept 1, 2025 rent increases to \$16 PSF base rent	Market
Alexis James	4/30/28	2500	\$12.60	\$1.20	\$3,000.00	\$31,500.00	May 1st each year * 3% annual increases in base rent	Market
Oliver Street Dental	8/31/28	2720	\$19.00	\$4.73	\$12,865.32	\$51,680.04	Sept 1 each year \$0.50 PSF increase	2 x 5 year options (CPI increases of the 5 years prior for each renewal options)
Rock Star Nails	2/28/29	2800	\$19.57	\$4.12	\$11,525.16	\$54,800.52	3% annual increases	Market
Relax Reflexology	12/31/29	1260	\$17.00	\$4.07	\$5,127.12	\$21,420.00		Market
Leasing Company DDS	5/31/28	4539	\$19.84	\$4.19	\$19,021.32	\$90,059.76	2.5% annual increases -- place AI #1 location in TX	1 x 5 year option remaining (2.5% annual increases)
					<b>TOTAL NOI</b>	<b>\$361,460.28</b>		

Net Operating Income (NOI) = \$1,117,138.80

Asking: \$14,529,274.84 +/- 7.75 Cap Rate



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## ABOUT | WICHITA FALLS

Wichita Falls, Texas, has a diverse economy and social landscape influenced by several key drivers:

**Manufacturing:** Wichita Falls has a strong manufacturing base, including aerospace, electronics, and machinery. Companies like Spirit AeroSystems and others contribute significantly to the local economy.

**Healthcare:** The healthcare sector is a major employer, with facilities such as United Regional Health Care System providing a wide range of medical services and jobs.

**Military Presence:** Sheppard Air Force Base plays a crucial role in the local economy, providing jobs and supporting local businesses through its personnel and training operations.

**Education:** Institutions like Midwestern State University and Vernon College contribute to the workforce development and educational landscape, attracting students and families to the area.

**Agriculture:** The surrounding area has a strong agricultural sector, with cattle ranching and crop production being significant contributors to the economy.

**Energy:** Oil and gas exploration, alongside renewable energy initiatives, continue to impact the region economically.

**Tourism and Recreation:** Attractions like Lake Wichita and various parks promote tourism, contributing to local businesses and the economy.



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## DISCLAIMER

The marketing package for the property being sold is provided for informational purposes only and does not constitute an offer or solicitation to buy or sell real estate. All information contained herein, including but not limited to property descriptions, financial projections, and market analysis, is deemed reliable but has not been independently verified.

All interested parties are encouraged to conduct their own due diligence and make their own determinations regarding the accuracy, completeness, and relevance of the information provided.

The seller and their agents make no representations or warranties regarding the property, its condition, or any financial projections.

By reviewing this marketing package, you acknowledge that you understand the importance of verifying all information and that you assume full responsibility for your own investigations and decisions.



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# 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.

11-2-2015



## 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:
  - 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.

Waypoint Real Estate Advisors LLC	702534	jake@waypoint-red.com	(817) 505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

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