

**Restaurant Building Located in Wichita Falls off Kell West Blvd**



Sale Price

**\$2,450,000**

**OFFERING SUMMARY**

Building Size:	6,531 SF
Available SF:	6,531 SF
Lot Size:	1.8 Acres
Price / SF:	\$375.13
Year Built:	2004
Zoning:	Commercial
Market:	Wichita Falls
Submarket:	West Wichita Falls
Cross Streets:	Kell West Blvd & Wendover Street
APN:	154016

**PROPERTY HIGHLIGHTS**

- Absolute-Net Lease w/ Zero Landlord Responsibility
- Superior Location w/ Limited Competition | Strategic Trade Area
- Located In The Primary Retail/Restaurant Corridor In The Area
- Currently Producing \$168,000 Annual Rental Income
- Owner User/Investment Opportunity w/ Great Potential
- Former Restaurant Space w/ All Equipment Included
- Walk-able Location | Densely Populated Trade Area
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Quality Roof, Working HVAC's, & Functional Floorplan
- Well-Known Freestanding Building w/ Kell West Blvd Exposure
- Private Lit Parking Lot + Street Parking | Great Visibility

**Jared Ennis**

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

**Kevin Land**

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

**Jennifer Stein**

TX #9012035

Broker of Record

jstein@jdsreservices.com

213.446.5366

**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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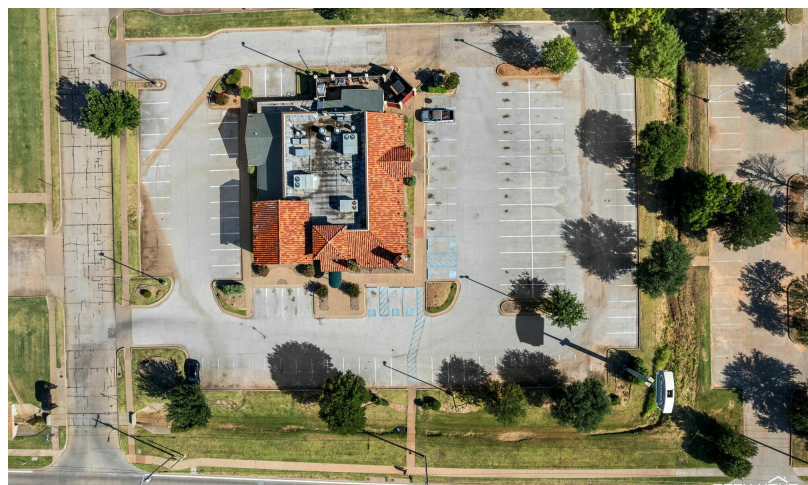
## Restaurant Building Located in Wichita Falls off Kell West Blvd

### PROPERTY DESCRIPTION

Freestanding Absolute NNN Zero Landlord Responsibility restaurant building in Wichita Falls, Texas. This outstanding opportunity offers investors annual income and potential to lease to business at market rent once their lease expires in March 2026. Building features a wide open floor plan, hard-surface flooring throughout, bright lighting, updated energy efficient features, private restrooms, outdoor lights during the night hours, & lush landscaping. The lease is absolute NNN with no landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor. Tenant is responsible for all expenses. The top five employers in Wichita Falls: Sheppard Air Force Base (9,067 employees), Wichita Falls ISD (2,150), United Regional Healthcare System (1,728), Midwestern State University (1,182), and the City of Wichita Falls (1,166), bring significant daily traffic and activity through the area, contributing to strong visibility and consistent demand near the site.

### LOCATION DESCRIPTION

This property is ideally situated along Kell West Boulevard, between Fairway Boulevard and McNeil Avenue, neighboring major retailers such as Sam's Club, Walmart Supercenter, Home Depot, Lowe's, Academy Sports + Outdoors, and more. Wichita Falls is strategically located in North-Central Texas, less than two hours from both Dallas/Fort Worth and Oklahoma City. The site is just 10 miles from Sheppard Air Force Base and near Midwestern State University. The area boasts a population of 83,801 within a 5-mile radius and an average household income of \$66,886 within a 1-mile radius.



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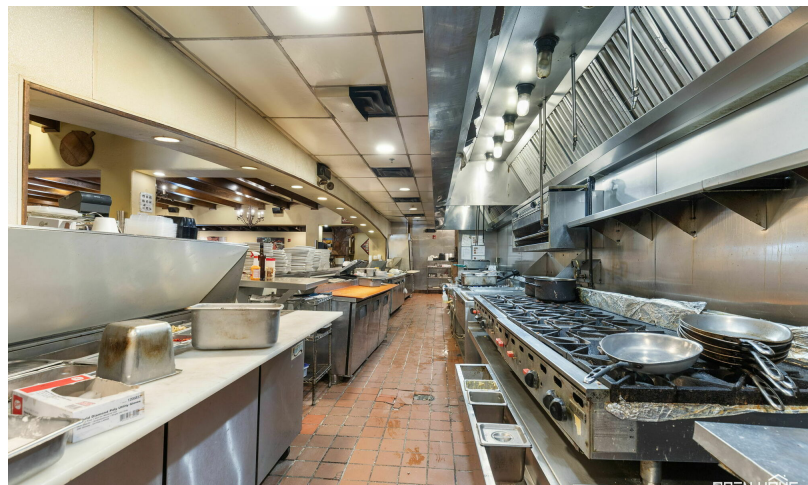


Retail For Sale | 4330 Kell West Boulevard Wichita Falls, TX 76309



**CENTRAL CA  
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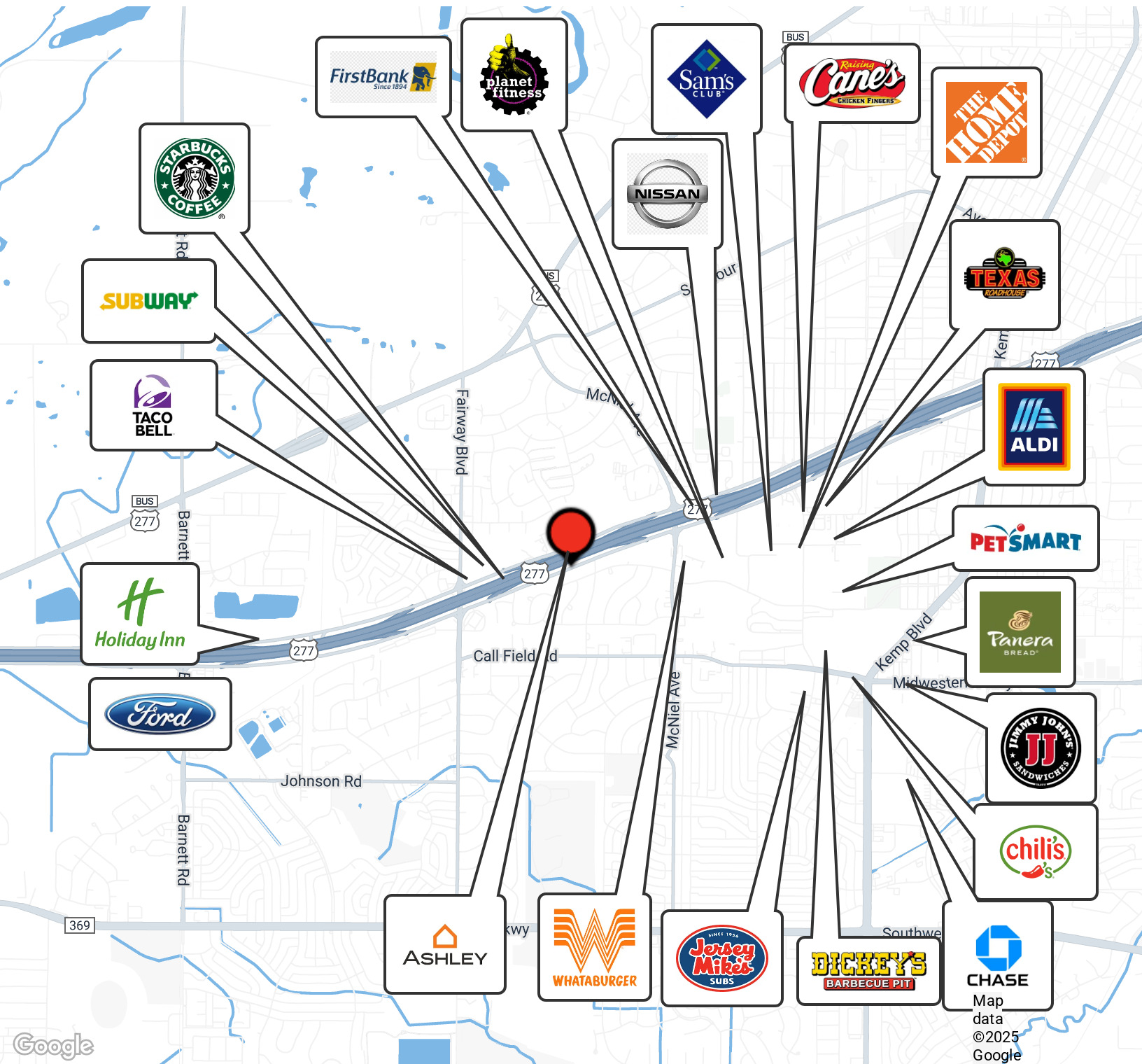
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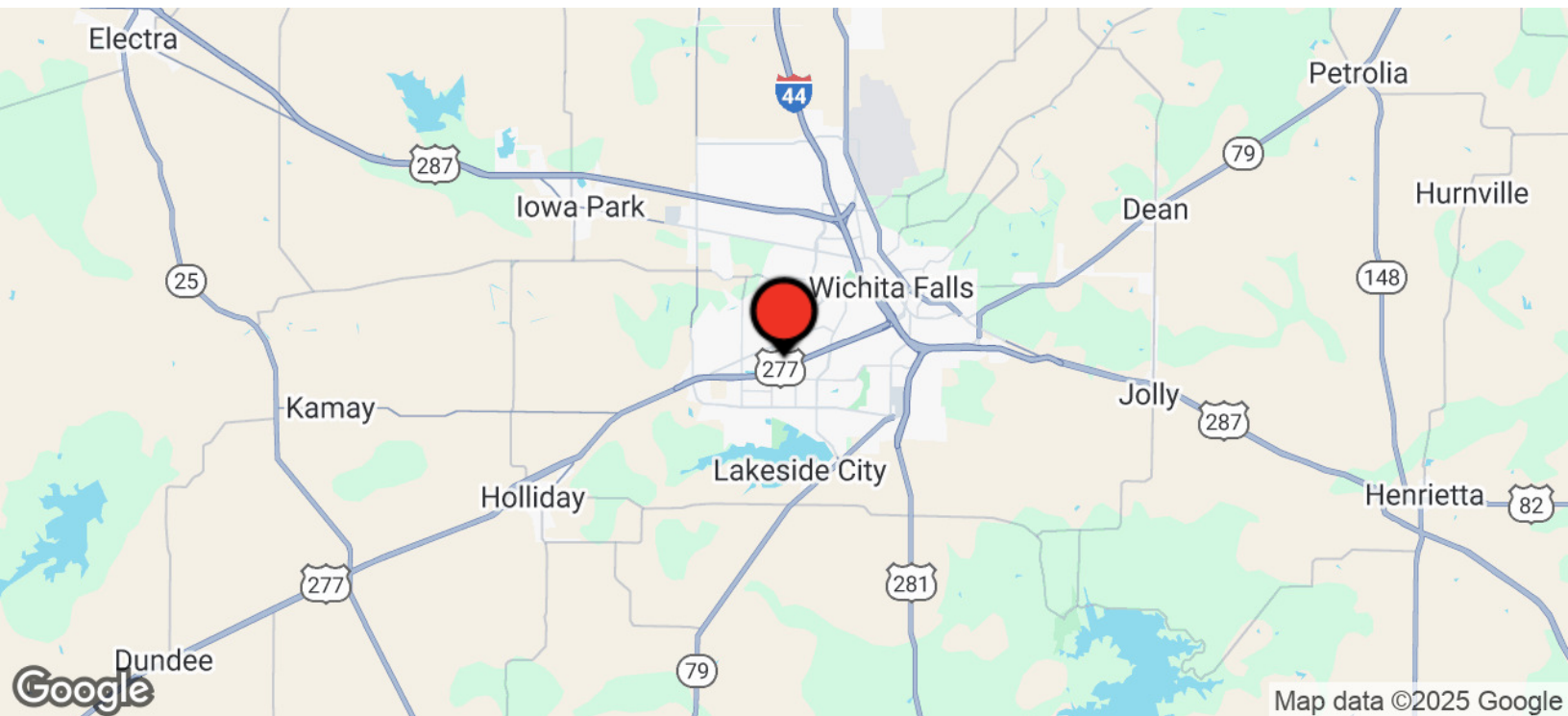
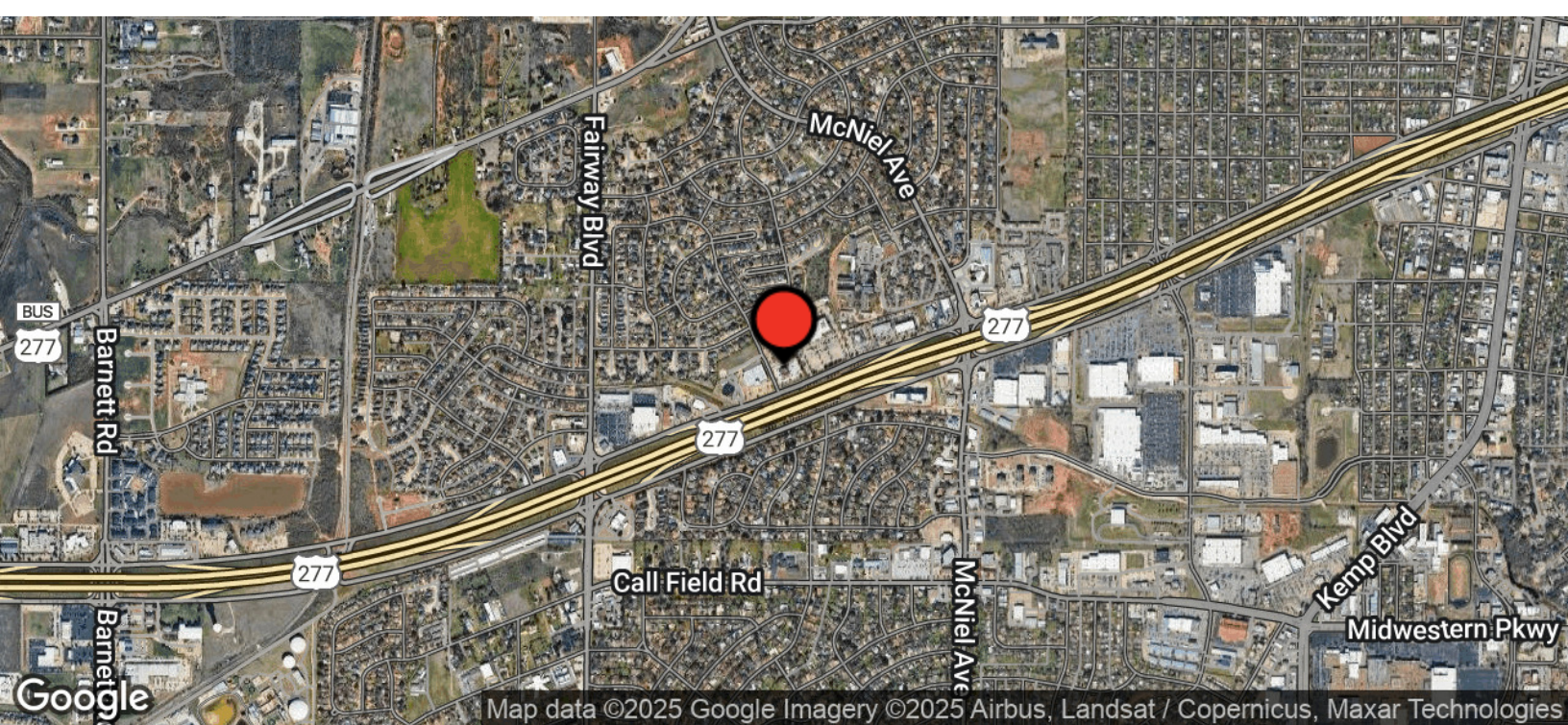


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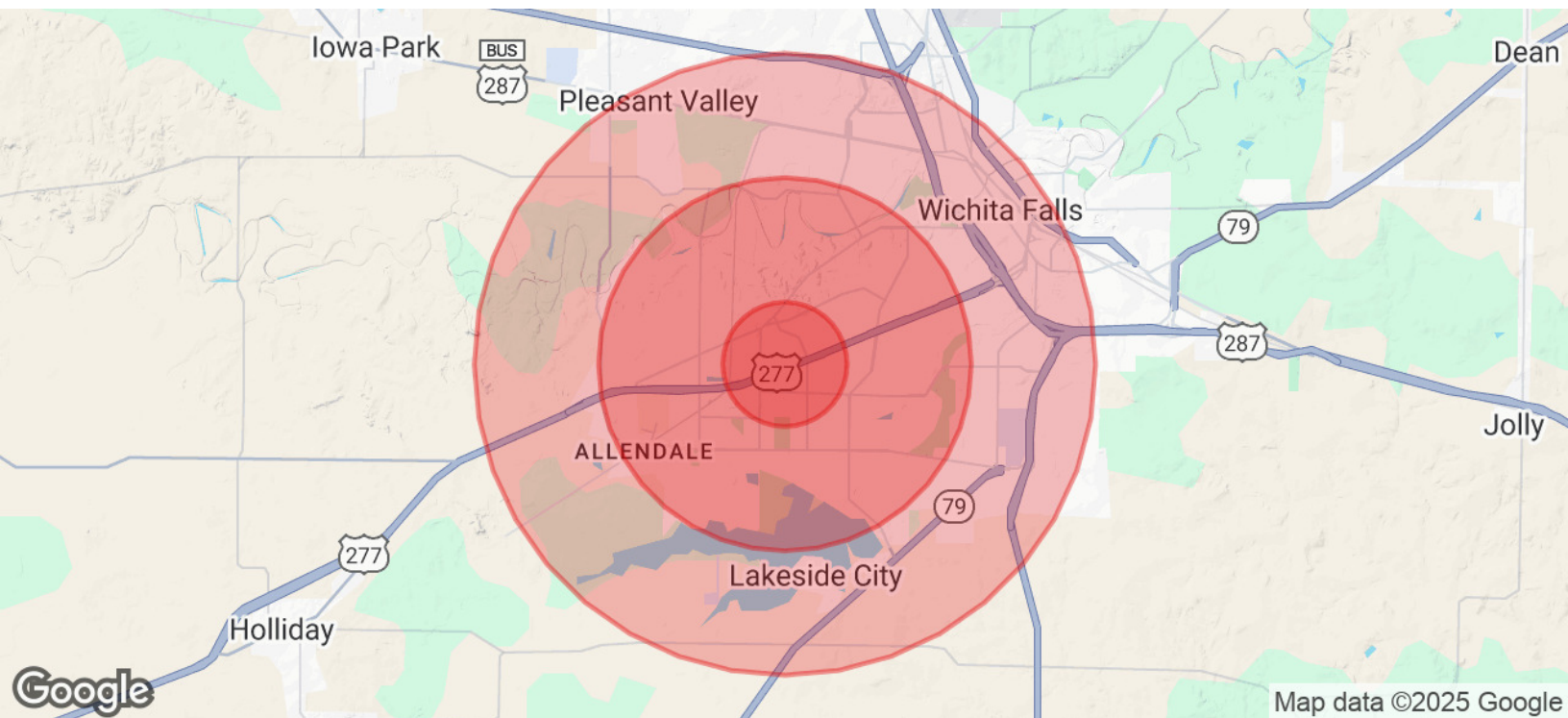
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,139	54,549	83,849
Average Age	43	40	40
Average Age (Male)	41	38	39
Average Age (Female)	45	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,481	22,353	34,064
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$83,455	\$88,343	\$83,922
Average House Value	\$191,335	\$208,226	\$200,126

<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	20.0%	22.4%	23.8%

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