



FOR LEASE

New Fully Developed Retail Opportunity | Walmart Pad Site

933 N FM 1821 | Mineral Wells, TX 76067



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ABOUT THE PROPERTY

- Highly visible frontage on Garrett Morris Parkway, directly across from Mineral Wells High School. Ideal for QSR, medical, financial, and service users. Nearby retailers include Walmart, CATO, Atwood's Ranch & HomeGoods, Dollar Tree, Wingstop, CVS, Starbucks, and more.
- Endcap restaurant drive-thru available with a grease trap and fire riser installed. Ample pylon signage and 61 dedicated parking spaces.
- Class A construction with suites C and D in white box, move-in-ready condition as shown on the site plan.

9,000 SF Available

Contact Broker Rate

JOIN THESE RETAILERS



TRAFFIC COUNTS

Garrett Morris Pkwy	12,053 VPD
Hwy 180	19,300 VPD
Year: 2025 Source: Placer	

Spaces C and D in White Box Condition

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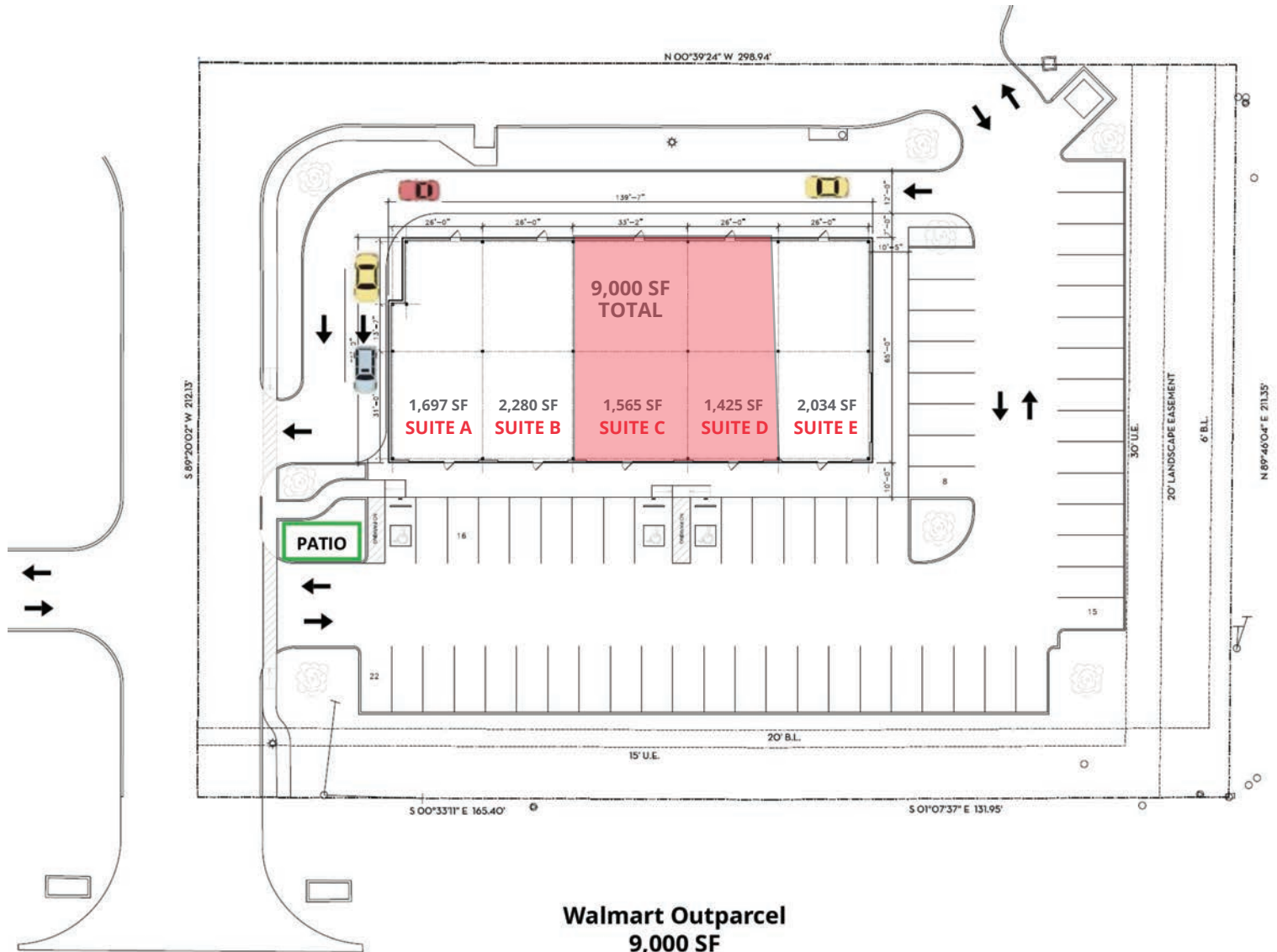
Hwy 180 & Garrett Morris Pkwy

Mineral Wells, TX



Site Plan

933 N FM 1821 | Mineral Wells, TX 76067

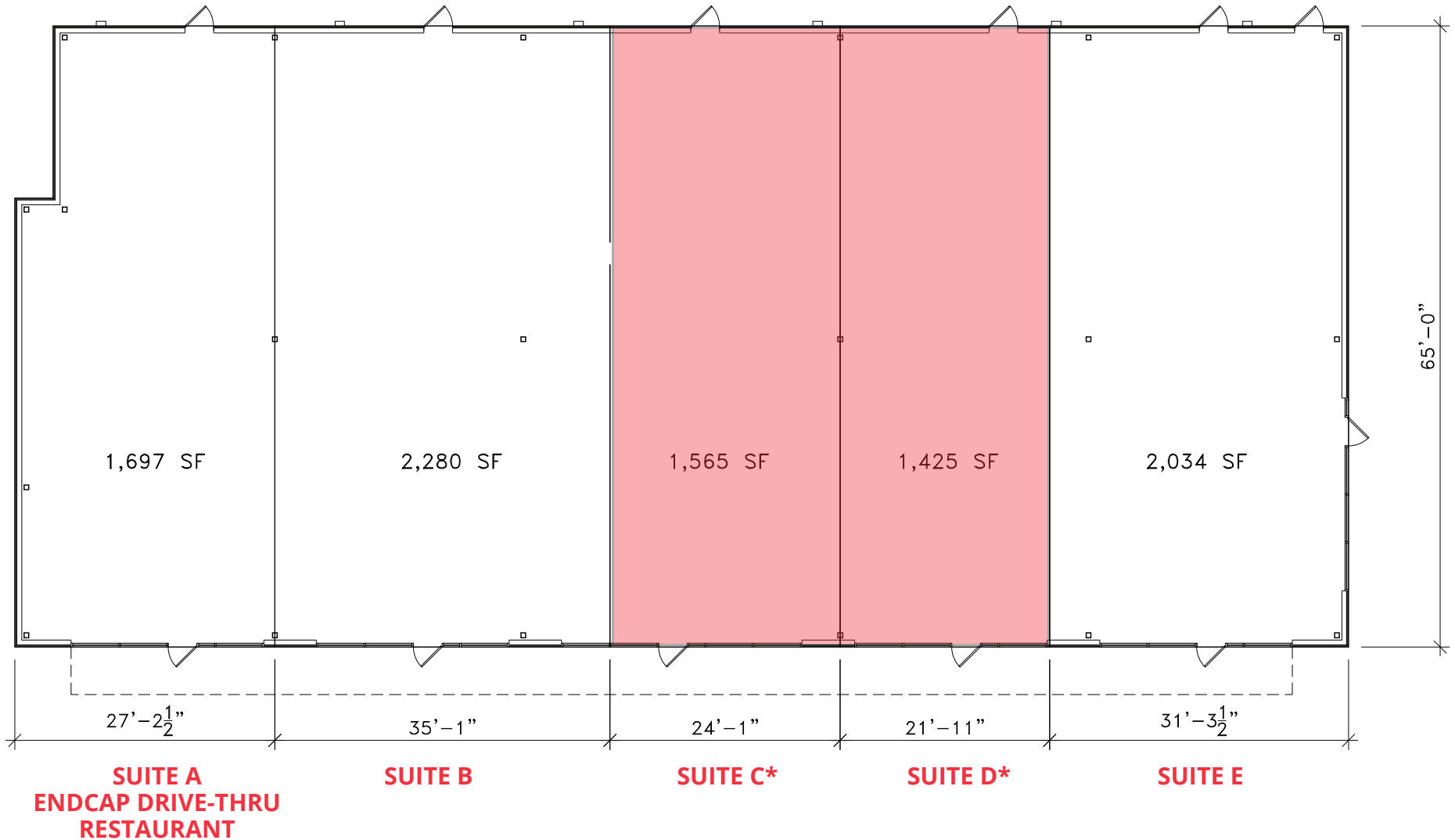


**Walmart Outparcel
9,000 SF
Available For Lease**

1. SITE PLAN
3/2" = 1" = 0"

Site Plan

933 N FM 1821 | Mineral Wells, TX 76067



***SUITE C AND D ARE IN WHITE BOX,
MOVE-IN-READY CONDITION**

*HVAC INSTALLED AND OPERATIONAL (RTU), ELECTRICAL TO CODE,
FINISHED RESTROOMS, LED 10' DROPDOWN CEILINGS,
CERTIFICATE OF OCCUPANCY ISSUED*

Exterior Photos

933 N FM 1821 | Mineral Wells, TX 76021



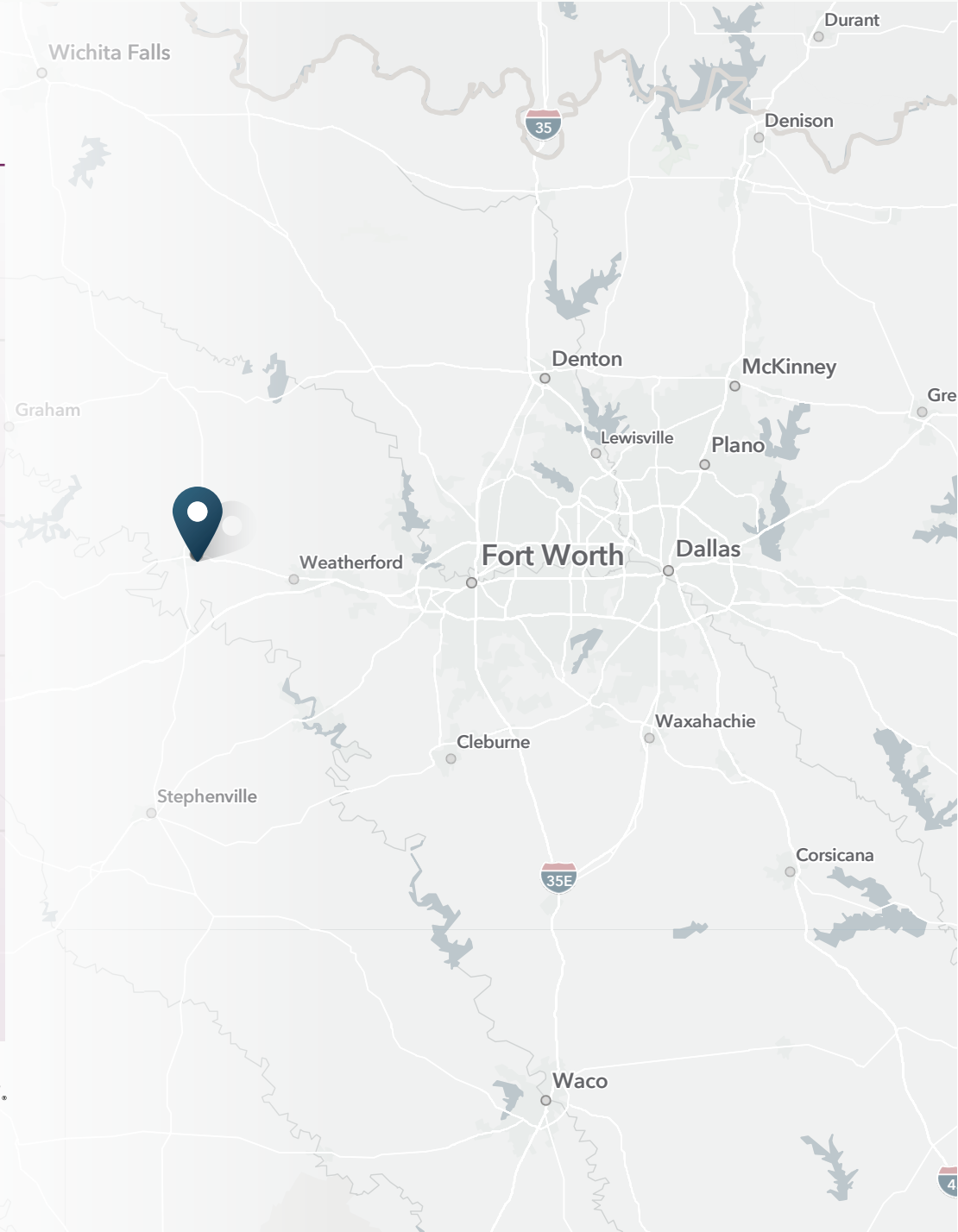
Exterior Photos

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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%

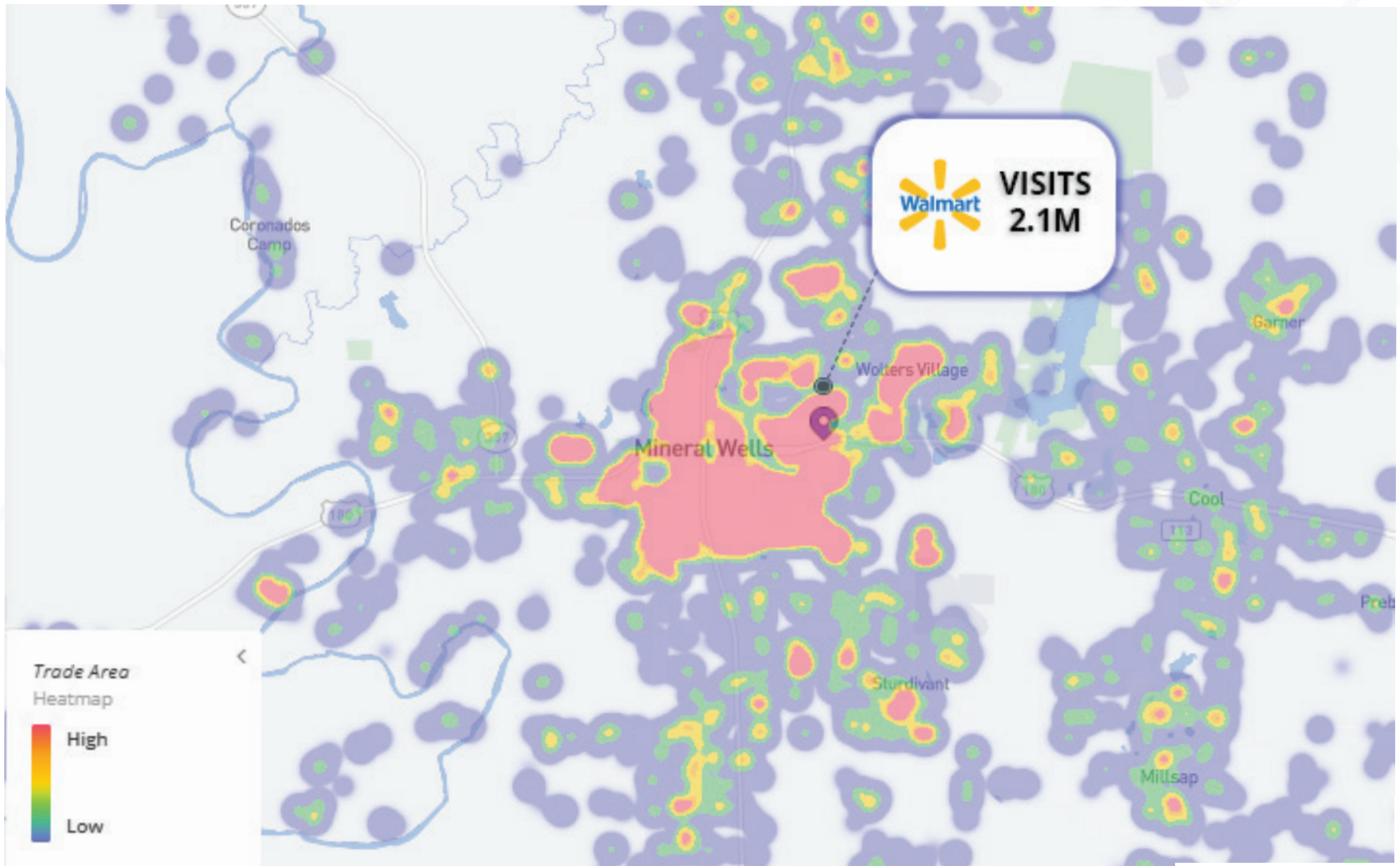


> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Placer.ai - Property Overview - Dec. 31, 2025 - Jan. 31, 2026

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.

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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 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.

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Buyer Initials Tenant Initials Seller Initials Landlord Initials Date



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