



**SITE**

**AVAILABLE**

# Walmart Outparcel - Store #414

5131 Greenbriar Rd | Wichita Falls, TX



Imagery was obtained from sources deemed reliable; however SRS does not guarantee the completeness or accuracy of the imagery. © 2023 Google. 03796Southwest-WM.psd

# Walmart Outparcel

5131 Greenbriar Rd | Wichita Falls, TX



**AVAILABLE**

3.42± AC  
Available

Contact  
Broker  
Price

## ABOUT THE PROPERTY

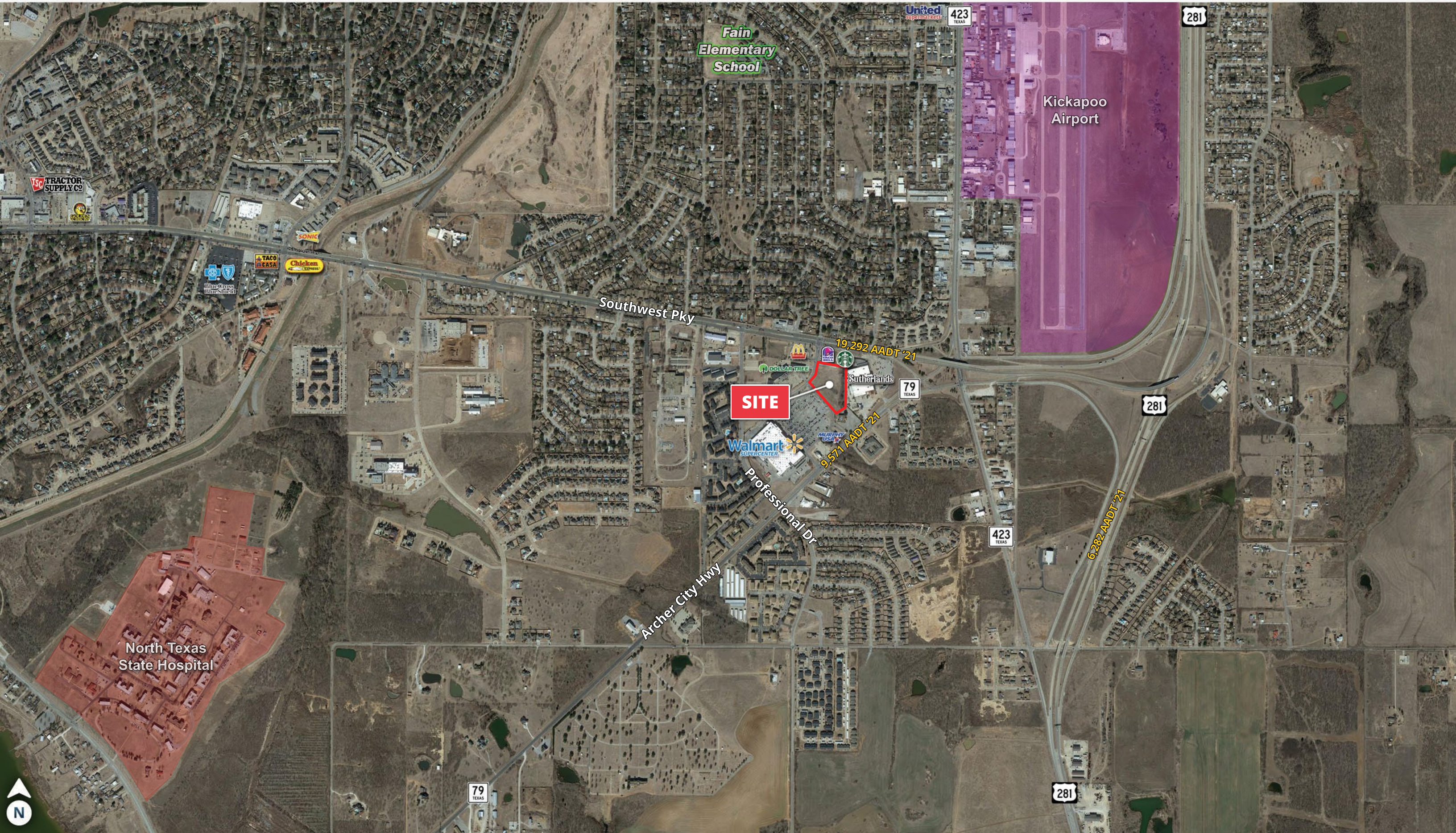
- Parcel in front of Walmart Supercenter
- Walmart anchored pad in SE Wichita Falls
- Neighboring tenants are Sutherlands, Starbucks & Taco Bell

## JOIN THESE RETAILERS



# Archer City Hwy & Southwest Pky

Wichita Falls, TX







# Walmart Outparcel

5131 Greenbriar Rd | Wichita Falls, TX



## DEMOGRAPHIC HIGHLIGHTS

### Population

	3 miles	5 miles	10 miles
2022 Estimated Population	33,319	76,204	109,341
2027 Projected Population	33,152	76,007	109,244
Projected Annual Growth Rate 2022 to 2027	-0.10%	-0.05%	-0.02%

### Daytime Population

	3 miles	5 miles	10 miles
2022 Daytime Population	38,892	84,544	112,700
Workers	22,609	46,545	61,686
Residents	16,283	37,999	51,014

### Income

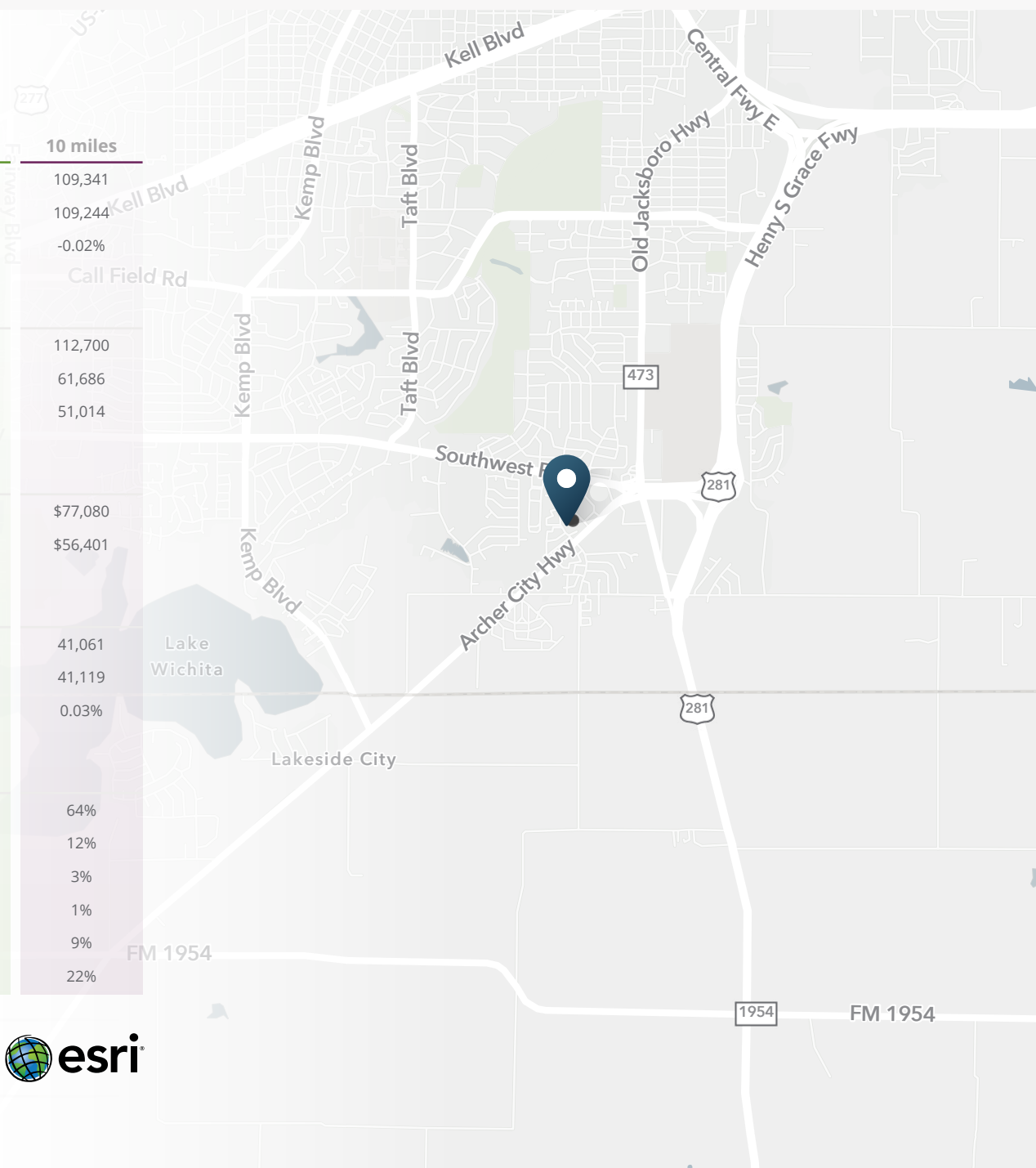
	3 miles	5 miles	10 miles
2022 Est. Average Household Income	\$77,068	\$76,873	\$77,080
2022 Est. Median Household Income	\$54,855	\$54,807	\$56,401

### Households & Growth

	3 miles	5 miles	10 miles
2022 Estimated Households	13,658	31,094	41,061
2027 Estimated Households	13,617	31,082	41,119
Projected Annual Growth Rate 2022 to 2027	-0.06%	-0.01%	0.03%

### Race & Ethnicity

	3 miles	5 miles	10 miles
2022 Est. White	67%	64%	64%
2022 Est. Black or African American	10%	10%	12%
2022 Est. Asian or Pacific Islander	2%	3%	3%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	8%	9%	9%
2022 Est. Hispanic	20%	23%	22%



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



# Dunaway Associates, L.P.

1501 Merrimac Circle  
Fort Worth, TX 76107

**Cassandra Wilson**

(817) 335-1121

(817) 429-1370

[cwilson@dunaway-assoc.com](mailto:cwilson@dunaway-assoc.com)

RECEIVED DEC 12 2006

## ENGINEER'S FACT SHEET

Location of Project:	<b>Wichita Falls, TX</b>		
Store Type:	<b>Supercenter</b>		
Store Size:	<b>176</b>	Store Number:	<b>414</b>
Date of this Report:	<b>Wednesday, November 29, 2006</b>		

OUTLOT / EXCESS PROPERTY			SETBACKS				ZONING
** Please do not include Gas lot **			Minimum building setbacks for each property				Current zoning
Lot #	Size (in Acres)	Square footage	Front	Left Side	Right Side	Back	Zoning
Lt2 B11	0.91 AC	39,847	25'	5'	5'	5'	GC-General Commercial
Lt3 B11	1.29 AC	56,113	25'	5'	5'	5'	GC-General Commercial
Lt4 B11	0.94 AC	40,996	25'	5'	5'	5'	GC-General Commercial
Lt5 B11	0.88 AC	38,448	25'	5'	5'	5'	GC-General Commercial
Lt6 B11	3.42 AC	148,832	25'	5'	5'	5'	GC-General Commercial
Lt1 B12	4.85 AC	211,482	25'	5'	5'	5'	GC-General Commercial

### ZONING

1. What is the zoning for the outlot(s)/excess property?

**GC-General Commercial. Site Plan approval will be required for all commercial developments within the GC district. Approval must be obtained from the Director of Community Development and the building official.**

2. Is a restaurant permitted?  
3. Is patio seating permitted?  
4. Is a drive thru permitted?

Yes

Yes

Yes

5. What jurisdiction is the property in?  
6. Are any of the outlot properties in a Flood Plain?

**City of Wichita Falls**

No

7. If each outlot have a separate zoning please describe below or you may also add any additional notes on the zoning:

n/a

**PARKING REQUIREMENTS:**

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
Retail	5 / 1,000

2. Is the City or County's parking requirement greater than Wal-Mart's

Yes

If Yes, what is the requirement?

Restaurant	1/200+1/emp
Retail	1/200 S.F.

**SIGNAGE:**

1. What type of signage is allowed for the outlots

Both

2. If other please define:

n/a

3. What is the maximum height allowed for the signage

***If located within ten feet of the property line, the sign shall not exceed 30 feet in height. If located at least ten feet from the property line but less than 25 feet from the property line, the sign shall not exceed 50 feet in height. If located 25 feet or more from the property line, the sign shall not exceed 80 feet in height.***

4. What is the maximum square footage allowed for the signage?

***If located within ten feet of the property line the sign face area shall not exceed 80 square feet. If located at least ten feet from the property line but less than 25 feet from the property line, the sign face area shall not exceed 120 square feet. If located 25 feet or more from the property line, the sign face area shall not exceed 900 square feet.***

5. Explain how the square footage is calculated:

***The area of a sign shall be computed by drawing a line or lines around the sign in such a way as to form not more than four regular geometric figures to calculate the total area of the sign. The maximum sign area shall be applied to a sign with one face. A sign constructed with more than one face shall contain in the aggregate of all faces not more than twice the maximum area.***

6. If Other or No signage is permitted explain why and give options to change the signage regulations:

7. Is roof signage permitted?

Yes

8. What is the maximum size?

***The sign face area shall not exceed 900 square feet.***

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

No



11. How long is the variance process for outlot signage and what is required?

**The application for variance shall be submitted to the director of community development, along with any applicable fee, at least 21 days prior to the regular meeting of the board of adjustment. The board of adjustment shall review the variance application against the review and evaluation criteria and shall either approve or deny the request.**

12. Describe all reviews, hearings, variances and general requirements known at this time:

**PLATTING**

1. Is it required that the property be platted?

Yes

1a. If no please explain:

1b. If yes has the plat been recorded?

No

1c. What is the book, page or volume?

1d. What was the date it was recorded?

2. If the property has not been platted, please describe the process and who will be responsible for the cost of platting. Also indicate an approximate time line for this to be completed.

**Property will be platted by Wal-Mart. Anticipated date of filing is January 2007.**

**STREET & HIGHWAY CUTS:**

1. Who has jurisdiction on this site?

City

1a. If Other please define:

TXDOT

2. Is a permit required?

Yes

2a. If yes, is a bond required?

No

3. Will the D.O.T., City or County allow direct access and curb cuts from the main street or highway in front of the Wal-Mart/Sam's?

No

3a. If no, please explain:

**Access will be provided from the proposed city street (Greenbriar Road) or internal access with Wal-Mart.**

4. If there is a median in front of the property, can it be cut?

No

4a. Please describe:

[Empty text box]

4b. At whose expense:

[Empty text box]

5. Are any future highway/street changes anticipated?

No

5a. If yes, please describe along with the time line and location:

[Empty text box]

6. Are sidewalks required?

Yes

6a. If so what type and size:

**5' wide concrete sidewalks will be required along the frontage of lots adjacent to TXDOT and City Right of Way if not already constructed.**

7. Was a traffic study made for Wal-Mart?

Yes

7a. If yes, were the outlot(s) included?

Yes

7b. What was the estimated traffic for each parcel?

**Lot 2, Block 1 - 470, Lot 3, Block 1 - 3,970, Lot 4, Block 1 - 480, Lot 5, Block 1 - 1,300, Lot 6, Block 1 - 1,650, Lot 1, Block 2 - 2,400**

7c. Will an additional traffic study be required for each user?

No

7d. If yes, please explain why, and the timeline after submitted:

[Empty text box]

**UTILITIES:**

**Water**

1. Is a waterline stubbed to the outlot property line(s)?

No

2. If no, please explain where water is accessed.

**8" water line stubouts have been provided to Lot 1, Block 2 and Lots 4 and 5 of Block 1. There are an existing 8" water line along Professional Drive which may provide service for Lots 3 and 2 of Block 1 and an 8" water line within a utility easement on the east side of Lot 6, Block 1.**

3. What is the jurisdiction of the water line?

City of Wichita Falls

4. What is the size of the water main?

8"

5. What is the normal pressure?

40.2psig static, 33.3psig residual @1002' AMSL

- 6. What is the Tap Fee? **\$1800 tp \$2500 depending on size**
- 7. What is the 1 1/2" meter fee? **included in Tap Fee**
- 8. Can the hose bibs & irrigation be on a separate meter? **Yes**
- 9. What is the size of the line required? **6" for fire line, dom depends on development**
- 10. Are backflow preventer valves required for fire sprinkler lines? **Yes**
- 11. Is an easement required by the jurisdiction for the water line? **No**

**Sanitary Sewer**

- 1. Is sanitary sewer available at the property line(s)? **Yes**
- 2. What is the size of the sewer line? **6"**
- 3. What is the Jurisdiction of the sewer line? **City of Wichita Falls**
- 4. Nearest manhole:
 

Lt2 B11	Rim El.	<b>1001.08</b>	Inv.El.Out	<b>990.57</b>
Lt3 B11	Rim El.	<b>1002.15</b>	Inv.El.Out	<b>985.62</b>
Lt4 B11	Rim El.	<b>1002.09</b>	Inv.El.Out	<b>989.53</b>
Lt5 B11	Rim El.	<b>1002.13</b>	Inv.El.Out	<b>993.84</b>
Lt6 B11	Rim El.	<b>998.51</b>	Inv.El.Out	<b>994.37</b>
Lt1 B12	Rim El.	<b>1000.86</b>	Inv.El.Out	<b>987.09</b>
- 5. Is a grease trap required for a restaurant? **Yes**
- 6. Are tap fees based on water usage? **No**
- 7. Is the tap to be made by the city or a local plumber? **City**
- 8. What is the sewer tap fee? **\$90.00, \$165 at manhole**
- 9. Are there any special assessments? **No**
- 10. Is there a current moratorium or a chance for one in the future? **No**
- 11. Is an easement required for sanitary sewer? **No**

12. If sanitary sewer is not available, can a septic system be used? **N/A**

12a. What type?

12b. Remarks:

- 13. Can the septic field be paved over? **N/A**
- 14. Has a percolation test been performed? **N/A**

14a. When?

N/A

14b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

14c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

\*Note: Purchaser is responsible for their own percolation test on the outlot(s) if septic system is required.

**Storm Sewer:**

1. Is storm sewer available or will surface drainage be used?

**Storm sewer stubouts have been provided to each of the outlots.**

2. Has Wal-Mart's detention facility been sized to accept the drainage? **Yes**

2a. Please state the criteria:

3. Is the Wal-Mart detention pond included in any of the outlots?

**Yes**

4. Has the storm sewer line been stubbed to the outlot(s)?

**Yes**

5. Who has jurisdiction of the storm sewer?

**City of Wichita Falls**

6. What is the size of the storm sewer?

**varies**

7. What is the depth?

**varies**

8. What is the tap fee?

**n/a**

9. Are catch basins required?

**Yes**

10. Is an easement required for storm sewer?

**No**

**\*\*Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control of erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.- 1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.**

**Electric**

1. What is the location of the electric

**East of Lt6, B12, west of Lt1, B12, SH 79 at Prof**

2. Is it overhead or underground?

**Overhead**

3. What is the voltage?

**12470 Volts/7200**

4. What is the phase?

**3 phase exist. And prop. Along SH 79 at Prof.**

5. What is the wire?	<b>primary</b>
6. What is the jurisdiction of the electricity?	<b>TXU</b>
7. Is underground service required?	<b>No</b>
7a. If yes, will the power company bring conduit and wire to the transformer and/or building?	
7b. Is there a standard cost per L F for the utility installation?	<b>No. Depends on loads</b>
7c. Transformer location:	<b>Based on TXUs least cost design</b>
7d. Can the outlots be serviced with either a pole mounted or pad mounted transformer?	<b>Yes, TXU will determine least costly location. Customer may pay if alternate location desired.</b>
8. Is the primary service connected to the existing transformer?	<b>Select One</b>
8a. Is there any service charges or connection fees?	<b>Yes</b>
8b. What is the cost?	<b>Based on TXU extension policy &amp; amt. of load</b>
9. Is an additional utility easement required for electric service to the outlet(s)?	<b>No</b>

**Gas**

1. What is the location of the gas line?	<b>Along SH 79 and Professional Drive ROW</b>
2. What is the maximum amount available?	<b>5 lbs max</b>
3. What is the jurisdiction of the gas line?	<b>Atmos Energy</b>
4. What type of commitment will the gas company give?	<b>Extensions paid for by the developer</b>
5. Will the gas company bring the line to the building?	<b>No</b>
5a. What is the estimated cost to do so?	<b>depends on req. \$22-\$24/lf for 2" line</b>
5b. What is the size of the gas line?	<b>2" along SH 79 and 6" along Professional</b>
5c. What is the pressure of the gas line?	<b>15lbs, typically</b>
5d. What is the BTU/CF rating?	<b>1000 BTU</b>
5e. What is the specific gravity?	<b>-</b>
5f. Is a meter fee required?	<b>No</b>
6. Is an easement required for gas?	<b>No</b>

**Telephone**

1. What is the location of the telephone line?	<b>East of Lt6, West of Lt1, B12, along SH 79 &amp; Prof.</b>
2. Is under ground service required?	<b>No</b>
3. Who is responsible for bringing telephone lines to the building?	<b>Customer installs conduit from ROW to Bldg., SBC will install the wire.</b>

**FEES:**

1. Are there any unusually expensive fees or assessments relating to the future development of this property? If so please describe in detail and attach a schedule if available.  **No**

2. Explain:

**BUILDING CODES:**

1. What are the building codes by which the architectural plans must comply with on the outlot(s)?

1a. What is the date they were adopted:

2. What is the building permit fee schedule?

3. Are the parcels located in a fire zone or district?  **No**

4. Are there any special fire department requirements in addition to standard plans?  **No**

**SITE / LANDSCAPING:**

1. Is there a landscaping ordinances in place?  **Yes**  
1a. What is the ordinance number:   
1b. What is the date it was adopted?

2. What type of solid waste disposal is permitted?  
2a. Compaction:  **Yes**  
2b. Bulk pick up:  **Yes**  
2c. Front loader:  **Yes**  
2d. Side loader:  **No**  
2e. Rear loader:  **No**

2f. Who are the service providers of solid waste?

**\*\*Wal-Mart requires minimum of concrete block screening for compactors and dumpsters.**

3. Is this requirement adequate for the jurisdiction?  **Yes**

4. Is a drain required in the trash area?
5. Are hot and cold water hose bibs required in the trash area?

**SOILS / ENVIRONMENTAL:**

1. Will the outlot/excess property be rough graded and the utilities brought to the property line?
2. Are they compacted to Wal-Mart's specs?
- 2a. Please explain in detail and provide estimated costs to correct:

**Compaction is specified to Wal-Mart standards, but the site has not been constructed therefore tests have not been performed in the area of the outlots to confirm that the soils are compacted to specification.**

3. Did the Phase 1 Environmental report indicate contamination?
- 3a. Report prepared by:
- 3b. Dated:
4. Is any portion of this property in a flood plain or wetland area?

**TRAFFIC:**

1. What is the average daily traffic of the roads that connect to our site?
2. What is the volume of traffic per day on the roads that connect to our site?
3. What are the traffic counts per year on the roads that connect to our site?

**The purpose of these "Fact Sheets" are to provide general information regarding the subject property. It shall be the prospective buyer's obligation to perform due diligence to insure that the property is capable of meeting the intended use.**

Civil Consultant: Please add anything that you can think of that would effect the title to the parcels or the ability to develop these parcels.

**ADDITIONAL NOTES IMPORTANT TO THE PROJECT**

The Phase I environmental study indicated an area of a Leaking Petroleum Storage Tank (LPST) facility located on the north side of the property along the Southwest Parkway frontage. Monitoring Wells were set in the area of old properties which contained the LPST facilities, including two in Lot 1, Block 2 and Lot 6, Block 1 each, to determine the extent if contamination. According to a supplemental report provided by Southwest Geoscience dated November 1, 2006, based on the direction of ground water flow and the results of groundwater testing Lot 1, Block 2 and Lot 6, Block 1 were not affected by the documented release of contaminants into the soil.

# 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.

**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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
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

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date





**SRS Real Estate Partners**

8144 Walnut Hill Lane, Suite 1200  
Dallas, TX 75231  
214.560.3200

**Ryan Johnson**

214.560.3285  
ryan.johnson@srsre.com

**Mark Reeder**

214.560.3251  
mark.reeder@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.