



Offering Memorandum: 2618 Old Iowa Park Road

I. Executive Summary

- **Property Address:** 2618 Old Iowa Park Road, Wichita Falls, TX 76306
- **Asset Type:** Prime Commercial / Mixed-Use Investment & Value-Add Opportunity
- **Ownership Entity:** Falls Realty LLC
- **Current Status:** Available for Sale with Significant Upside and Expansion Potential

II. Property Description & Value Drivers

- **Strategic Location:** High traffic visibility along Old Iowa Park Road with excellent arterial connectivity.
- **Unique Asset Features:** Includes a functional drive-through facility and a secure, functioning bank vault with over 300 safety deposit boxes (with keys).
- **Versatile Configuration:** Flexible footprint ideal for various retail applications, professional office suites, or self-storage conversion.
- **Ideal Business Use:** The property's high-visibility location, drive-through capability, and built-in secure vault infrastructure make it an exceptional location for a pawn shop, liquor store, vape shop, or similar retail businesses.
- **Capital Improvements:** Recent structural enhancements and aesthetic rehabilitations ensure the property is move-in ready.
- **Development Potential:** Pre-development momentum exists for multi-unit office, retail, and self-storage expansion.

III. Financial & Valuation Profile

Metric	Value
Current Tax Assessment	\$846,000
Lease Rate	\$4,800/month
Square Footage	4,800 sq. ft.
Rental Metrics	\$1.00/sq. ft./month (\$12/sq. ft./year)
Market Positioning	<i>Significant upside:</i> Current rate is priced well below the Wichita Falls market average, offering substantial value for a new owner or tenant.
Operational Strategy	Optimized overhead through active tax assessment management

IV. Investment Highlights & Value-Add Opportunities

- **High-Value Conversion:** Leverage pre-development framework to introduce secure self-storage, creating a robust, passive income stream.
- **Diversified Income:** Potential to demise space into independent retail or professional office suites, maximizing gross rental yield.
- **Tax Efficiency:** Property positioned to benefit from professional tax assessment protest strategies, maintaining low operational overhead.
- **Equity Growth:** A prime candidate for long-term hold and appreciation within a tax-advantaged ownership structure.

This document is prepared for professional marketing purposes. For detailed underwriting figures, rent rolls, or inspection reports, please contact Falls Realty LLC.