

±13.77 AC

PORTFOLIO

AVAILABLE FOR SALE AS A
PORTFOLIO OR INDIVIDUALLY



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EXECUTIVE SUMMARY

Rockspring Properties is pleased to present a rare investment and development opportunity in the heart of Wharton, Texas. This portfolio comprises approximately 13.77 acres (599,821 square feet) and includes two existing buildings totaling ±17,873 square feet.

With no zoning restrictions, the properties provide maximum flexibility for a wide range of commercial, retail, industrial, or redevelopment uses. Centrally located just minutes from downtown and major thoroughfares, the site offers excellent accessibility and visibility.

The portfolio is available for sale as a whole or individually, and lease options are also being considered, making it an outstanding opportunity for investors seeking scale, developers pursuing large tracts with growth potential, or operators in need of functional space with expansion capacity.



LOCATION:

In the core of Wharton, minutes from downtown and major thoroughfares



IMPROVEMENTS:

±17,873 SF across 2 buildings



ZONING:

None – maximum flexibility for future use



TOTAL LAND AREA:

±13.77 AC (599,821 SF)



OPTIONS:

Available for sale as a portfolio or individually, and for lease



ADDRESS:

1302 N RICHMOND RD
WHARTON, TX



SIZE:

LAND:

± 3.3 ACRES (141,053 SF)

RESTAURANT:

± 5,342 SF



ENTRANCES:

2 OFF RICHMOND RD
1 OFF ARMSTRONG ST



PRICE:

CALL BROKER





ADDRESS:

1320 N RICHMOND RD
WHARTON, TX



SIZE:

LAND:

± 3 ACRES (130,114 SF)

MULTI-TENANT RETAIL BUILDING:

± 12,530 SF



ENTRANCES:

2 OFF RICHMOND RD

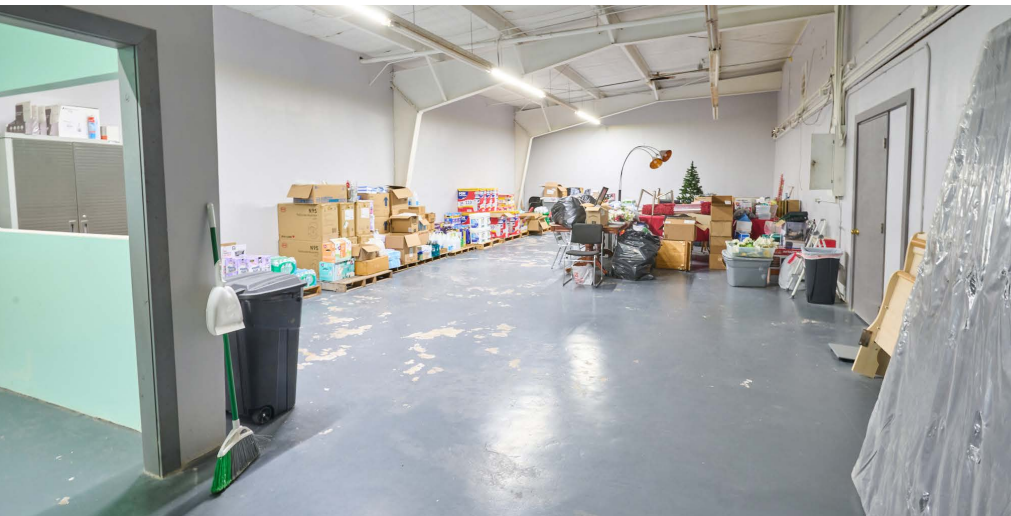


PRICE:

CALL BROKER

1320

PROPERTY PHOTOS





ADDRESS:

1411 N FULTON ST
WHARTON, TX



SIZE:

LAND:

± 4.5 ACRES (196,456 SF)



ENTRANCES:

1 OFF FULTON ST



PRICE:

CALL BROKER

FULTON ST

RICHMOND RD

**ADDRESS:**

0 N FULTON ST
WHARTON, TX

**SIZE:****LAND:**

± 1.31 ACRES (57,238 SF)

**ENTRANCES:**

1 OFF FULTON ST

**AVAILABILITY:**

SALE OR LEASE



FULTON ST

BOLING HWY



ADDRESS:

1323 N ALABAMA RD
WHARTON, TX



SIZE:

LAND:

± 0.33 ACRES (14,501 SF)



ENTRANCES:

1 OFF ALABAMA RD



PRICE:

CALL BROKER



ADDRESS/SIZE:

1019 N RICHMOND RD

± 0.3 ACRES (14,092 SF)

321 OGDEN ST

± 0.7 ACRES (30,000 SF)

401 OGDEN ST

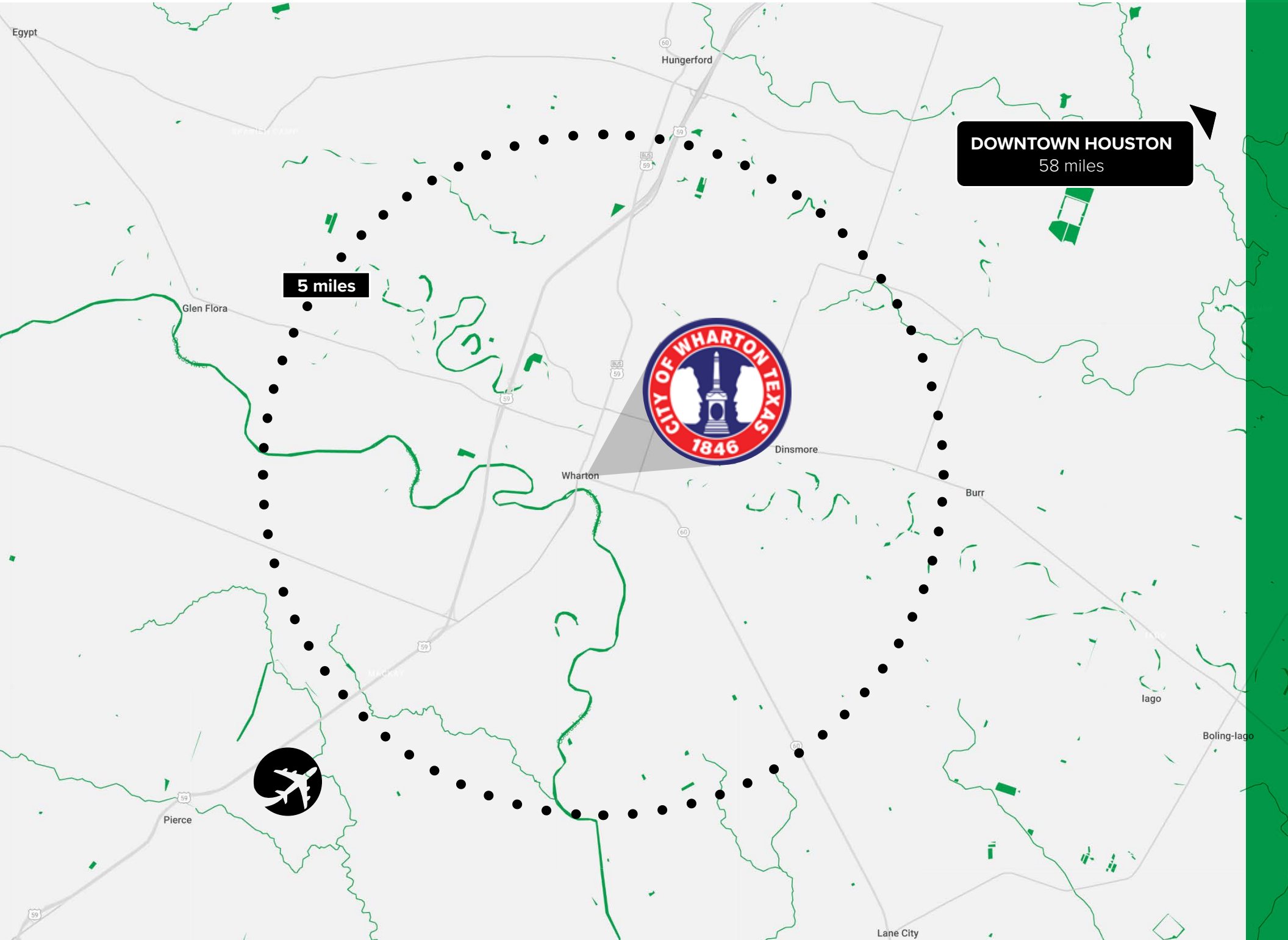
± 0.32 ACRES (13,843 SF)



TOTAL CONTIGUOUS:

± 1.33 ACRES (57,935 SF)





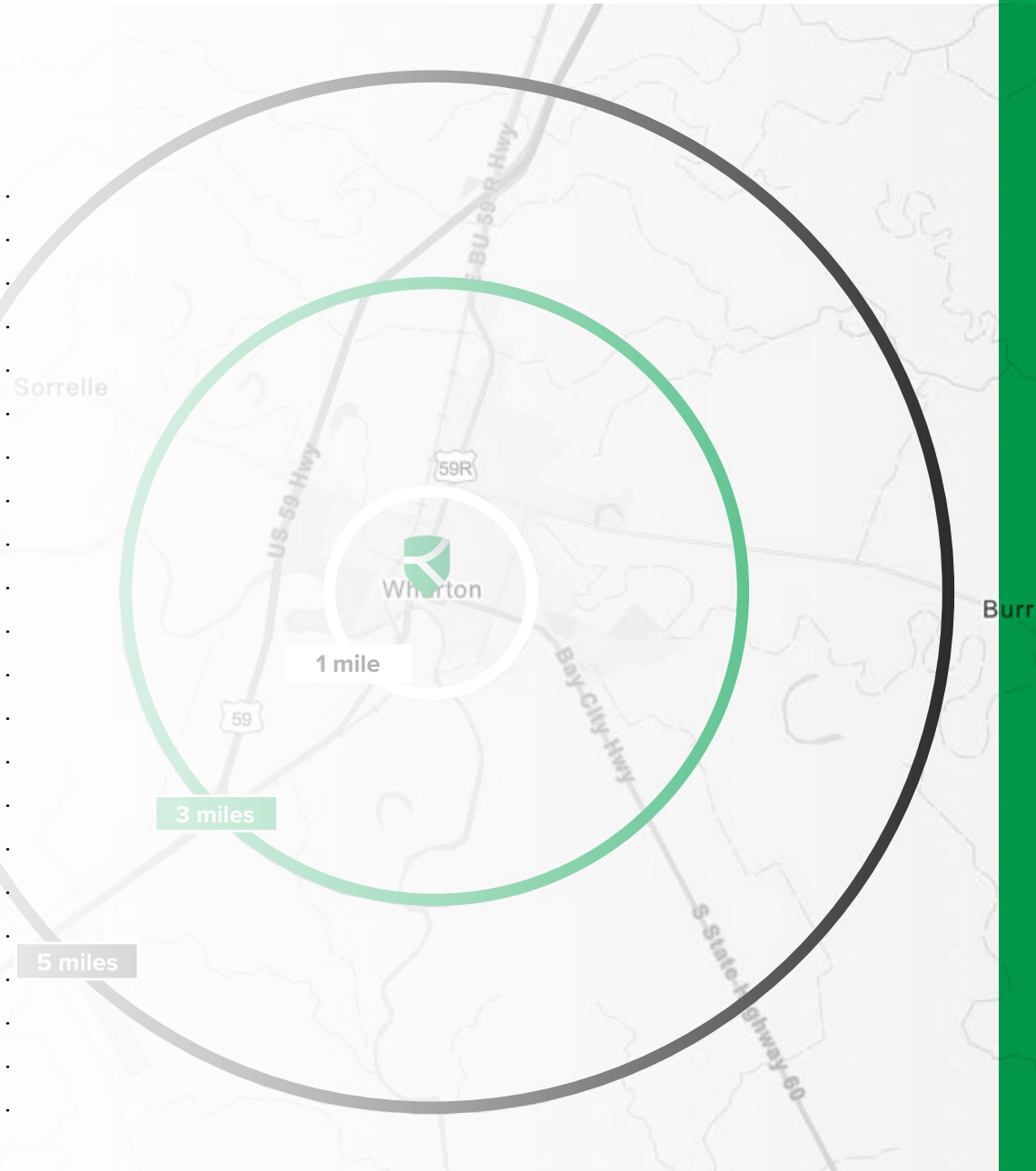
\$75,983 average household income within 5 miles

Employees within 5 miles total **5,453**

WHARTON DEMOGRAPHIC DATA

2025 Summary	1 Mile	3 Miles	5 Miles
Population	3,550	9,659	11,754
Households	1,397	3,902	4,737
Families	914	2,414	3,002
Average Household Size	2.51	2.39	2.41
Owner Occupied Housing Units	899	2,267	2,902
Renter Occupied Housing Units	498	1,635	1,835
Median Age	39.1	40.9	41.6
Median Household Income	\$58,068	\$51,991	\$57,334
Average Household Income	\$68,008	\$69,753	\$75,983

2030 Summary	1 Mile	3 Miles	5 Miles
Population	3,514	9,638	11,731
Households	1,405	3,937	4,786
Families	912	2,416	3,011
Average Household Size	2.47	2.37	2.38
Owner Occupied Housing Units	938	2,371	3,030
Renter Occupied Housing Units	467	1,565	1,757
Median Age	40.1	42.2	42.8
Median Household Income	\$61,661	\$56,961	\$61,759
Average Household Income	\$72,671	\$74,855	\$82,053



PRESENTED BY

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