

FOR SALE OR LEASE

2201 KEMP BLVD | WICHITA FALLS, TX

FOR SALE OR LEASE



LOCATION OVERVIEW

- Conveniently located less than .5 miles from US-277 N/US-82 that sees over 55,000 VPD.
- Set on the hard southeast corner of Ave L and Kemp Blvd. that sees over 29,000 VPD.
- Approximate population of 58,406 within a 3-mile radius of property and 24,230 households.
- Less than one mile west of Wichita Fall Senior High School.
- Just under 4 miles from downtown Wichita Falls.
- Two hours from the Dallas/Fort Worth area and from Oklahoma City.
- Approximately 9 miles from Sheppard Air Force Base/Wichita Falls Municipal Airport.

PROPERTY HIGHLIGHTS

- This site was built in 2006 and has a total building size of 7,000 SF.
- Single tenant lease opportunity on an expansive .86 AC parcel.
- Ample parking with 35 free surface spaces.
- Robust retail market with approximately 664,000 SF with a 2% vacancy rate within a 3-mile radius.

PROPERTY OVERVIEW

 Contact Agent Sale Price	 \$10.00/ SF NNN Lease Price
 0% As Leased Occupancy	 7,000 SF Building Lease Area
 2006 Year Built	 0.86 AC Land Area
 Commercial Zoning	 7,000 SF Available for Lease

Demographic Summary	1 Mile	3 Mile	5 Mile
2018 Population (Est.)	12,012	56,933	92,077
2018 Median Age	35.1	36.9	36.2
2018 Households (Est.)	4,921	24,230	37,599
2018 Est. Avg. Household Income	\$40,723	\$45,001	\$45,833

Traffic Counts	Cars Per Day
US Hwy 82 & Taft Street	58,242
Kemp Blvd & Kell Blvd	29,040
Taft Blvd & Kell Blvd	17,230

For more information, please contact:

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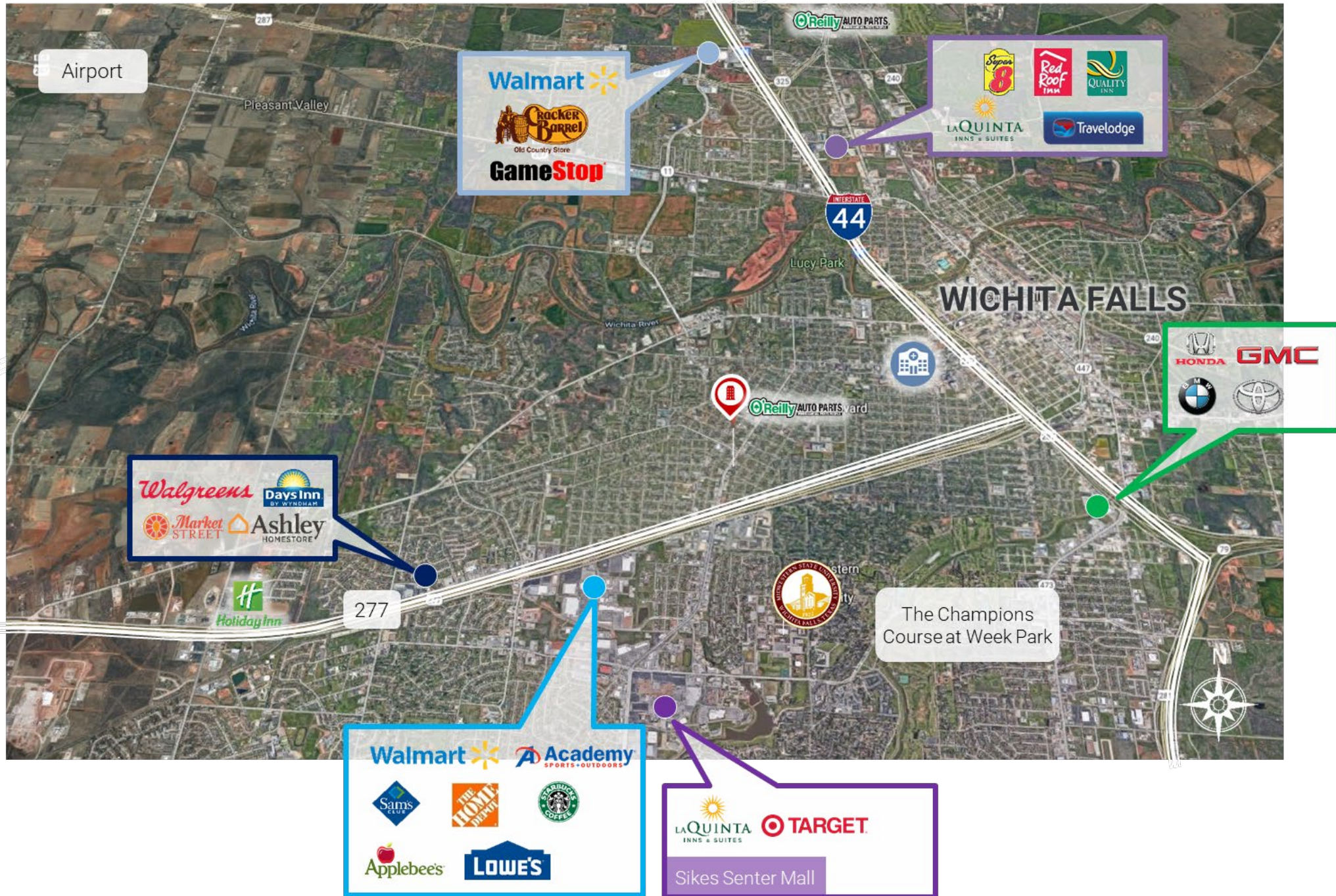
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date