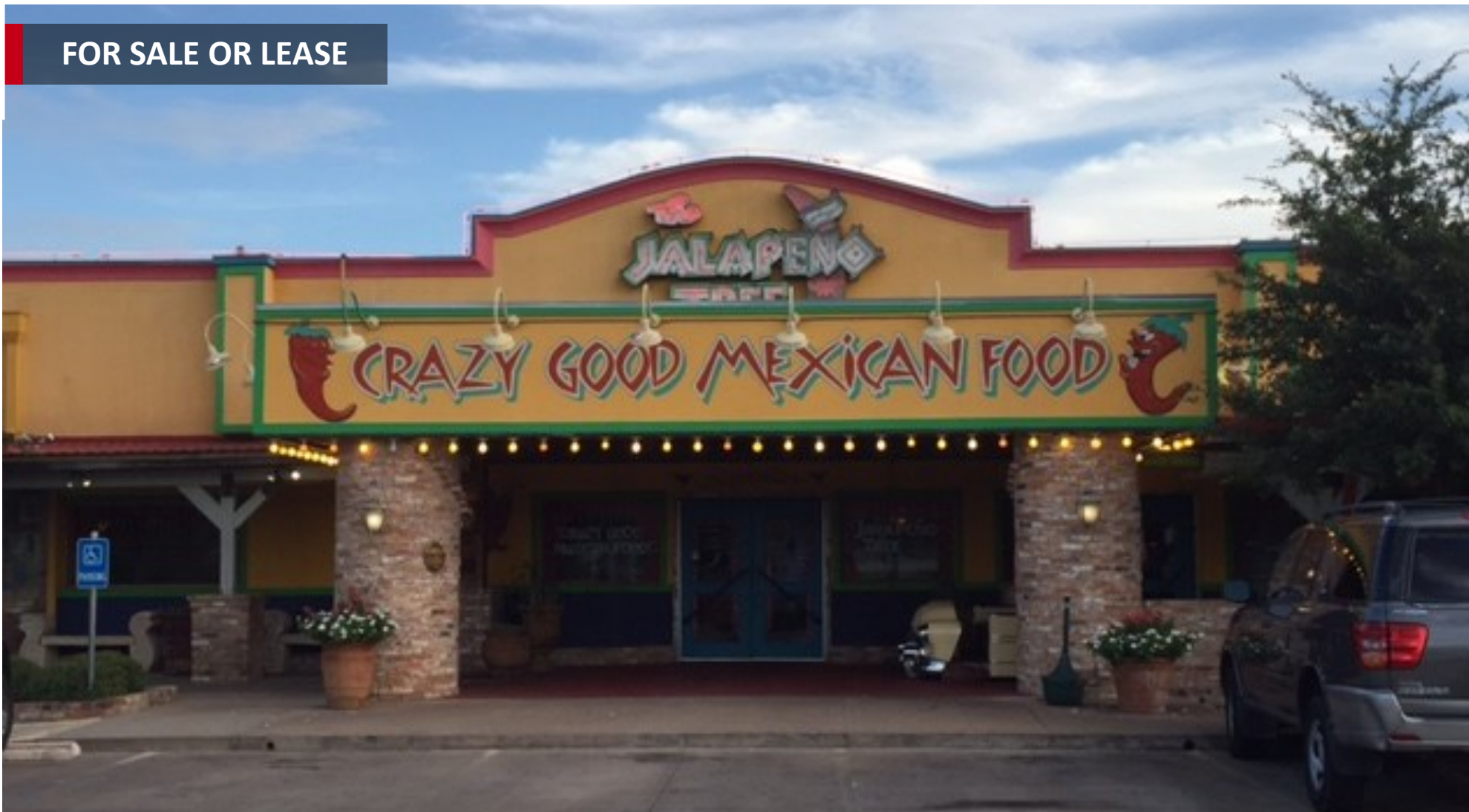


FOR SALE OR LEASE



FORMER JALAPENO TREE

2927 Southwest Pkwy, Wichita Falls, TX

HENRY S. MILLER

5151 Belt Line Rd, Suite 900
Dallas, Texas 75254
972.419.4000
www.henrysmiller.com

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p 972.419.4023

CAMPBELL VISE, Associate

cvis@henrysmiller.com
p 972.386.1454



FORMER JALAPENO TREE - WICHITA FALLS, TX **PROPERTY INFORMATION**



NOTES: FF&E not part of sales price or lease

Property Tax: \$18,563

Insurance: \$5,011

LOCATION

2927 Southwest Pkwy
Wichita Falls, TX

BUILDING SIZE

±7,326 sf

LAND SIZE

±1.12 Acres

LEASE RATE

\$15.00

SALE PRICE

\$800,000.00

TRAFFIC COUNTS

Southwest Pkwy ±27,490 VPD
Kemp Blvd ±8,750 VPD

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Est Population	8,858	54,740	78,218
Est Households	3,523	22,929	31,845
Med HH Income	\$50,061	\$52,554	\$48,106
Total Businesses	531	2,058	3,634
Employees	10,511	53,438	86,757

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JALAPENO TREE - WICHITA FALLS, TX PROPERTY INFORMATION



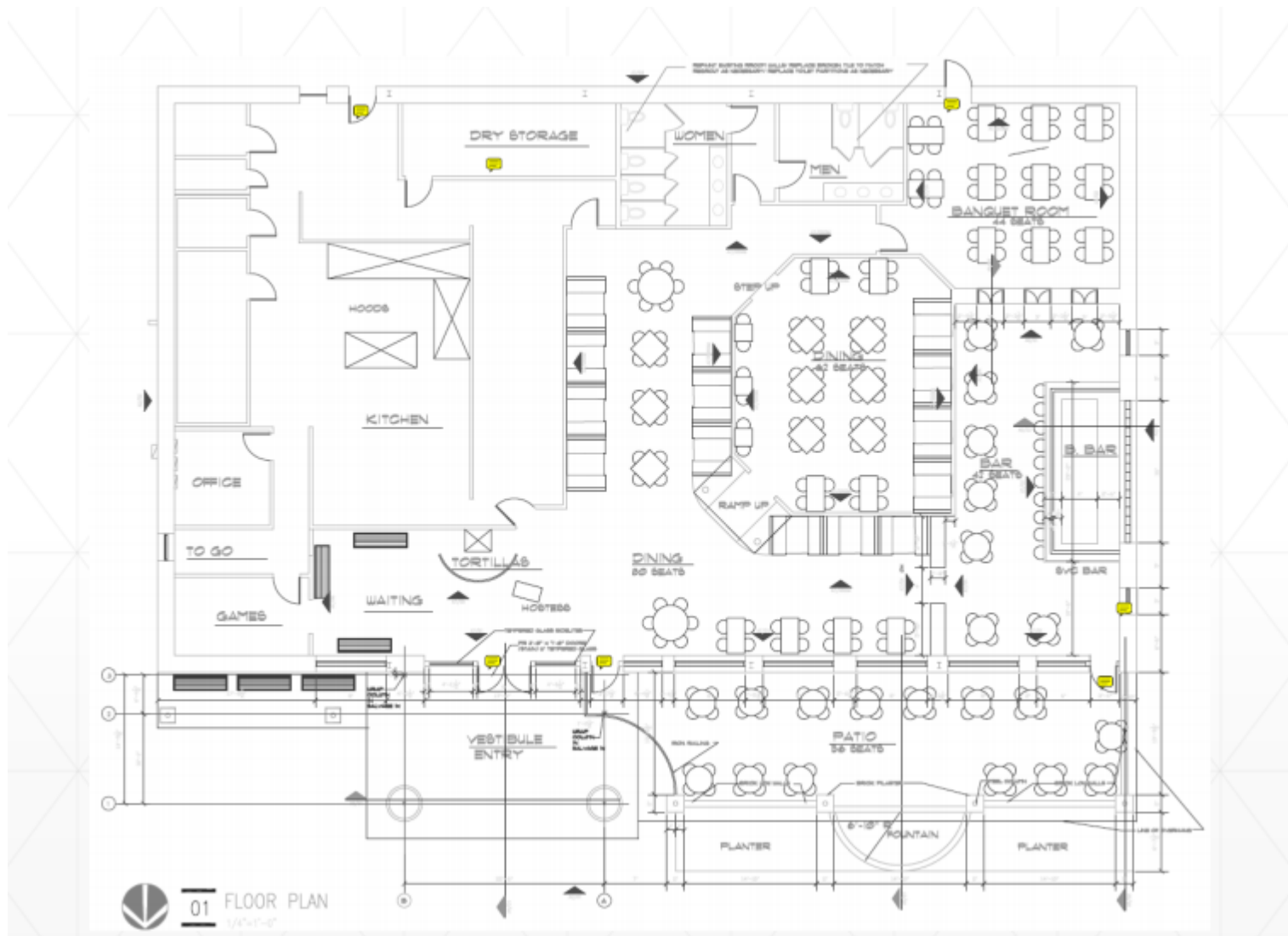
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JALAPENO TREE-WICHITA FALLS, TX SITE PLAN



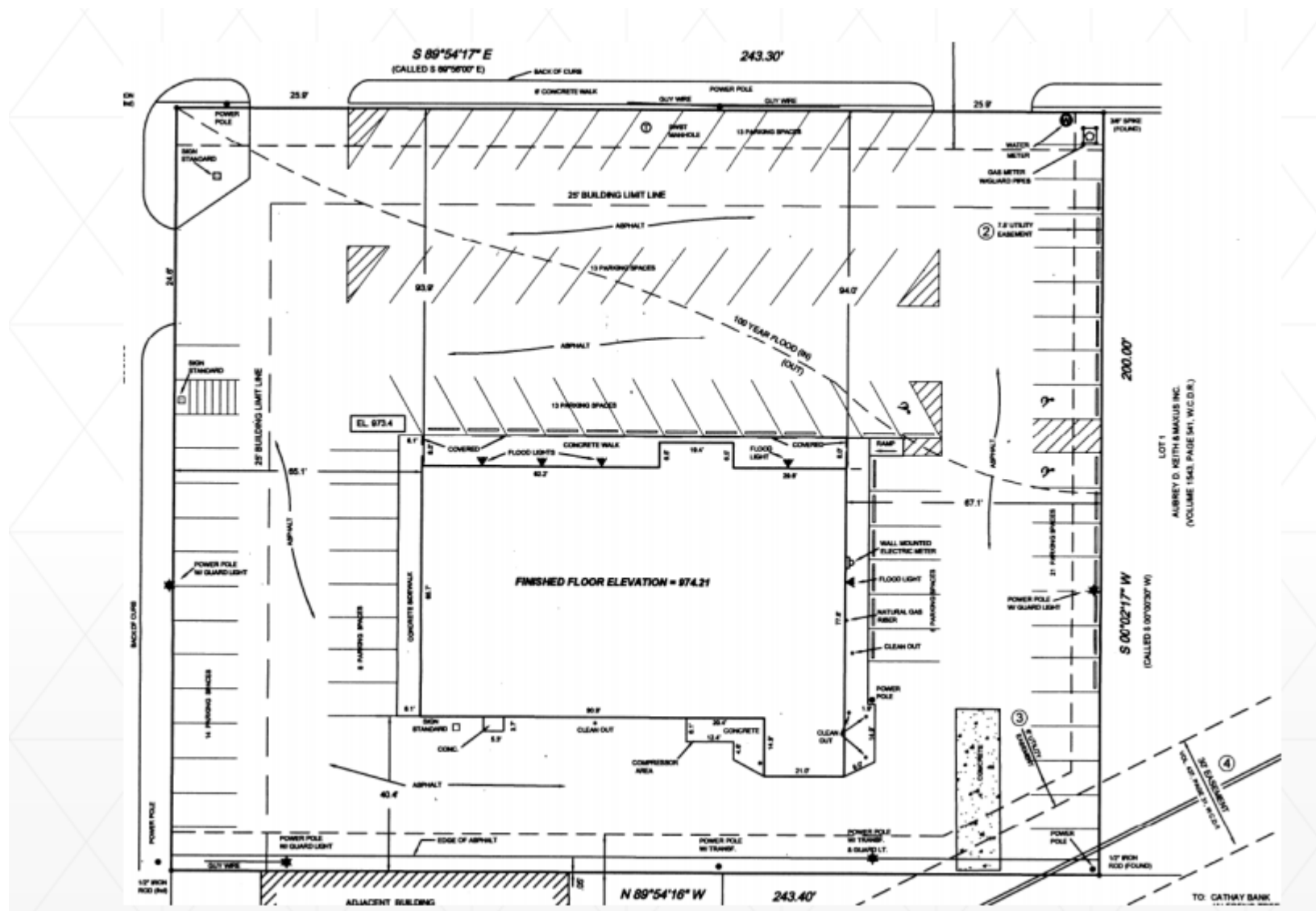
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JALAPENO TREE-WICHITA FALLS, TX **SITE PLAN**



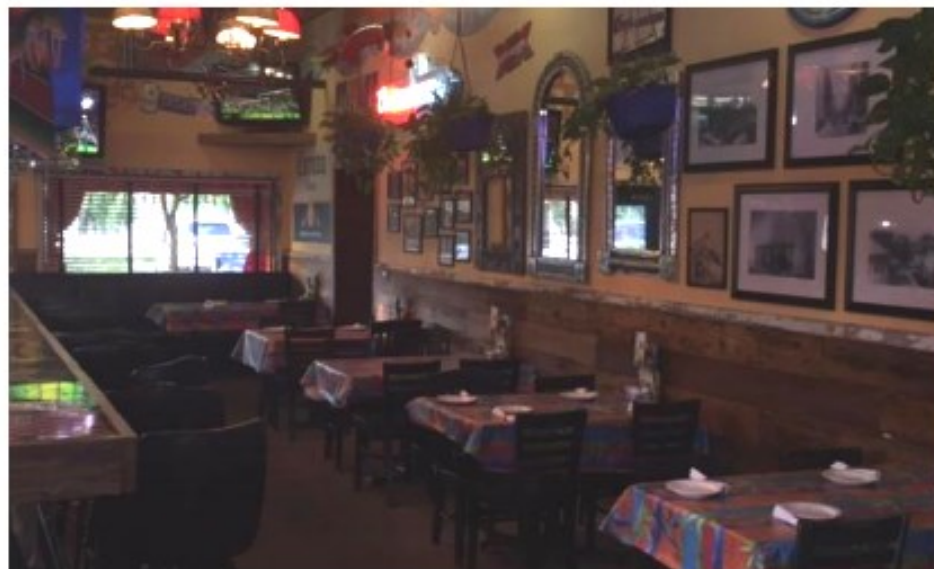
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JALAPENO TREE-WICHITA FALLS, TX PHOTOS



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