

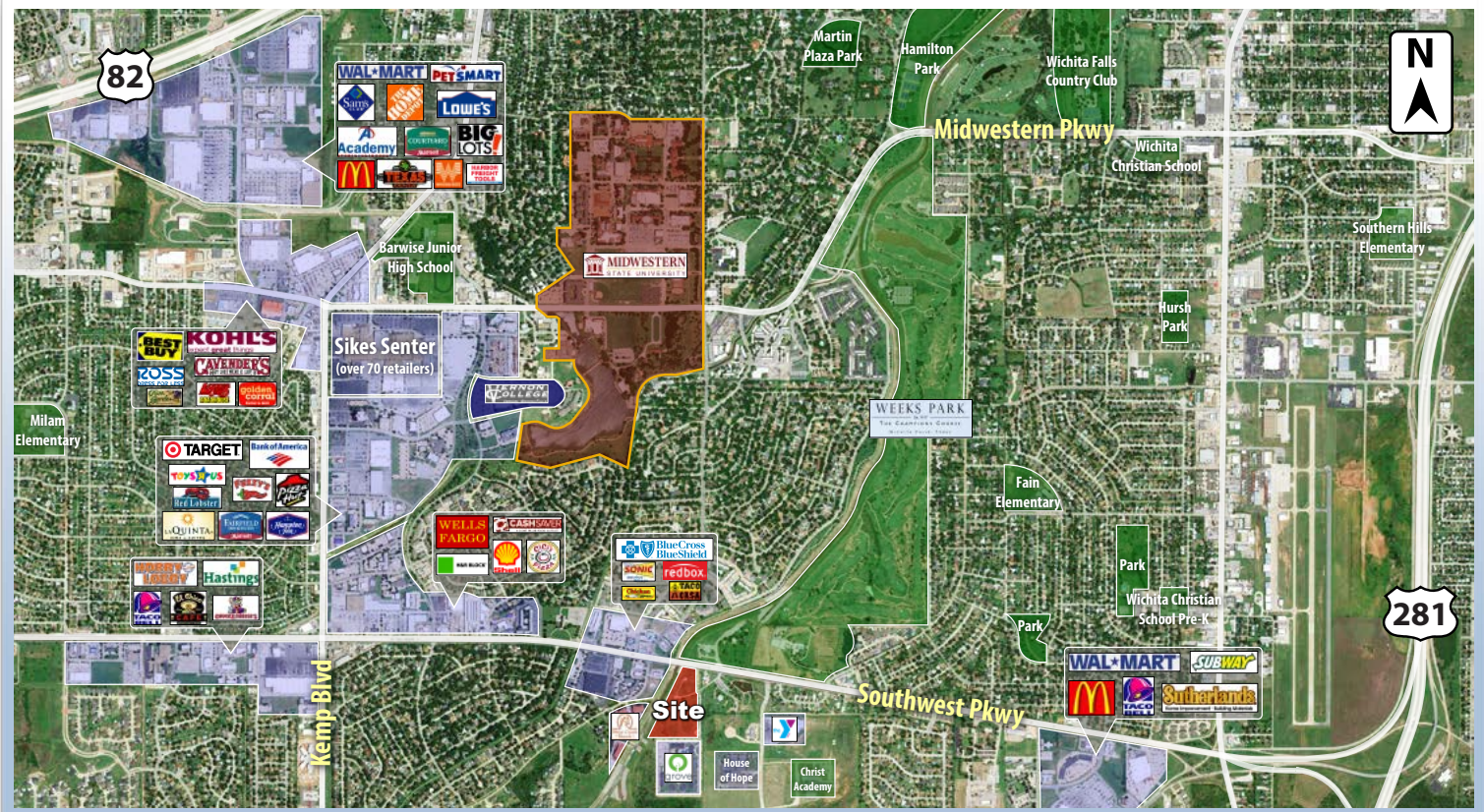
LAND

FOR SALE



RICK CANUP, REALTORS®
Each office is Independently Owned and Operated

5005 LAKE PARKWAY
WICHITA FALLS, TX 76302



PROPERTY INFORMATION



Beau Tucker, CCIM
The Land Man
806.784.3298 direct
806.470.3944 cell
BTucker@CBCWorldwide.com

LOCATION:

Located on the south side of Southwest Parkway (just across the street from the The Champions Golf Course). Quick and easy access to all parts of the city via Highway 82 and Highway 281. Downtown is only 7 minutes away.

DESCRIPTION:

This is a large tract of land and it is located in the established district near Midwestern State University, the University is less than one mile away. The area has many retailers and restaurants. Some notable tenants in the area include Sam's, Lowe's, Home Depot, Target, Bank of America, Wells Fargo, Marriott, Hampton Inn, LaQuinta Inn, Academy, McDonalds & two Walmarts.

SF:

9.71 acres

PRICE:

\$1,375,951.00

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WICHITA FALLS FACTS

- Wichita Falls is a city in and the county seat of Wichita County, Texas, United States. Wichita Falls is the principal city of the Wichita Falls Metropolitan Statistical Area, which encompasses all of Archer, Clay and Wichita counties. According to the 2010 census, the city had a population of 104,553 making it the twenty-ninth most populous city in the state of Texas. In addition to Sheppard Air Force Base, Wichita Falls is also home to the Newby-McMahon Building, constructed downtown in 1919 and since known as the "world's littlest skyscraper".
- The City of Wichita Falls is comfortably nestled in the North East corner of the Panhandle/Plains area of North Texas. Wichita Falls is an economically progressive city home to commerce and industry with worldwide interests.
- The City also has several institutions of higher learning, a strong international presence through Sheppard Air Force Base, a well-educated, eager workforce and a community spirit geared toward family, friends and a desire to see that this thriving city continues to grow and prosper.
- By most accounts Wichita Falls can be summed up with two words, pleasant and comfortable. This is a family oriented city conveniently located within two hours of two metropolitan areas with populations exceeding one million citizens; Dallas-Fort Worth and Oklahoma City.



LOCATION

