

HOBBY LOBBY PLAZA

2805 Southwest Parkway, Wichita Falls, TX 76308



RETAIL SPACE

Available SF:

Preleasing - 5,000 - 8,000 SF
Suite 2811 - 12,000 SF
Combined - 20,000 SF

This Center is located on the major retail corridor and provides easy access to all parts of Wichita Falls.

Suite 2811 is the former Sears space, now available. This space could be expanded to 20,000 SF plus.

Pad Site Available:

0.658 Acres
(28,760 SF)

2813 Southwest Parkway, is a proposed space that will be located on the west end cap of the Hobby Lobby Plaza at the southwest corner of Southwest Parkway and Kemp Blvd.

Lease Rate:

Negotiable

Retail at this center includes Mardel, Hobby Lobby, Dirt Cheap, El Chico Cafe, Cricket, Aaron's and TitleMax.

Lot Size:

13.22 Acres

Building Size:

143,880 SF

The Pad Site is available for Build-To-Suit or Ground Lease at a negotiable rate. This Site can accommodate a 5,000 SF +/- building.

Cross Streets:

Southwest Parkway & Kemp Blvd

061418

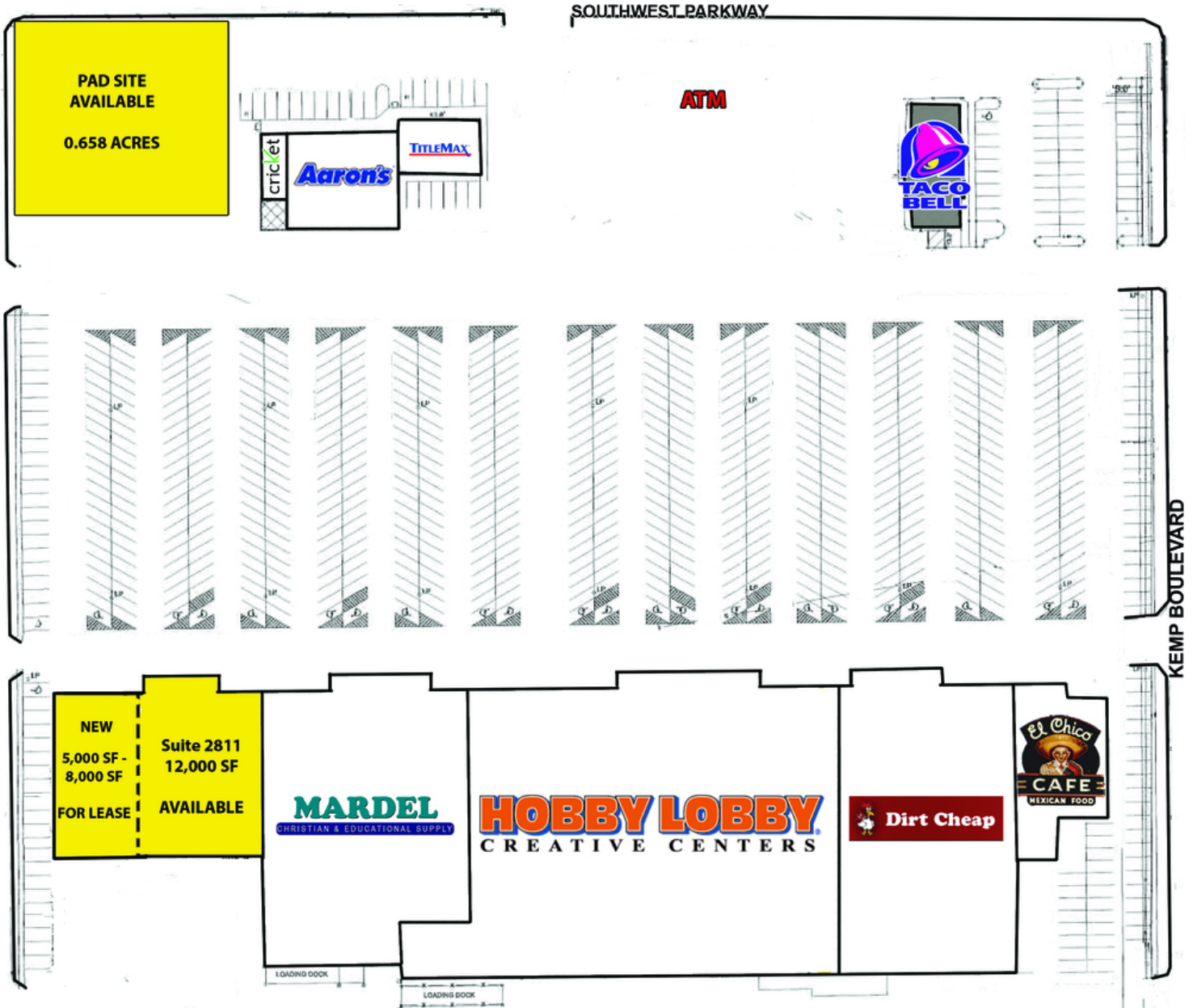
KARLEEN KRYWUCKI

Retail Specialist
kkrywucki@priceedwards.com
405.843.7474
210 Park Ave, Suite 700, Oklahoma City, OK 73102
priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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12,000 SF to 20,000 SF SPACE AVAILABLE



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	76,969
Population Density	76,969
Median Age	33.4
Median Age (Male)	31.4
Median Age (Female)	36.2
Total Households	31,154
# of Persons Per HH	2.5
Average HH Income	\$62,133
Average House Value	\$148,435

TRAFFIC COUNTS (per ACOG)

Southwest Parkway	east/west	31,778
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