

weitzman®



# 1211 TX-11 LOOP

WICHITA FALLS, TX



# PROPERTY SUMMARY

**TOTAL BUILDING SIZE**

3,969 SF

**ZONING**

GC General Commercial

**LOT SIZE**

0.83 ACRES

**PRICE**

\$600,000





# INVESTMENT HIGHLIGHTS

## KEY TRADE AREA LOCATION

The land tract, ideal for a variety of commercial and retail uses, at 1211 Loop 11 represents one of the best-located retail sites in the trade area.

The site is situated along Loop 11 between SH-287 and Business 287, the busiest thoroughfares in the market. Further, the land is in an area of notable residential, retail and commercial activity. Other nearby drivers of traffic include two schools, an elementary and a high school.

## ZONING FOR DIVERSE DEVELOPMENT POTENTIAL

The site on Loop 11 is zoned General Commercial (GC), allowing density potential for a wide range of commercial uses.

## STRONG DEMOGRAPHICS, NOTABLE DAYTIME POPULATION TOTALS

Within a three-mile radius of the site, the population totals 26,780 residents in 10,367 households with an average household income of \$72,300. Within a five-mile radius, the population totals 70,121 residents in 25,629 households with an average household income of \$81,551. The site also reports notable daytime population totals. Within the three-mile radius, the daytime population totals 32,562, and within the five-mile radius, the daytime population.

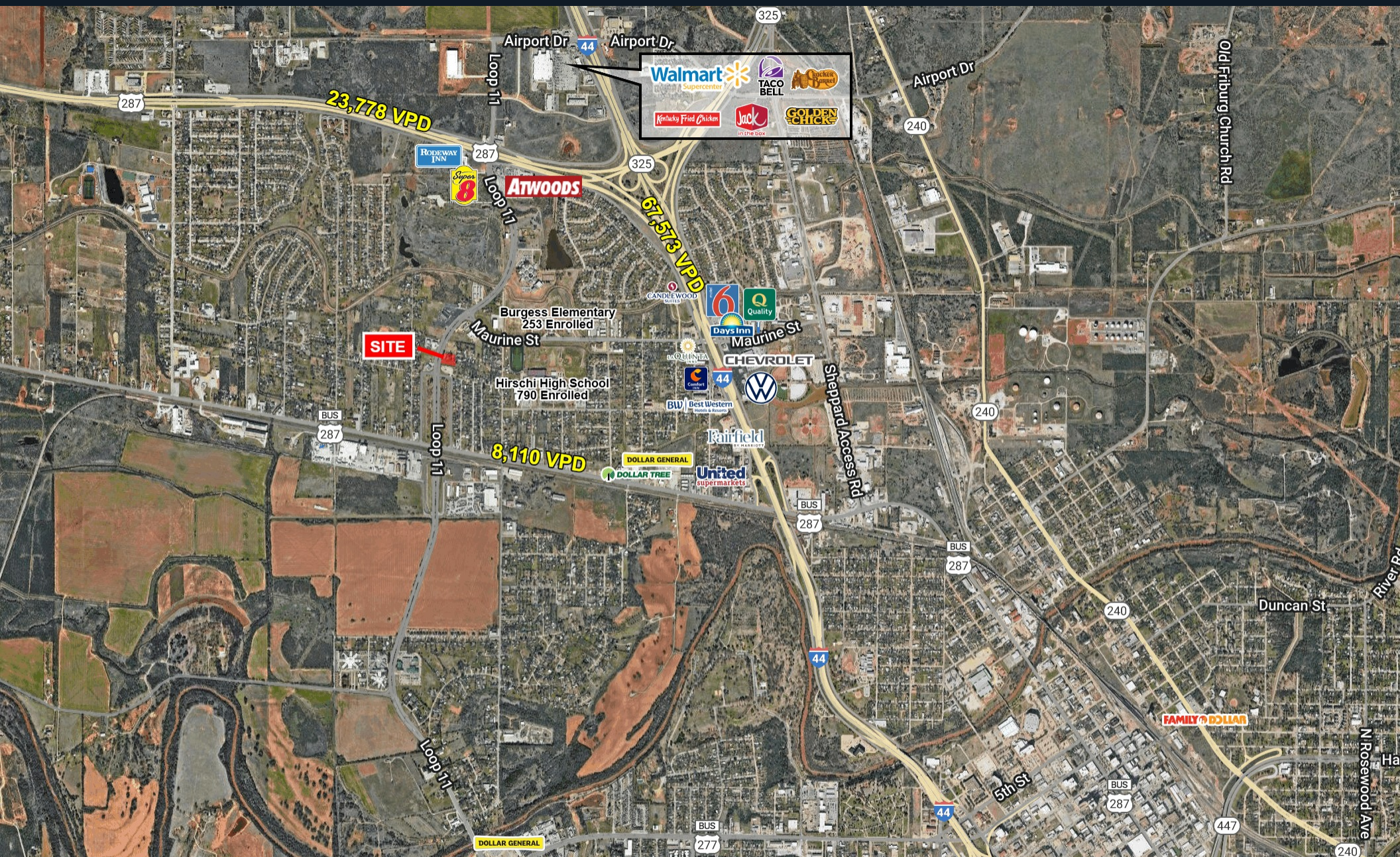
## GROWING MARKET

Wichita Falls, located along the vibrant SH-287 corridor with proximity to key metro areas like Fort Worth, is attracting significant commercial investment. Amazon is adding a 125,000-square-foot logistics facility, and Westlake Pipe & Fittings is expanding with a new 190,000-square-foot pipe manufacturing facility. Notable employers in the Wichita Falls trade area include Atmos Energy, Howmet Aerospace, Owens Corning, American National Bank & Trust, Pratt & Whitney, U.S. Air Force, United Supermarkets and others.



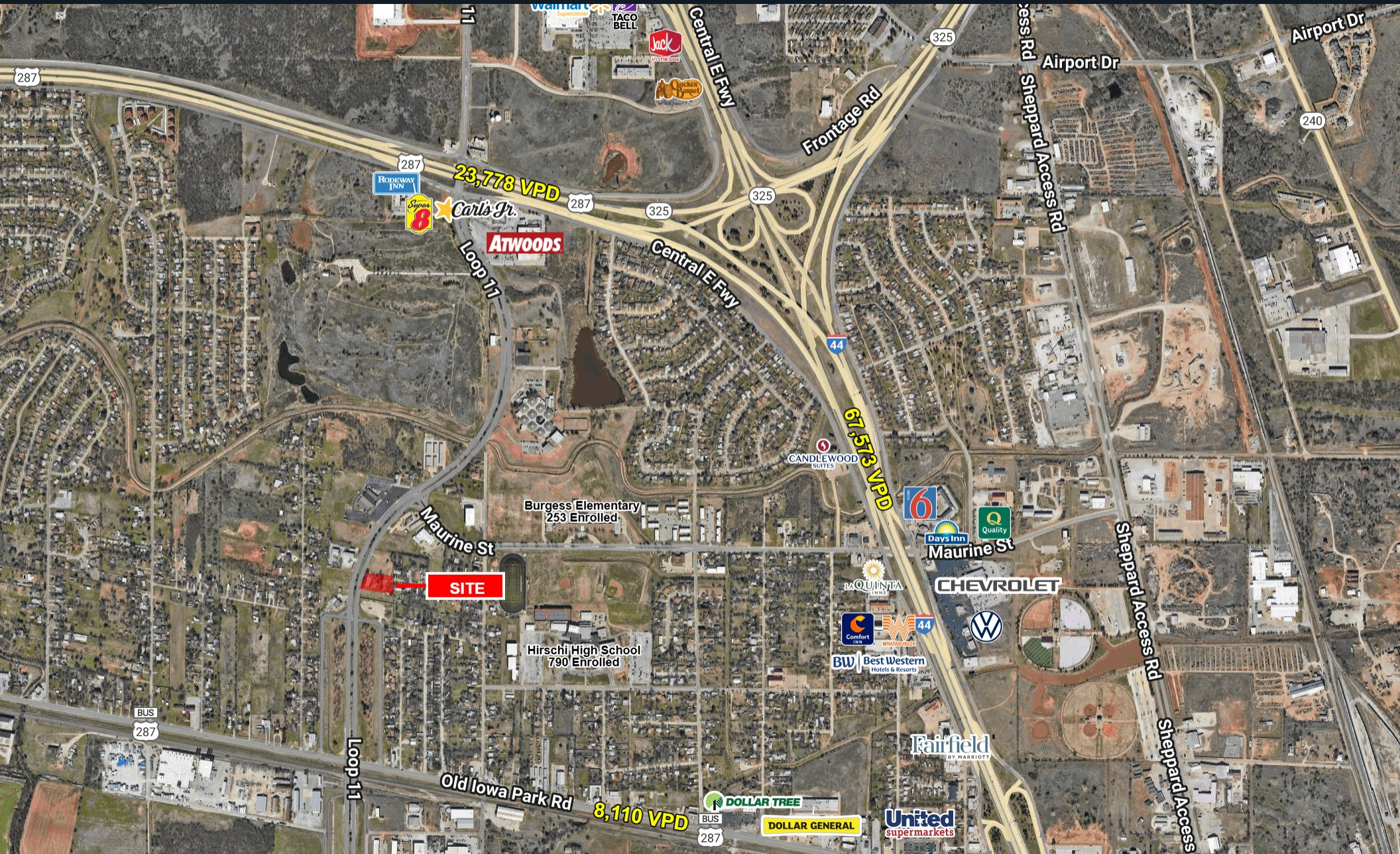


# MACRO AERIAL





## MICRO AERIAL



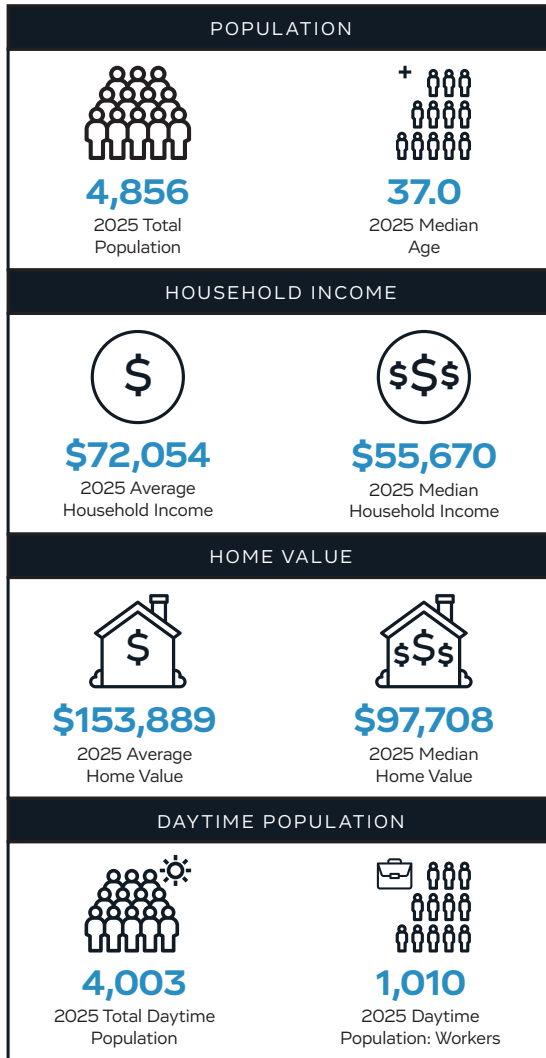


1211 TX-11 LOOP | WICHITA FALLS, TEXAS

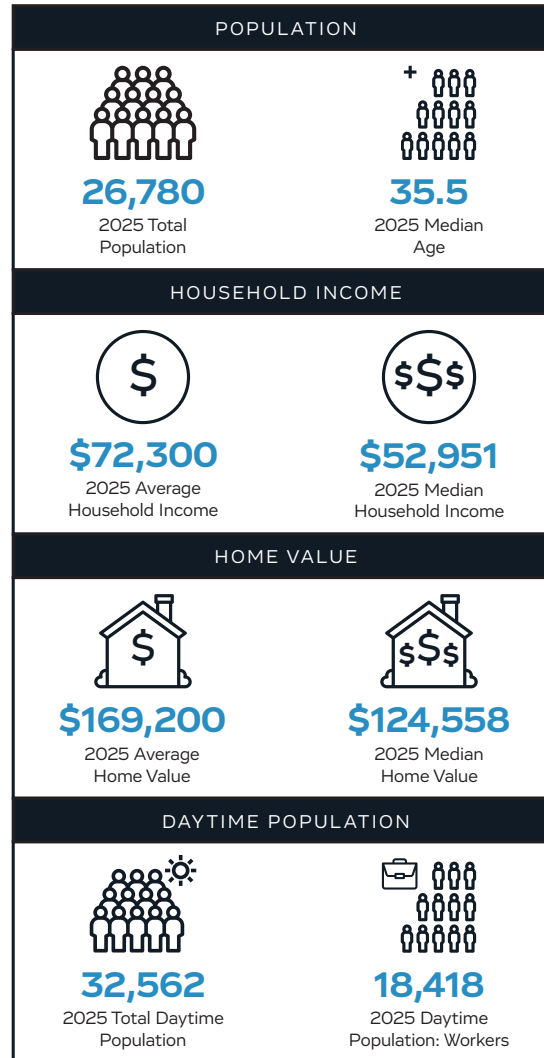


# DEMOGRAPHICS

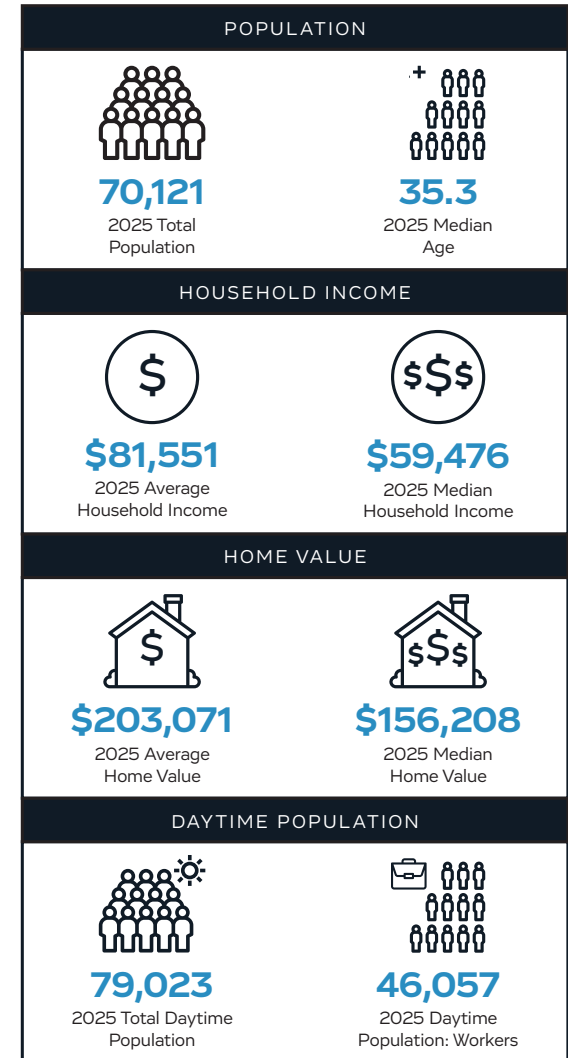
## 1 MILE



## 3 MILE



## 5 MILE





PRESENTED BY:



**MICHELLE CAPLAN**

EXECUTIVE VICE PRESIDENT

[mcaplan@weitzmangroup.com](mailto:mcaplan@weitzmangroup.com)

214.720.6661



**KEVIN BUTKUS**

SENIOR VICE PRESIDENT

[kbutkus@weitzmangroup.com](mailto:kbutkus@weitzmangroup.com)

214.720.6683

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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.



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Michelle Weitzman Caplan

Sales Agent/Associate's Name

464232

License No.

mcaplan@weitzmangroup.com

Email

(214) 720-6661

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Kevin Butkus

Sales Agent/Associate's Name

678298

License No.

kbutkus@weitzmangroup.com

Email

(214) 720-6683

Phone

Buyer/Tenant/Seller/Landlord Initials

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