

LOCATION:

4319 Kemp Boulevard
Wichita Falls, Texas 76308

AVAILABLE:

Fully Leased!!

DESCRIPTION:

- Located in the heart of Wichita Falls retail hub
- Across from Sikes Mall
- Join **petco**  **SPEC'S**  & **SHOE DEPT. ENCORE** 
- Adjacent to **TARGET** 
- Excellent visibility and easy access
- Pylon signage available
- Near Midwestern State University (5,330 students enrolled) and Vernon College (1,117 students enrolled)
- Approximately 79 feet of frontage and 159 foot depth

TRAFFIC COUNTS:

Kemp Blvd: 22,455 VPD north of site (TXDOT 2021)
Kemp Blvd: 16,901 VPD south of site (TXDOT 2020)
Southwest Pkwy: 25,411 VPD (TXDOT 2021)

DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2022 Population	11,101	60,769	81,155
Daytime Population	15,530	58,631	88,932
Average HH Income	\$75,110	\$80,684	\$77,291

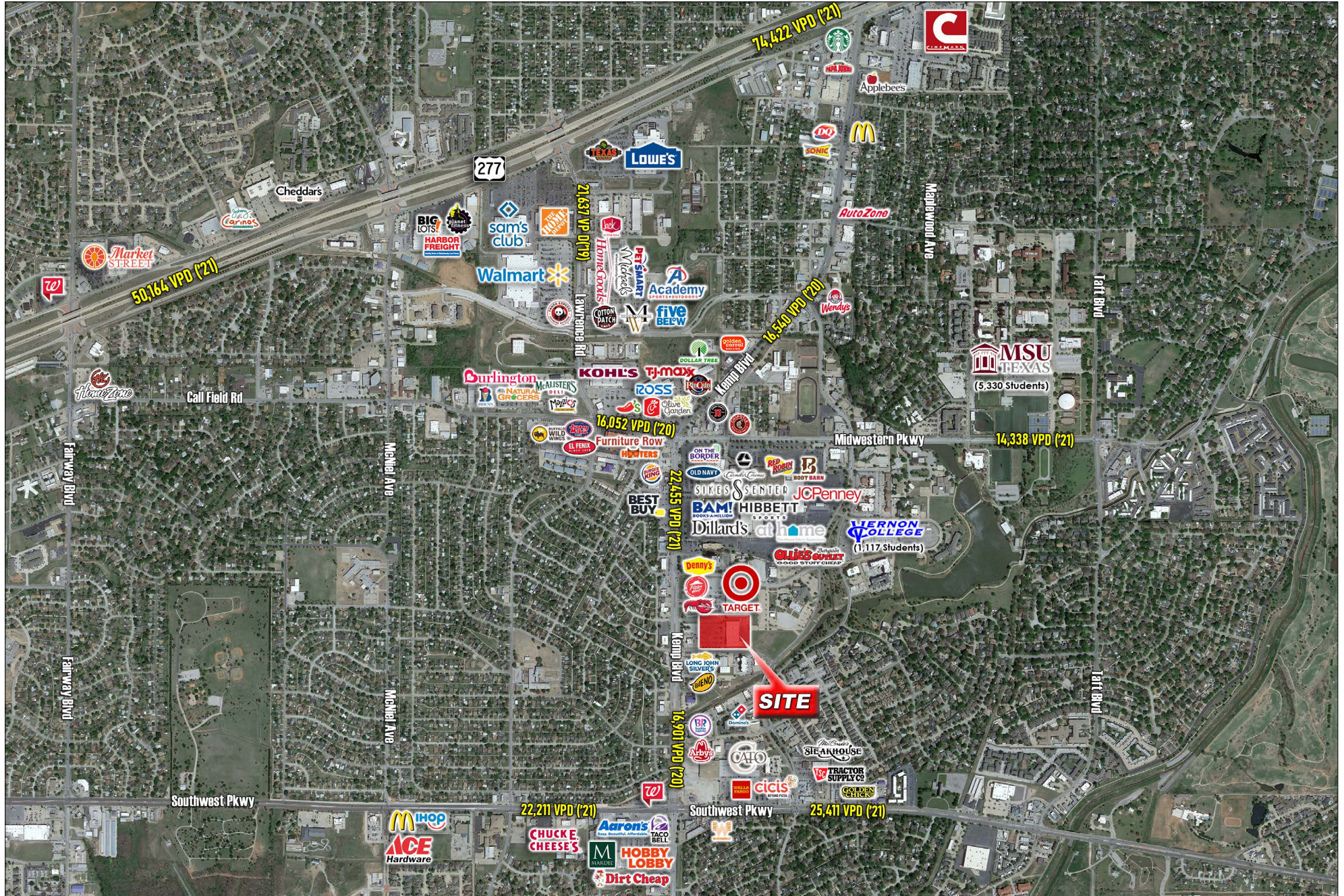




PYLON SIGNAGE

TARGET CENTER - 100% LEASED

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Wichita Falls has successfully diversified its economy to include manufacturing, teleservices, government, medical services, and regional retail activities in addition to the more typical North Texas industries of agriculture, oil, and gas production.

Top 5 communities with highest THAI (Texas Housing Affordability Index)

1. Garland 2.55
2. Paris 2.47
3. Sherman-Denison 2.25
- 4. Wichita Falls 2.2**
5. Palestine 2.17

Source: real estate center at Texas AM University

Largest Employers

<u>Employer</u>	<u>Product</u>	<u>Employees</u>
Sheppard Air Force Base	Military	10,015
Wichita Falls ISD	Public School System	1,925
North Texas State Hospital-2 locations	MHMR Hospital	2,071
United Regional Healthcare System	Med/Surg Hospital	1,739
City of Wichita Falls	City Government	1,175
Midwestern State University	Degree + University	1,297

Located in the heart of Wichita Falls, Sheppard Air Force Base is the largest U.S. Air Force training base in the nation. It is the most diversified in Air Education and Training Command, and is home to the 82nd Training Wing and 80th Flying Training Wing.

Regional Trade Area

The City of Wichita Falls is the economic hub of a 60 mile radius trade area, populated by an estimated 379,404 people. Of that population, an estimated 240,000 are currently in the workforce, and look to Wichita Falls for their employment, shopping, entertainment, educational, cultural, and healthcare needs. The largest community within 100 miles, Wichita Falls boasts a larger retail trade than a community of its size would normally enjoy.