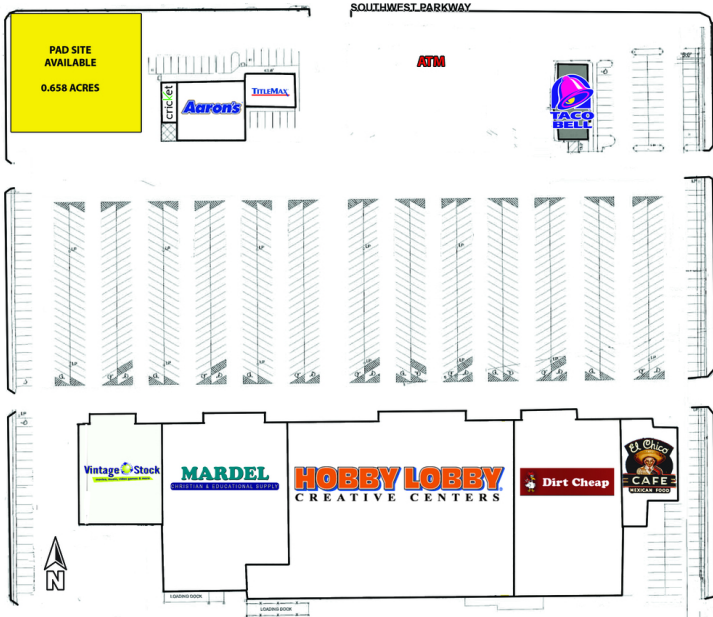


HOBBY LOBBY PLAZA

2805 Southwest Parkway, Wichita Falls, TX 76308



RETAIL PAD SITE AVAILABLE

Pad Site Available:

0.658 Acres
(28,760 SF)

Lease Rate:

Negotiable

Lot Size:

13.22 Acres

Building Size:

143,880 SF

Cross Streets:

Southwest Parkway & Kemp Blvd

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

Retail at this center is home to Mardel, Hobby Lobby, Dirt Cheap, El Chico Cafe, Vintage Stock, Cricket, Aaron's and TitleMax.

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.

Ideally located on the hard corner of the property with easy access and ideal visibility.

042319

KARLEEN KRYWUCKI

Retail Specialist

kkrywucki@priceedwards.com

405.843.7474

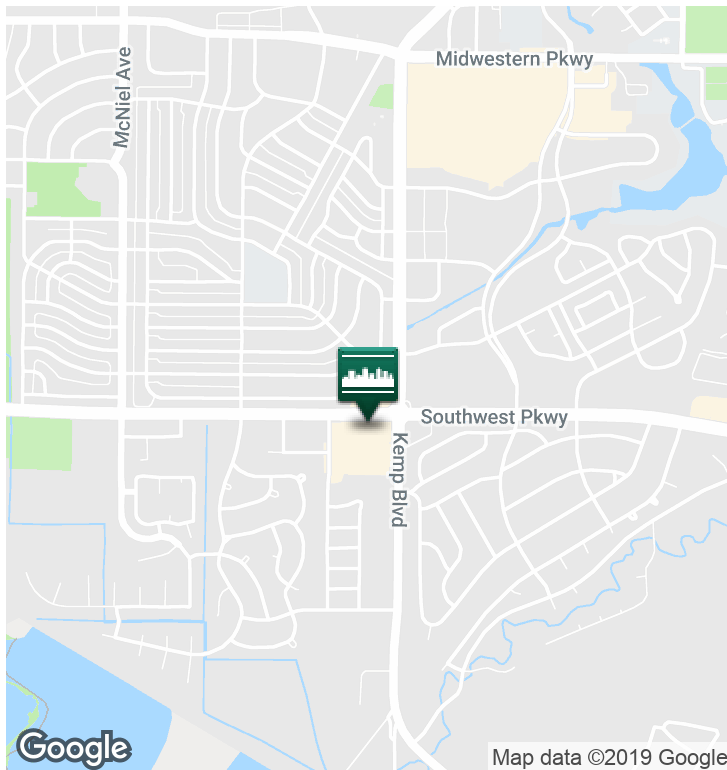
210 Park Ave, Suite 700, Oklahoma City, OK 73102

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.

HOBBY LOBBY PLAZA

2805 Southwest Parkway and Kemp Blvd, Wichita Falls, TX 76308



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
-------------------	-----------	--------

KARLEEN KRYWUCKI

Retail Specialist

kkrywucki@priceedwards.com

405.843.7474

210 Park Ave, Suite 700, Oklahoma City, OK 73102

priceedwards.com