

**ALL FIELDS DETAIL**



**MLS #** 183943 **Class** COMMERCIAL  
**Asking Price** \$189,900 **Status** ACTIVE  
**Address** 3904 SHEPPARD ACCESS ROAD **Type** Other  
**Building Area** 1001-2000  
**Address 2** **Location** Free Standing  
**City** Wichita Falls **Sale/Rent** For Sale  
**State** TX **IDX Include** Y  
**Zip** 76306  
**County** Wichita  
**Area** 20 W Falls Northwest



**GENERAL**

|   |                                   |                                   |   |
|---|-----------------------------------|-----------------------------------|---|
| <b>Number of Buildings</b>                | 2                                 | <b>Price Per SqFt</b>             |   |
| <b>Agent</b>                              | DANA H ROSS GENTRY - 940-733-3376 | <b>Listing Office 1</b>           | RE/MAX ELITE GROUP - Main: 940-264-2500     |
| <b>Listing Agent 2</b>                    |                                   | <b>Listing Office 2</b>           |   |
| <b>List Team</b>                          |                                   | <b>Agent License Number</b>       | 668846                                      |
| <b>Broker License Number</b>              | 9000980                           | <b>Code</b>                       | Fixed                                       |
| <b>Owners Name</b>                        | Danny Foix                        | <b>Agreement</b>                  | Exclusive Right to Sell                     |
| <b>Listing Date</b>                       | 6/28/2026                         | <b>Expiration Date</b>            | 6/30/2027                                   |
| <b>Legal: Lot</b>                         | 1                                 | <b>Legal: Block</b>               | 1   |
| <b>Old Lot, Block</b>                     |                                   | <b>Legal Addition</b>             | CHAMBLES S/D A-344 - T. C                   |
| <b>Tax ID</b>                             | 123742                            | <b>Subdivision Abbreviation</b>   | Not Applicable                              |
| <b>Lot Size/Total Land Area</b>           | .35                               | <b>Total Monthly Rent</b>         |   |
| <b>Remaining Lease Term (Mo)</b>          |                                   | <b># Parking Spaces</b>           | 30  |
| <b>SqFt Improvements</b>                  |                                   | <b># of Units in Building</b>     | 2   |
| <b>Present Use</b>                        | Car lot                           | <b>Projected Use</b>              | Car lot, RV Park, Paint & Body shop, Office |
| <b>Gross Income per Year</b>              |                                   | <b>Utilites per Year</b>          |   |
| <b>Insurance per Year</b>                 |                                   | <b>Bldg Rent/SF/Year</b>          |   |
| <b>Excluded Property</b>                  | All personal property             | <b>Title Company</b>              | Landmark                                    |
| <b>Builder Name</b>                       |                                   | <b>Total SQFT</b>                 | 1984  |
| <b>Source</b>                             | ADO                               | <b>Survey Available Y/N</b>       | No  |
| <b>Title Co. When Last Sold</b>           |                                   | <b>Option Expiration Date</b>     |   |
| <b>Possible Short Sale Y/N</b>            |                                   | <b>ADA Compliant Y/N</b>          |   |
| <b>ADO SQFT</b>                           |                                   | <b>Off Market Date</b>            |   |
| <b>Associated Document Count</b>          | 0                                 | <b>Cumulative DOM</b>             | 10  |
| <b>Cumulative DOMLS</b>                   |                                   | <b>VOW Include</b>                | Yes   |
| <b>VOW Address</b>                        | Yes                               | <b>VOW Comment</b>                | Yes   |
| <b>VOW AVM</b>                            | Yes                               | <b>Search By Map</b>              |   |
| <b>Tax ID</b>                             |                                   | <b>Update Date</b>                | 6/28/2026                                   |
| <b>Status Date</b>                        | 6/28/2026                         | <b>HotSheet Date</b>              | 6/28/2026                                   |
| <b>Price Date</b>                         | 6/28/2026                         | <b>Input Date</b>                 | 6/28/2026 7:16 PM                           |
| <b>Original Price</b>                     | \$189,900                         | <b>Security System Y/N</b>        | No  |
| <b>Lot Dimensions</b>                     |                                   | <b>Lot Acreage</b>                |   |
| <b>Security System Type</b>               |                                   | <b>Client Hit Count</b>           | 0   |
| <b>Geocode Quality</b>                    | Exact Match                       | <b>Picture Count</b>              | 4   |
| <b>Days On Market</b>                     | 10                                | <b>Price Per SQFT</b>             | \$95.72                                     |
| <b>Sold Price Per SQFT</b>                |                                   | <b>Input Date</b>                 | 6/28/2026 7:16 PM                           |
| <b>Update Date</b>                        | 6/28/2026 7:24 PM                 | <b>Unique Property Identifier</b> |   |
| <b>RESO Universal Property Identifier</b> |                                   | <b>Floor Plans Count</b>          | 0   |
| <b>Floor Plans Update Date</b>            |                                   |                                   |   |

**FEATURES**

|                                      |                                       |                                |  |
|--------------------------------------|---------------------------------------|--------------------------------|--|
| <b>VACANT/SHOW</b><br>Vacant         | <b>HEATING</b><br>Central FA Electric | <b>NUMBER/STORIES</b><br>One   | <b>MISCELLANEOUS</b><br>Tenant Pay Utilities |
| <b>DOOR SIZE</b><br>10 Ft High       | <b>SEWER</b><br>City Sewer            | <b>PARKING</b><br>Parking Lot  | <b>ZONING DISTRICT</b><br>General Comm       |
| <b>INTERIOR WALLS</b><br>Sheet Rock  | <b>FLOORS</b><br>Concrete Slab        | <b>TYPE/BUSINESS</b><br>Office |  |
| <b>EXTERIOR</b><br>Metal Fabrication | <b>ROOFING</b><br>Metal               | Service Station                |  |
| <b>COOLING</b>                       |                                       | Service Bldg                   |  |
|                                      |                                       | <b>UTILITIES AVAIL</b>         |  |

---

**FEATURES**

Central Electric

Electric  
City Water  
City Sewer

---

**DIRECTIONS**

Directions

---

**PUBLIC REMARKS**

**Public Remarks** Bring your business to one of the area's most visible locations! This versatile commercial property is an excellent opportunity for a new or used car dealership, auto repair shop, boat sales, powersports dealership, or other auto-related business. Located just outside of Sheppard Air Force Base, the property benefits from high daily traffic counts and high visibility for any business. The property features 2 offices, workshop, and covered parking with plenty of room to grow. For sale or lease. Call today!

---

**AGENT ONLY REMARKS**

Agent Only Remarks

---

**INTRAOFFICE REMARKS**

Intraoffice Remarks

---

**SOLD STATUS**

Sold Price

Contract Date

Selling Agent 1

Selling Office 1

Sell Team

Amount Financed

Interest Rate

Sellers Concessions

How Sold

Closing Date

Selling Agent 2

Selling Office 2

Non-Member Selling Agent

Non-MLS Selling Office

Sellers Points

Leasing Notes

Sale Closed At

---

**ADDITIONAL PICTURES**