

FOR SALE

# FOR SALE or FOR LEASE

2200 5th Street  
Wichita Falls, TX 76301

**\$1.29M**  
PRICE

## 940 Realty

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# Executive Summary

2200 5th Street · Wichita Falls, TX 76301

PRICE  
\$1,290,000

PRICE/SF  
\$42.12

For Sale or For Lease is a versatile commercial warehouse offering 30,625 sq ft of functional space. Property features approx. 1,771 sq ft of office space, 28,854 sq ft of warehouse space, 2 dock high doors, 1 dock low door and 1 ramp/drive in dock door, 30+ parking spots, making it ideal for distribution, manufacturing or logistics operations. Located on a high traffic intersection of Business Highway 277, 4 blocks from Interstate 44. Property sits on 2.48 acres with extra land perfect for a stackyard. Owner financing available. Annual average daily traffic count per TxDot website for 2026 is 9,490 vehicles. Zoned General Commercial. \$4.50/sq ft per year plus CAM, taxes, insurance and utilities.

## PROPERTY DATA

|                     |                                      |  |
|---------------------|--------------------------------------|--|
| Property Type       | Industrial, Warehouse, Manufacturing |  |
| Zoning              | General Commercial                   |  |
| Total Building SqFt | 30,625                               |  |
| Year Built          | 1955                                 |  |
| Lot Size (Acres)    | 2.48                                 |  |
| County              | Wichita                              |  |
| Parcel ID           | 124340                               |  |
| Frontage            | 251'                                 |  |
| Parking Size        | 30+ Spaces                           |  |
| Lot Size (SF)       | 108,029                              |  |
| Levels              | 1                                    |  |
| Units               | 1                                    |  |
| Bathrooms           | 4 total (2 Mens, 2 Womens)           |  |
| Construction        | Cinder Block with Brick Veneer       |  |
| Tax Year            | 2026                                 |  |

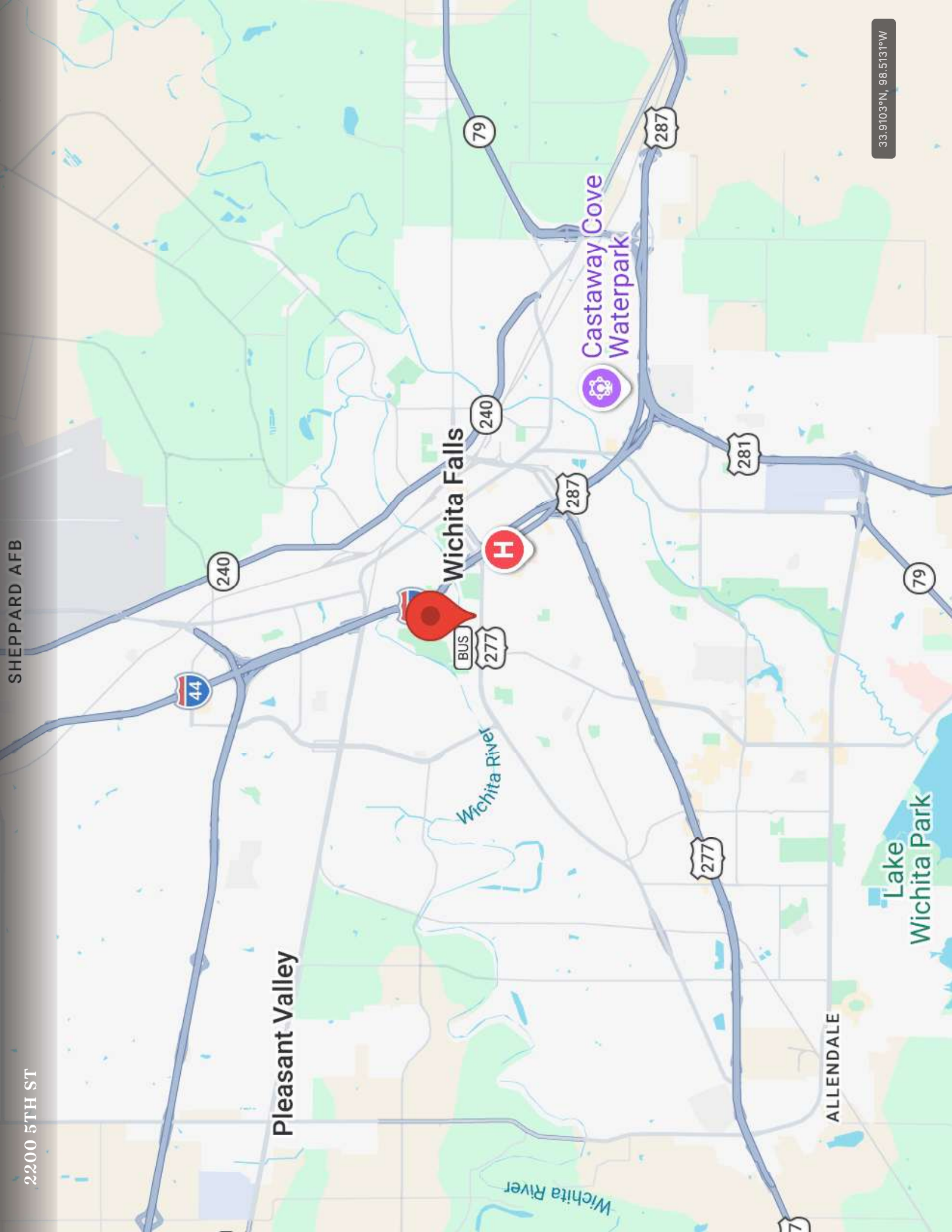
## Investment Highlights

Multiple grade-level dock doors and drive-in access points provide the loading flexibility required by modern distribution, manufacturing, and logistics tenants.

Zoned General Commercial, the property permits a wide array of industrial uses including manufacturing, warehousing, distribution, assembly and additional outdoor storage.

### PROPERTY SNAPSHOT

|                                                                                                |             |
|------------------------------------------------------------------------------------------------|-------------|
|  Asking Price | \$1,290,000 |
|  Price/SF     | \$42.12     |
|  Building SF  | 30,625      |
|  Year Built   | 1955        |
|  Lot Size     | 2.48        |



SHEPPARD AFB

2200 5TH ST

Pleasant Valley

Wichita Falls

Wichita River

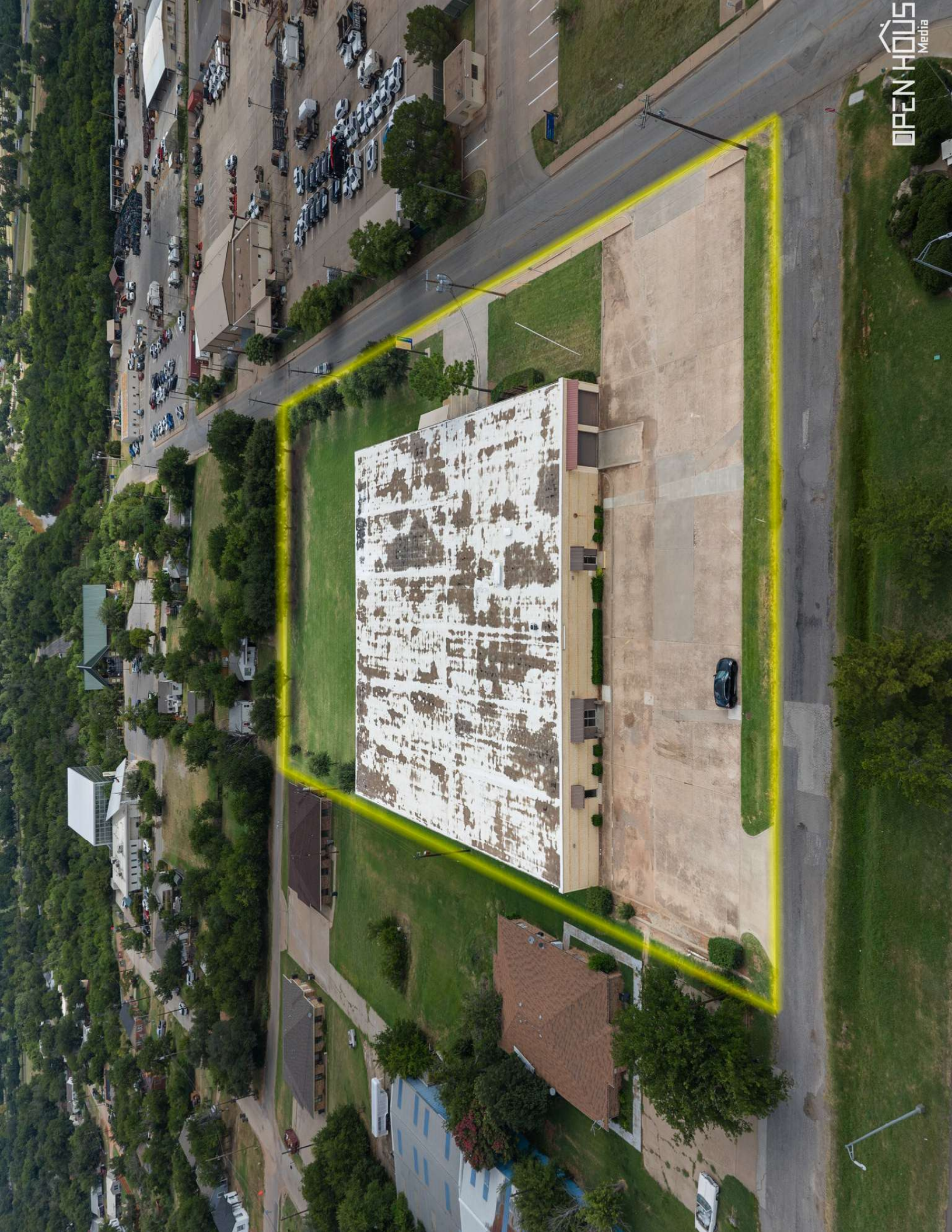
Wichita River

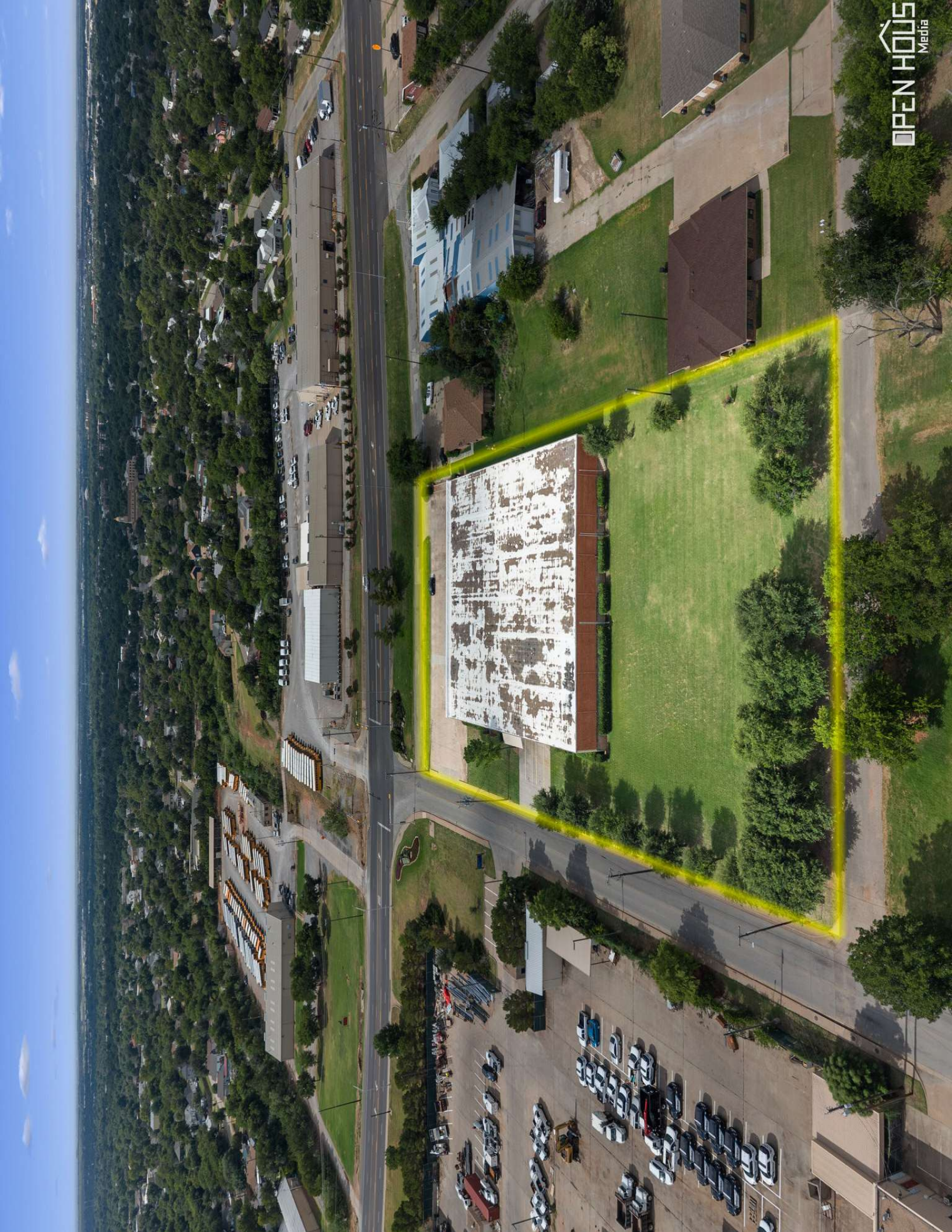
Castaway Cove  
Waterpark

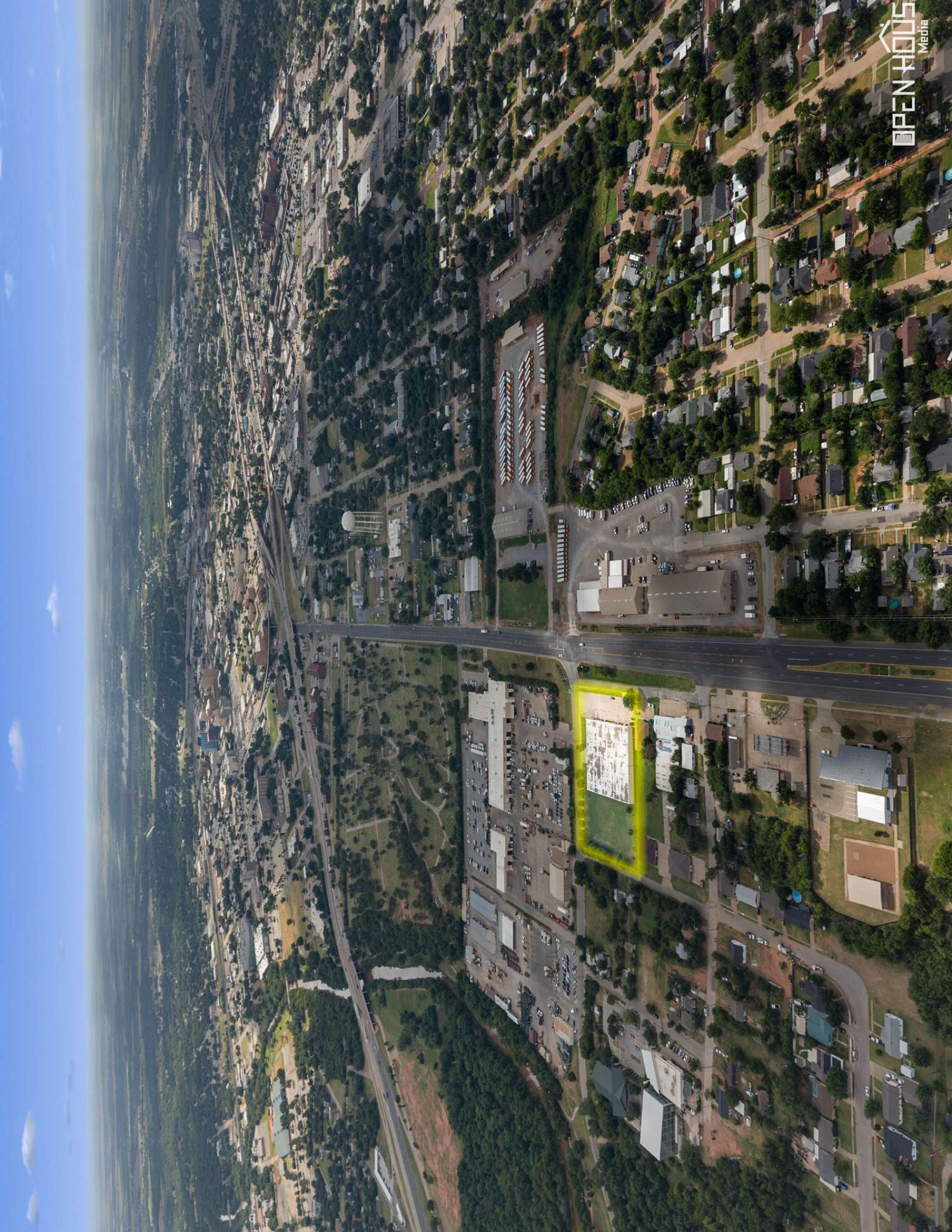
Lake  
Wichita Park

ALLENDALE

33.9103°N, 98.5131°W



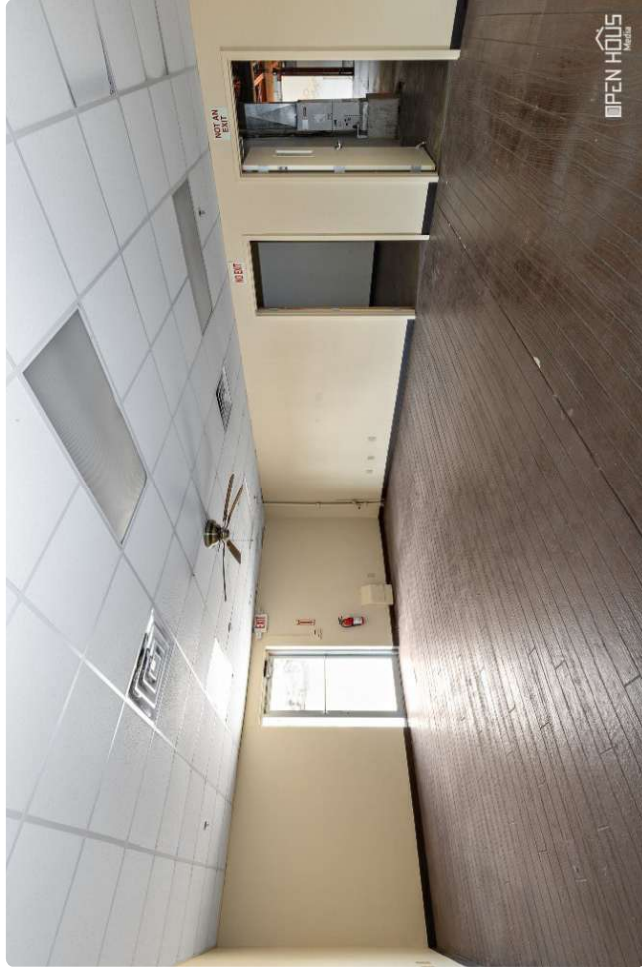




## Exterior Photos



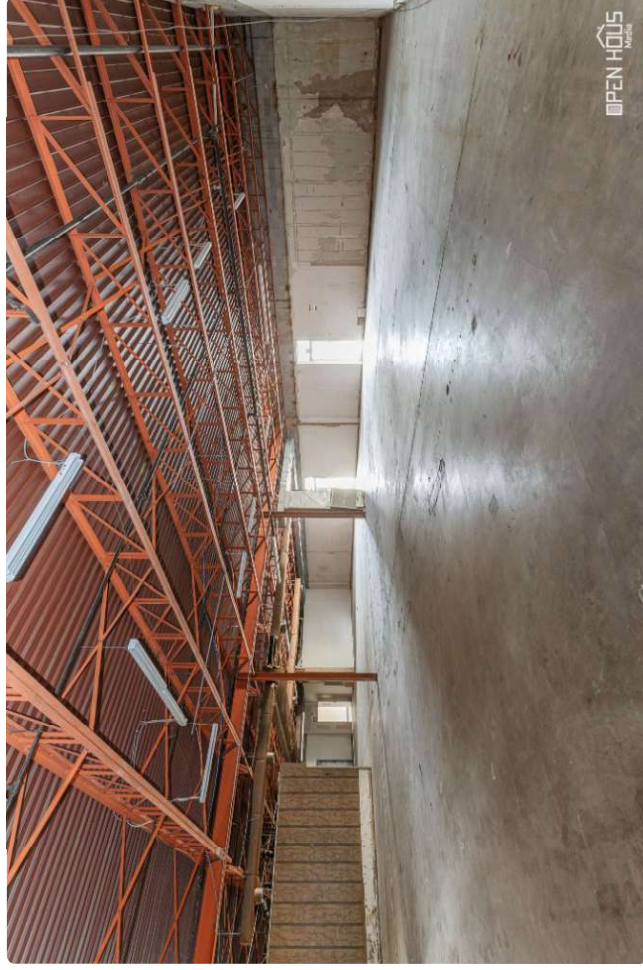
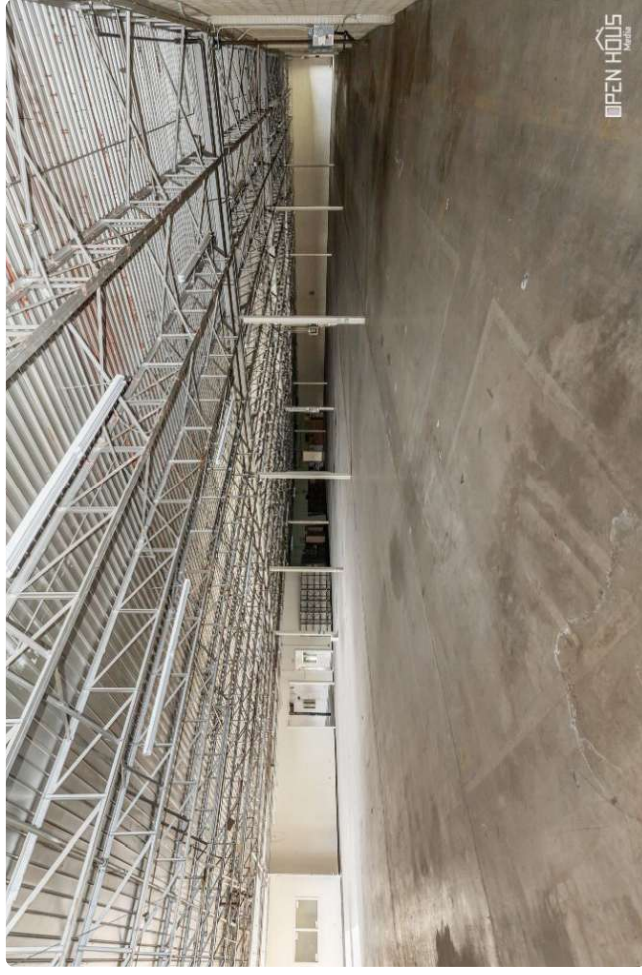
## Office Interior Photos



## Warehouse Photos



## Warehouse Photos



# Market Overview

## Market Overview: Wichita Falls, TX

Wichita Falls is a city in and the county seat of Wichita County, Texas, United States. It is the principal city of the Wichita Falls metropolitan statistical area, which encompasses all of Archer, Clay, and Wichita Counties. According to the 2020 census, it had a population of 102,316, making it the 43rd-most populous city in Texas.

Wichita Falls is home to Midwestern State University, enrolling more than 5,500 students and Vernon College, enrolling more than 2,800 students.

Wichita Falls is about 15 miles south of the border with Oklahoma, 115 mi northwest of Fort Worth , and 140 mi southwest of Oklahoma City.

According to Wichita Falls Chamber of Commerce, the top employers in the city are: Sheppard Air Force Base, Wichita Falls Independent School District, United Regional Health Care System, Midwestern State University, Arconic - Howmet Areospace, North Texas State Hospital, Vitro Architectural Glass Plant and Texas Department of Criminal Justice - James V. Allred Prison Unit.



### KEY FACTS

|            |                |
|------------|----------------|
| Population | 104,553        |
| Area       | 72.2 sq mi     |
| Elevation  | 948 ft         |
| Time Zone  | UTC-06:00      |
| County     | Wichita County |
| State      | Texas          |

### DEMOGRAPHIC SNAPSHOT

| 1-MILE RADIUS    |          |
|------------------|----------|
| Population       | 7,040    |
| Median HH Income | \$45,801 |
| Households       | 2,977    |

| 5-MILE RADIUS    |          |
|------------------|----------|
| Population       | 45,445   |
| Median HH Income | \$55,542 |
| Households       | 18,040   |

| 5-MILE RADIUS    |          |
|------------------|----------|
| Population       | 87,858   |
| Median HH Income | \$63,015 |
| Households       | 34,945   |

Source: ESRI / ArcGIS Business Analyst

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◆  
EXCLUSIVELY OFFERED BY



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