



MISSILE RD

BURKBURNETT RD

MISSILE RD

**SITE**

**SITE**

MISSILE RD



**SHEPPARD  
AIR FORCE BASE**

BURKBURNETT RD

**RANGE**  
REALTY ADVISORS

**5400 BURKBURNETT RD  
WICHITA FALLS, TX 76306**

# PROPERTY OVERVIEW



## LOCATION

5400 Burkburnett Rd  
Wichita Falls, TX 76306



## ACREAGE

Gross: ±7.65  
Net: ±7.05



## ZONING

General Commercial



## PROPOSED USE

Commercial / Multifamily / Self-Storage



## UTILITIES

Water: To Site  
Sewer: To Site



## ISD

Burkburnett ISD



## VPD

Burkburnett Rd: ± 6,259  
Missile Rd: ± 4,860



SHEPPARD  
AIR FORCE BASE

9TH AVE



**SHEPPARD  
AIR FORCE BASE**

BURBURNETT RD

BURBURNETT RD

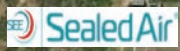
MISSILE RD

**SITE**

LISTED WITH RRA

LISTED WITH RRA

REILLY RD



**CITY VIEW  
JR/SR HIGH SCHOOL**  
± 544 STUDENTS

**PROPOSED  
MIXED USE**

**KIRBY  
MIDDLE SCHOOL**  
± 737 STUDENTS

**KATE BURGESS  
ELEMENTARY SCHOOL**  
± 276 STUDENTS



FM 890

FM 171

FM 890

FM 890

# MARKET OVERVIEW



## SUMMARY

WICHITA FALLS, TEXAS, HAS WITNESSED EXPANSION AND DIRECTED ATTENTION TOWARD THE ATTRACTION AND RETENTION OF BUSINESSES, NOTABLY IN SECTORS LIKE MANUFACTURING, HEALTHCARE, AND TECHNOLOGY. PERSISTENT EFFORTS TO STIMULATE BUSINESS GROWTH AND FOSTER JOB CREATION HAVE BEEN UNDERWAY.

## DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	15,524	26,394	125,010
2029 POPULATION	15,844	27,104	127,697
POP. GROWTH 2024-2029	0.4%	0.5%	0.4%
2024 TOTAL HOUSEHOLDS	4,485	8,750	47,259
MEDIAN HOUSEHOLD INCOME	\$61,680	\$47,582	\$53,627
2024 TOTAL BUSINESSES	456	1,027	6,657
2024 TOTAL EMPLOYMENT	4,856	11,165	61,321



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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.

11-2-2015



## 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**Range Realty Advisors, LLC** License No. **9008180** info@rangerealtyadvisors.com 214-416-8222

Licensed Broker /Broker Firm Name or Primary Assumed Business Name **Dillon Cook** Email **dcook@rangerealtyadvisors.com** Phone **214-416-8223**

Designated Broker of Firm **N/A** License No. **N/A** Email **N/A** Phone **N/A**

Licensed Supervisor of Sales Agent/ Associate **Daniel Batey** License No. **730487** Email **dbatey@rangerealtyadvisors.com** Phone **214-416-8217**

Sales Agent/Associate's Name \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_