

FOR LEASE | PARKER SQUARE SHOPPING CENTER

2901 Kemp Blvd. Wichita Falls, TX 76308

\$19.50/SF/YR + NNN



PRIME CAPITAL
REAL ESTATE GROUP

Stephanie Taylor

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INVESTMENT SUMMARY

Parker Square Shopping Center presents a prime retail leasing opportunity at one of the most prominent intersections in Wichita Falls. Strategically positioned at the signalized corner of Kemp Blvd and Kell Blvd (US Hwy 277/82), the property benefits from exceptional visibility, strong daily traffic counts, and a well-established tenant base.

The center offers multiple suite configurations, including in-line retail and a rare ground lease opportunity, allowing flexibility for a wide range of users. With rental rates at \$19.50/SF/YR + \$4.53 NNN, the asset provides competitive pricing within the market while maintaining institutional-quality tenancy and positioning.

Anchored by national and regional retailers, Parker Square is a dominant community shopping center serving the greater Wichita Falls trade area. The combination of immediate availability, future vacancy options, and strong co-tenancy makes this an ideal opportunity for retailers, service providers, and pad users seeking high-traffic exposure in a supply-constrained submarket.



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SPACE AVAILABILITY

SPACE AVAILABLE	SIZE	RENTAL RATE	AVAILABILITY
2412 Jack St. - 1 st Floor	1,455 SF	\$19.50/SF/YR + \$4.53 (NNN)	Immediate
2912 Garnett Ave - 1 st Floor	4,636 SF	\$19.50/SF/YR + \$4.53 (NNN)	August 1, 2026



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PROPERTY HIGHLIGHTS

- **Premier Retail Location:** Situated at a high-traffic intersection with approximately 25,000 vehicles per day
- **Strong Anchor Tenancy:** Shadow-anchored by major draws including Cinemark, Crunch Fitness, and Jason's Deli
- **Diverse Tenant Mix:** Includes retail, service, medical, and restaurant users driving consistent foot traffic
- **Flexible Leasing Options:**
 - Suite 2412: 1,455 SF – Available Immediately
 - Ground Lease: 4,636 SF – Available August 1, 2026
- **Competitive Lease Structure:** \$19.50/SF/YR + \$4.53 NNN
- **Established Center:** ±94,532 SF community shopping center on ±19.36 acres
- **High Visibility & Access:** Signalized intersection with multiple ingress/egress points
- **Regional Draw:** One of the largest and most trafficked retail centers in Wichita Falls



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LOCATION HIGHLIGHTS

- **Dominant Retail Corridor:** Located along Kell Blvd (US Hwy 277/82), a primary east-west arterial through Wichita Falls
- **High Traffic Exposure:** Strong vehicular counts and daily consumer traffic at a major signalized intersection
- **Surrounding National Retailers:** Nearby presence of brands such as Starbucks, Applebee's, and Texas Roadhouse enhances retail synergy
- **Dense Retail Cluster:** Positioned within the city's primary shopping and dining hub
- **Strong Accessibility:** Excellent connectivity to major thoroughfares and surrounding residential neighborhoods
- **Daytime Population Drivers:** Proximity to employment centers, medical facilities, and service-oriented businesses



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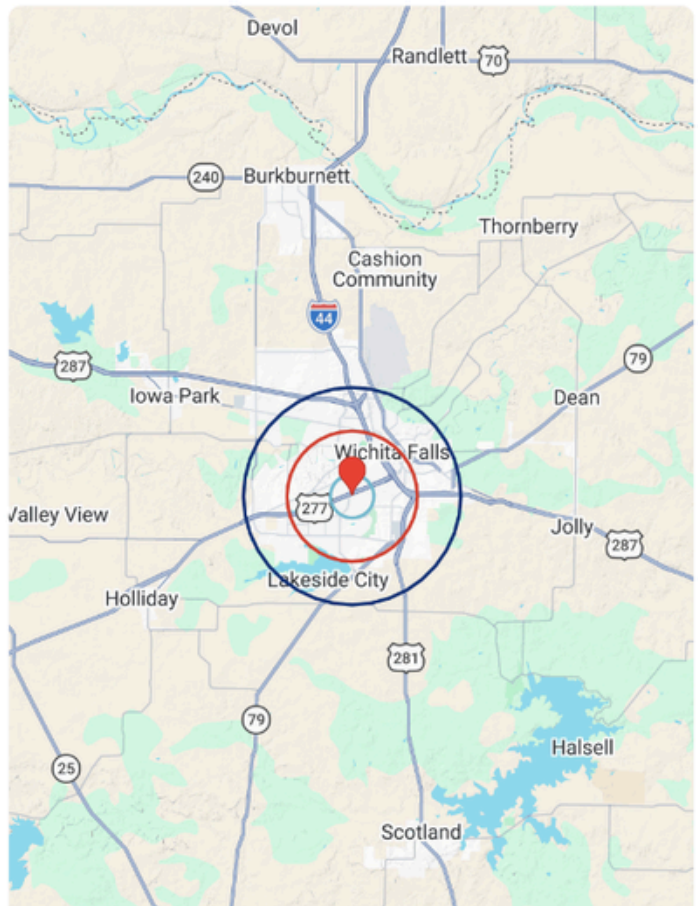
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,382	57,417	86,959
2010 Population	10,679	58,848	89,347
2025 Population	10,080	57,938	88,911
2030 Population	9,865	57,229	88,024
2025-2030 Growth Rate	-0.43 %	-0.25 %	-0.20 %
2025 Daytime Population	10,491	70,683	96,350

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,080	23,700	35,019
2010 Total Households	4,168	24,408	36,179
2025 Total Households	3,783	24,355	36,825
2030 Total Households	3,753	24,406	36,977
2025 Avg. Household Size	2.28	2.26	2.33
2025 Owner Occupied Housing	2,043	14,054	21,761
2030 Owner Occupied Housing	2,080	14,412	22,294
2025 Renter Occupied Housing	1,740	10,301	15,064
2030 Renter Occupied Housing	1,672	9,994	14,683
2025 Vacant Housing	608	3,541	4,984
2025 Total Housing	4,391	27,896	41,809

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	267	2,313	3,769
\$15,000-\$24,999	367	1,930	2,807
\$25,000-\$34,999	440	2,168	3,531
\$35,000-\$49,999	577	3,234	4,873
\$50,000-\$74,999	593	4,223	6,111
\$75,000-\$99,999	535	2,883	4,258
\$100,000-\$149,999	462	4,150	6,322
\$150,000-\$199,999	250	1,868	2,824
\$200,000 or greater	292	1,586	2,329

\$59,881 MEDIAN HH INCOME	\$89,174 AVG HH INCOME
54.0% OWNER OCCUPIED	46.0% RENTER OCCUPIED
13.8% VACANCY RATE	-0.43 % 2025-2030 GROWTH



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ABOUT WICHITA FALLS, TX

Wichita Falls is a regional economic hub in North Texas, serving as the primary retail, healthcare, and employment center for a multi-county trade area extending into Southern Oklahoma. With a population of approximately 100,000+, the city benefits from a stable economic base driven by healthcare, education, manufacturing, and military presence. The local economy is anchored by Sheppard Air Force Base, one of the largest training bases in the country, providing consistent population inflow and economic stability. Wichita Falls also features a strong healthcare network, including United Regional Health Care System, which serves as a major regional employer. The city's retail market is characterized by limited new development, making existing high-quality centers like Parker Square highly desirable. Strong regional draw, favorable cost of living, and steady population trends continue to support retail demand and long-term tenant viability.



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