3901 Sheppard Access Road near Burkburnett Road and Sheppard Access Road, Wichita Falls, TX

Land Size:

58,407 SF (see attached site plan for dimensions)

Building: None

Zoned: GC General Commercial

Legal Description: Part of Lot 2-B, Block 1, Rudolftous Addition

Utilities: At or near the site

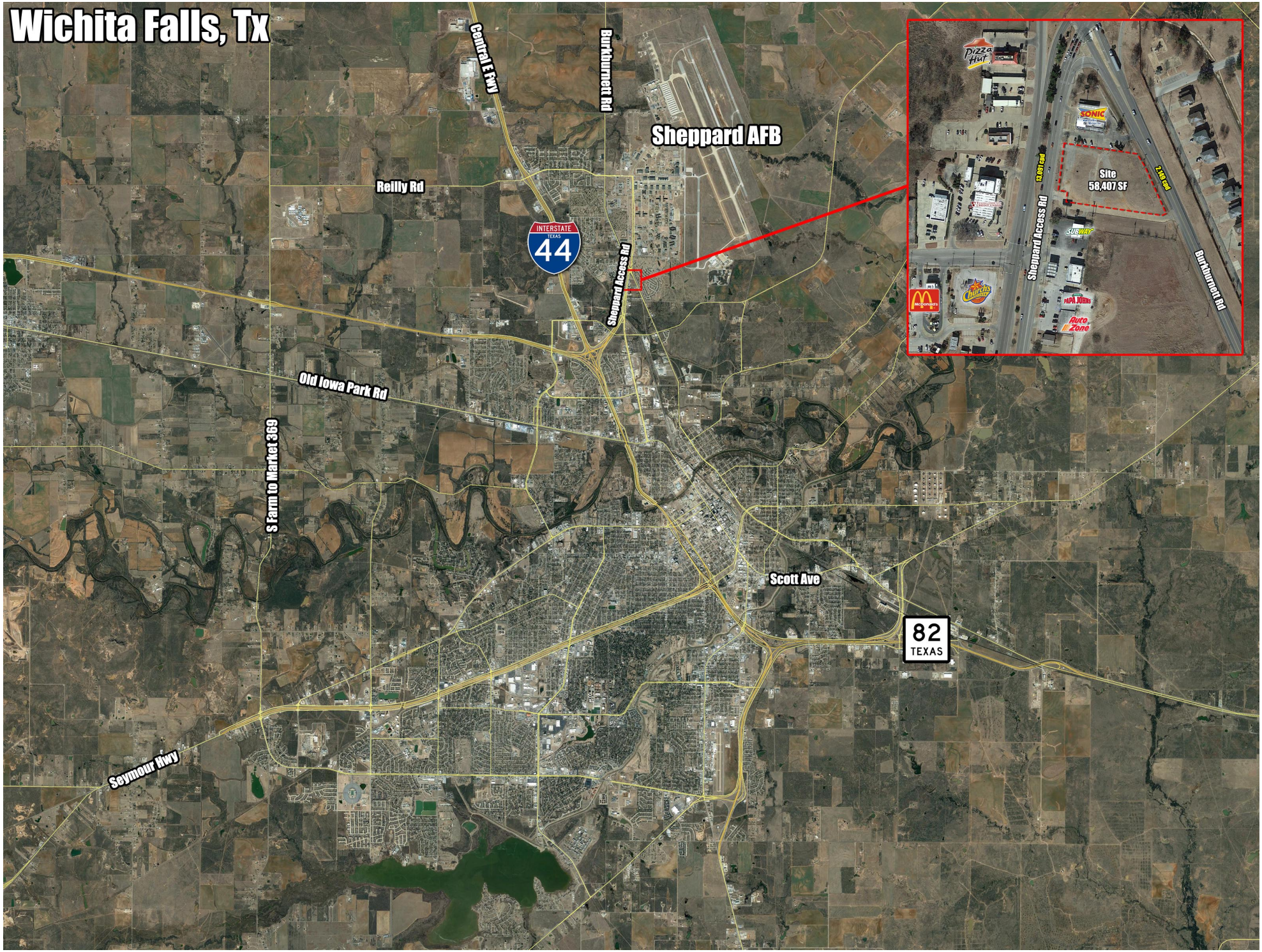
Commission: 3% to the selling broker

Miscellaneous: This site is near Sheppard Air Force Base

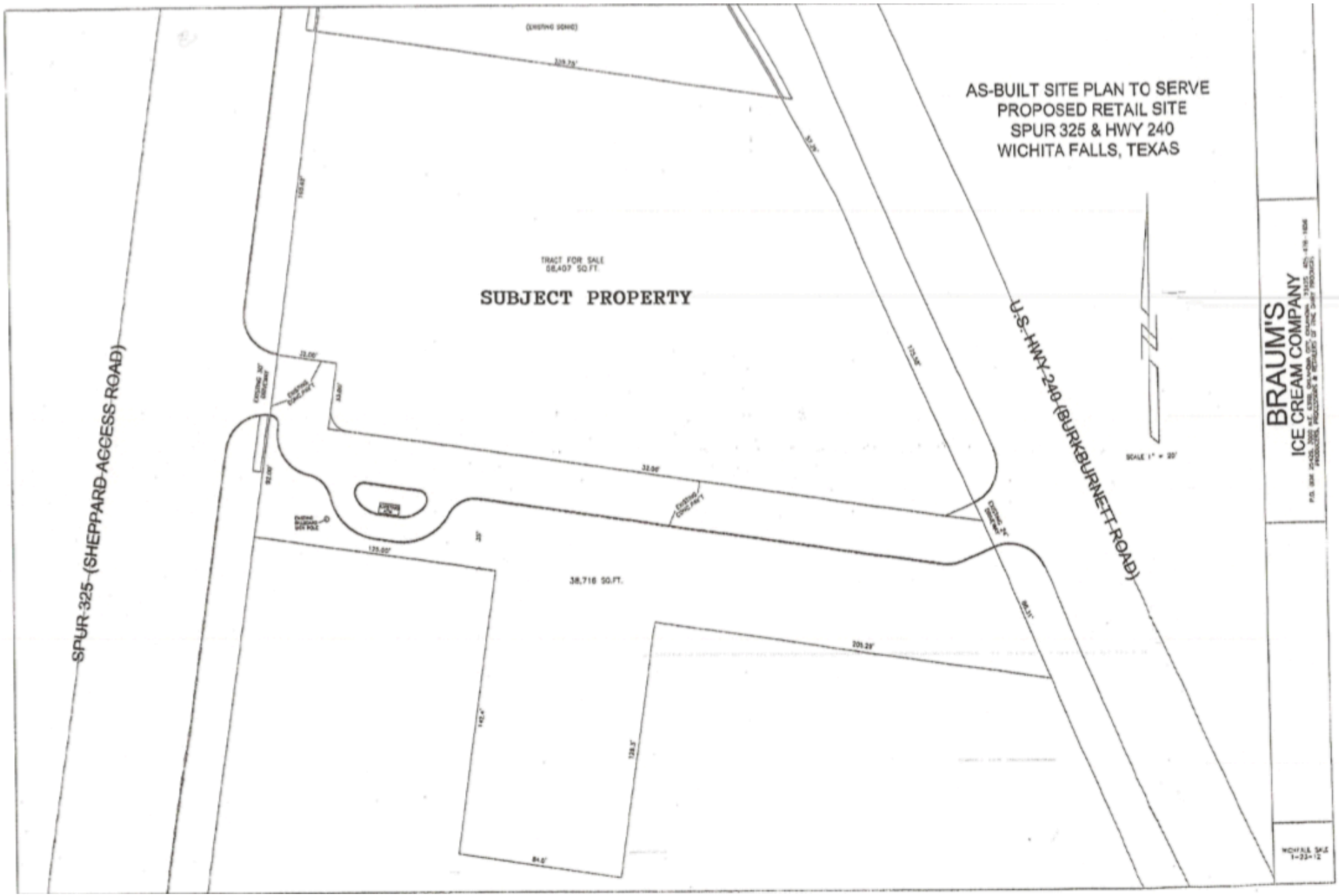
58,407 SF - **$400,000**

Paul Swales | Director of Real Estate
License #140417

Braum's, Inc.
(mobile) 405.420.3212
(email) paul.swales@braums.com
3000 NE 63rd Street, Oklahoma City, OK 73121


Wichita Falls, Tx
Central E Fwy
Burkburnett Rd
Sheppard AFB
Reilly Rd
INTERSTATE
TEXAS
44
Sheppard Access Rd
Old Iowa Park Rd
S Farm to Market 369
Scott Ave
82
TEXAS
Seymour Hwy
Site
58,407 SF
12 Mo cost
2,100 cost
Sheppard Access Rd
Burkburnett Rd
Pizza Hut
SONIC
SUBWAY
McDonald's
Chuck's Chicken
PAPA JOHN'S
AutoZone

Wichita Falls, Tx
Sheppard AFB
Pizza Hut
SONIC
Site
58,407 SF
13,091 cpd
2,149 cpd
Sheppard Access Rd
Burkburnett Rd
Enterprise St
SUBWAY
Texoma Community Credit Union
McDonald's
Church's Chicken
PAPA JOHN'S
AutoZone
O'Reilly Auto Parts
Family Dollar


AS-BUILT SITE PLAN TO SERVE
PROPOSED RETAIL SITE
SPUR 325 & HWY 240
WICHITA FALLS, TEXAS
SUBJECT PROPERTY
TRACT FOR SALE
58,407 SQ.FT.
38,716 SQ.FT.
SPUR 325 (SHEPPARD ACCESS ROAD)
U.S. HWY 240 (BURKBURNETT ROAD)
SCALE 1" = 20'
BRAUM'S
ICE CREAM COMPANY