

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

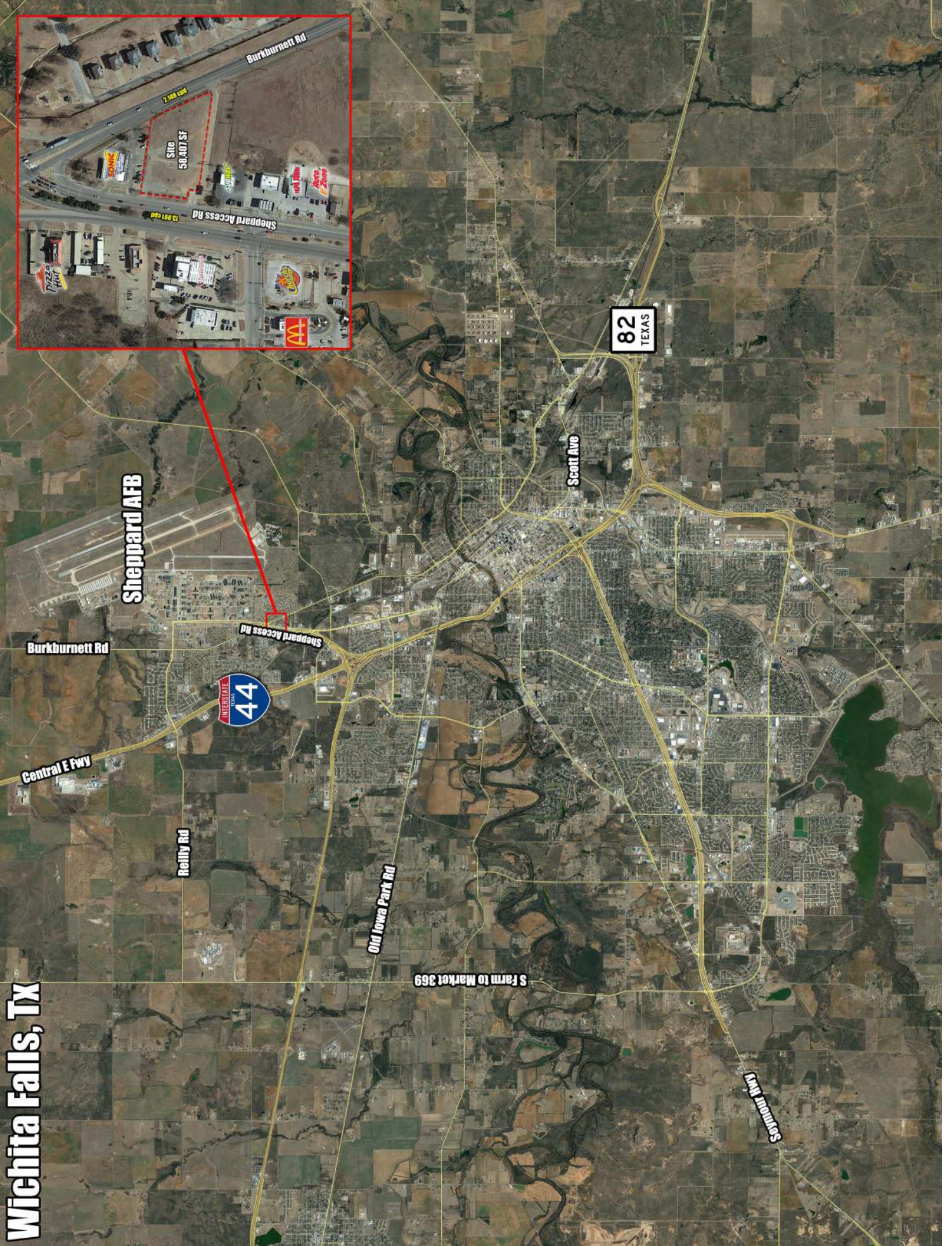
Commission: 3% to the selling broker

Miscellaneous: This site is near Sheppard Air Force Base

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

**Helen Pacione | Director of Real Estate 1710
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Wichita Falls, TX



82
TEXAS

44
INTERSTATE

Sheppard AFB

Burk Burnett Rd

Central Fwy

Reilly Rd

Old Iowa Park Rd

Scott Ave

S Farm to Market 369

S Farm to Market 369

2,300 cnd

Site
58,407 SF

13,001 cnd

Sheppard Access Rd

Sheppard Access Rd

Wichita Falls, TX

Sheppard AFB



2.149 cnd

Site
58,407 SF

13.091 cnd

Burk Burnett Rd

Sheppard Access Rd

Enterprise St

FAMILY DOLLAR

SONIC

SUBWAY

PAPA JOHN'S

Auto Zone

O'Reilly

Pizza Hut

Church's Chicken

McDonald's

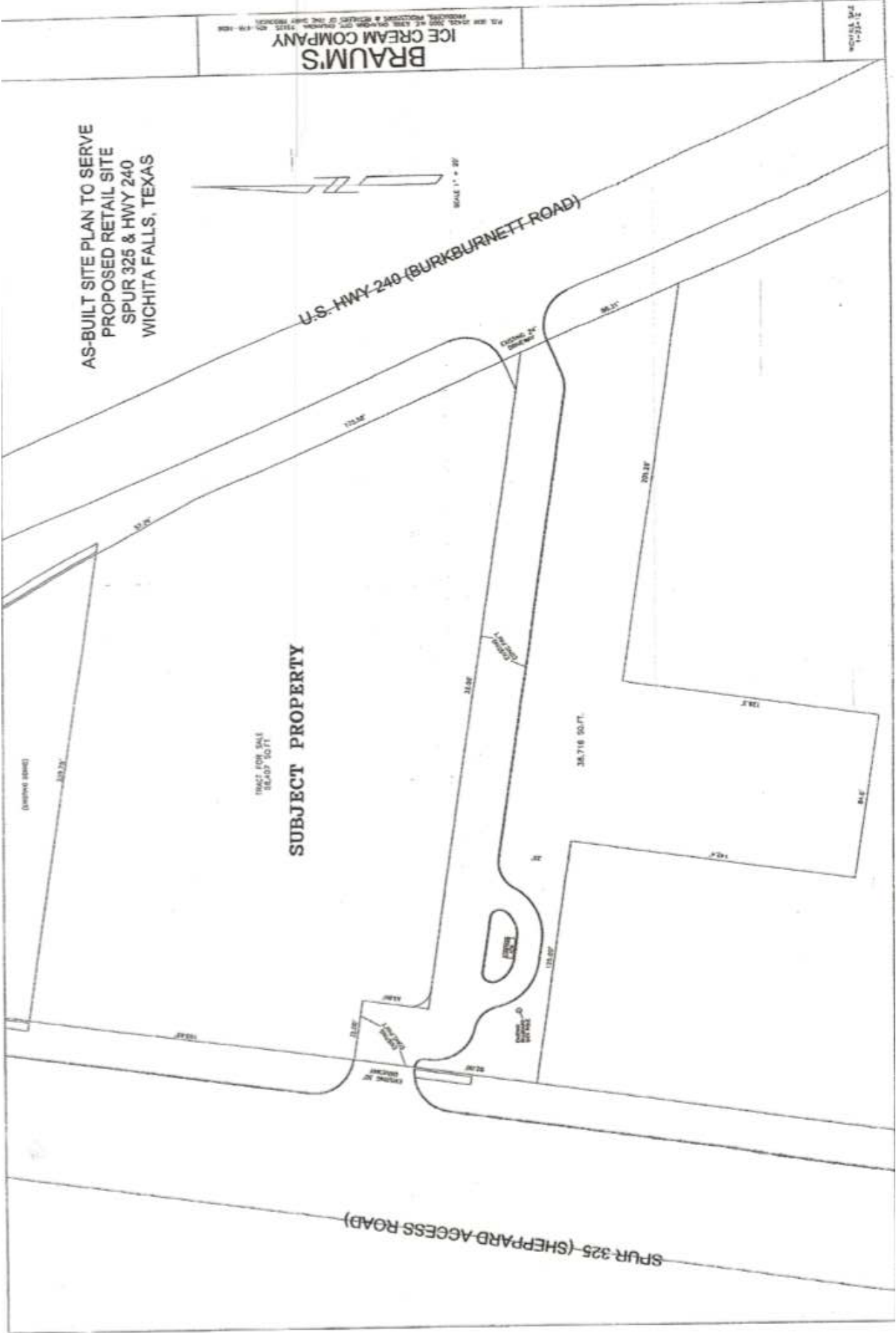
AS-BUILT SITE PLAN TO SERVE
 PROPOSED RETAIL SITE
 SPUR 325 & HWY 240
 WICHITA FALLS, TEXAS



U.S. HWY 240 (BURKBURNETT ROAD)

SUBJECT PROPERTY

TRACT FOR SALE
 38,907 SQ. FT.



SPUR 325 (SHEPPARD-ACCESS ROAD)

BRAUM'S
 ICE CREAM COMPANY