WICHITA FALLS - 9,576 SF AVAILABLE

3127 LAWRENCE RD | , WICHITA FALLS, TX

SEGOVIA PARTNERS



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PROPERTY INFORMATION

LOCATION:

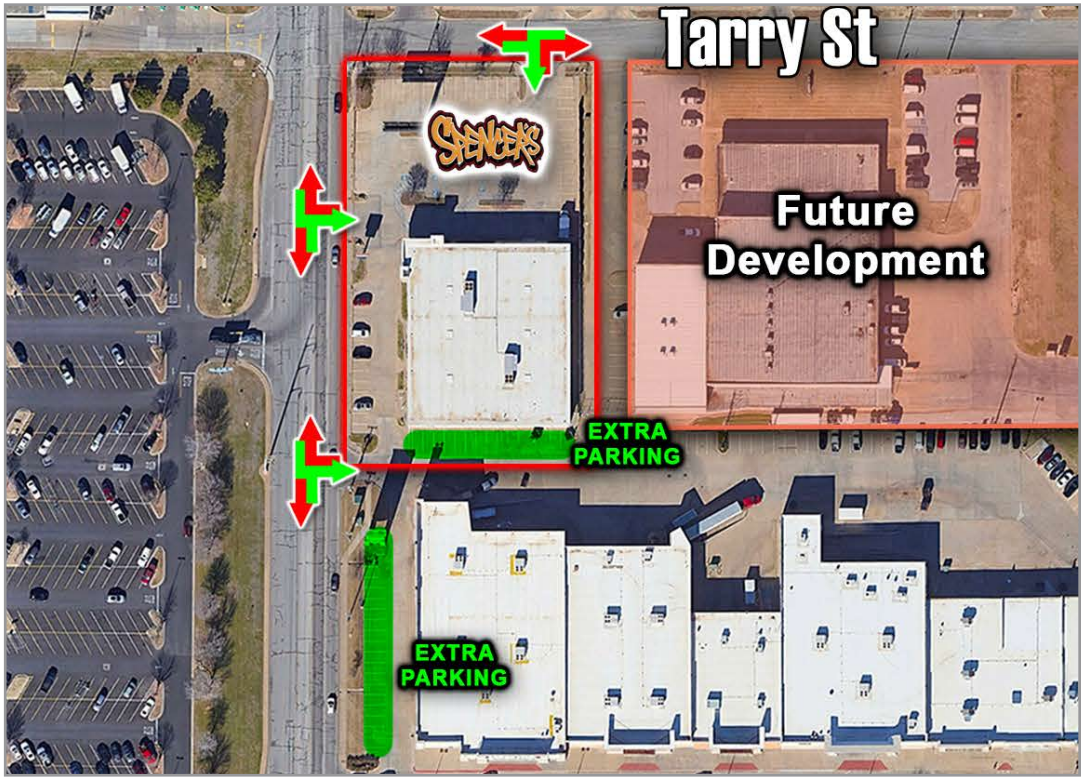
NEC of Lawrence Rd & Maplewood Ave
3201 Lawrence Rd, Wichita Falls, Texas 76308

HIGHLIGHTS:

- 9,576 SF adjacent to brand new SKECHERS
  - Brand new entry doors, glass, side panels, and paint job under new canopy and facade
  - Space has all brand new separated and metered electrical, water, sewer, gas, and 100 tons of HVAC
- Strategically positioned regional hub capturing both Texas and Oklahoma consumer traffic
- Wichita Falls is ±150 miles from Dallas and is the largest city between Dallas & Oklahoma
- Home to Sheppard Air Force Base, the largest training base in the U.S. Air Force
- Prime Lawrence Rd retail corridor anchored by Walmart, Academy, Ulta, Michaels & more
- High cross shopping synergy with nearby national and specialty retailers
- Central Wichita Falls location with easy access to major arterials and neighborhoods

TRAFFIC COUNTS

US-82: 46,185 VPD
LAWRENCE RD: 16,740 VPD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,781	60,228	88,145
2031 POPULATION	13,652	61,647	93,540
HOUSEHOLDS	3,289	25,623	36,634
AVG HH INCOME	$92,137	$103,460	$96,787

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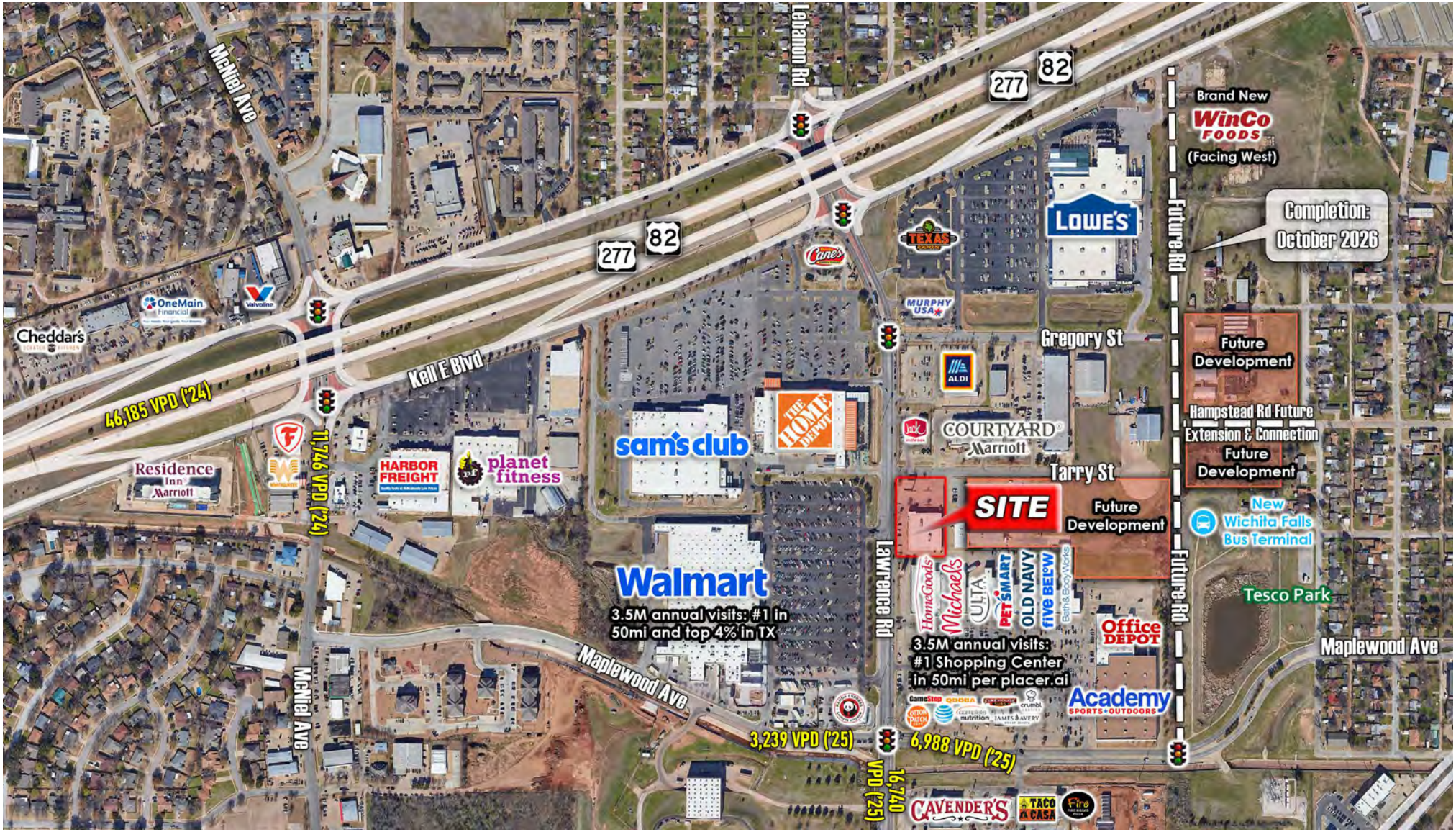
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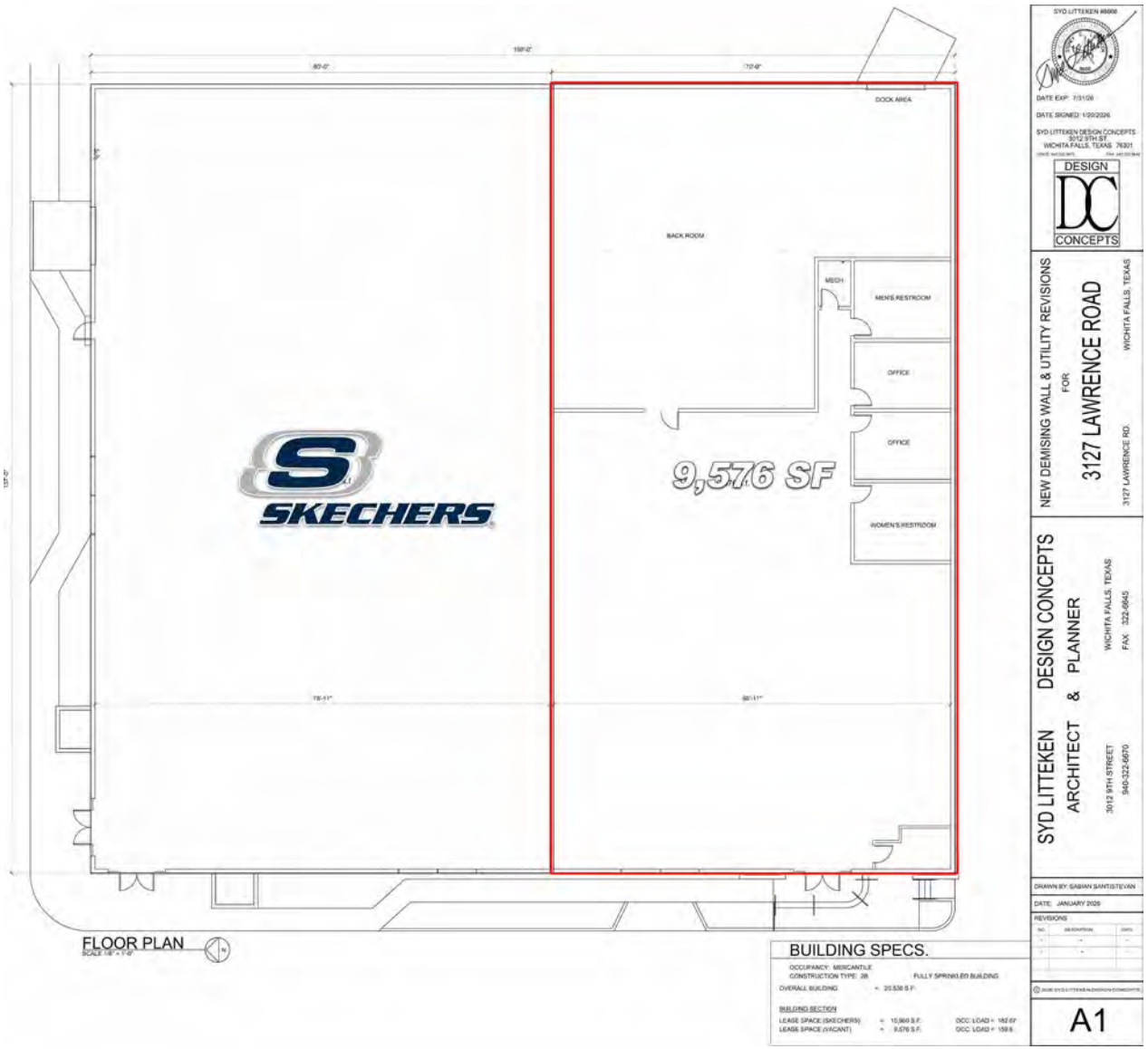
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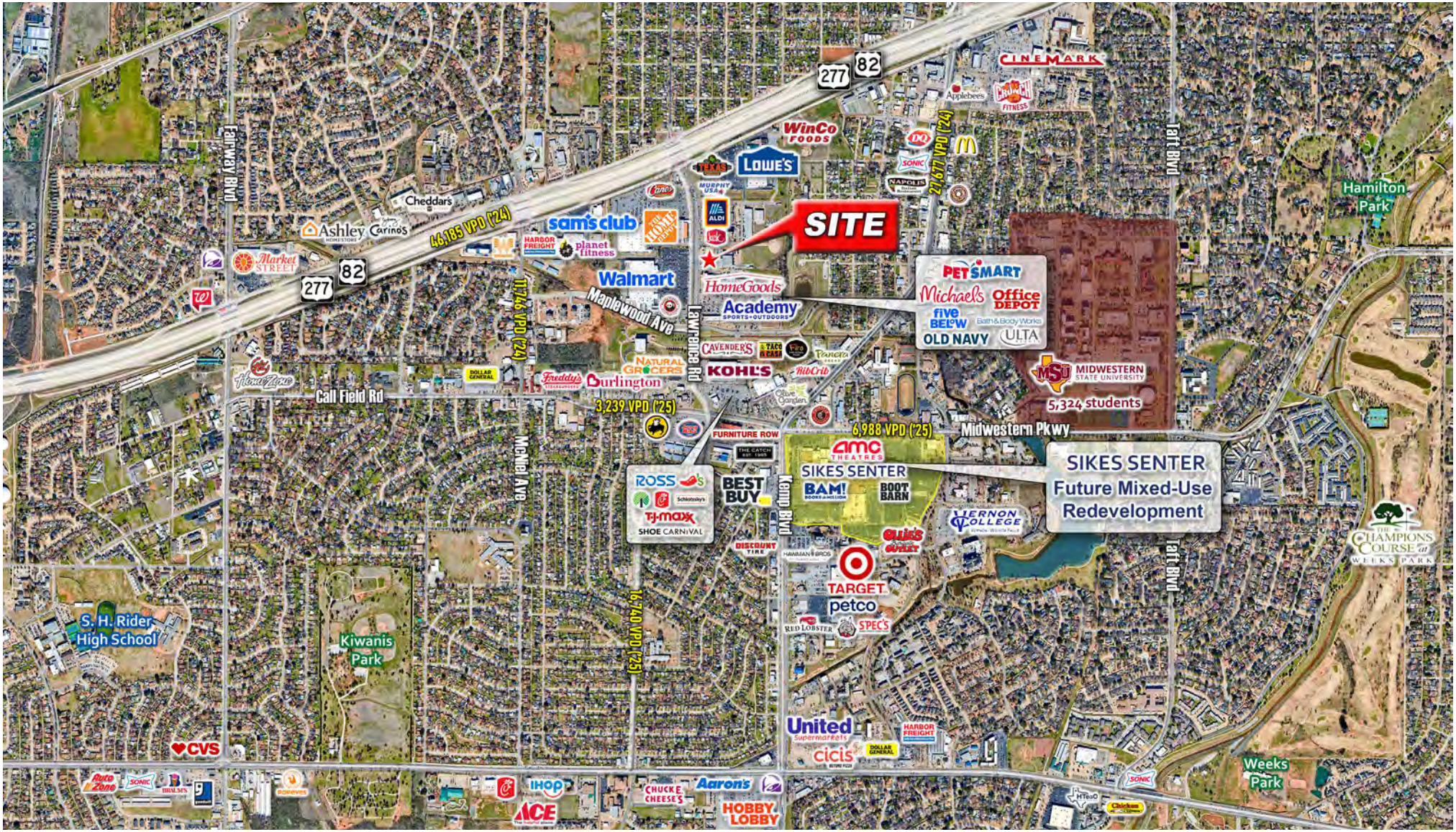
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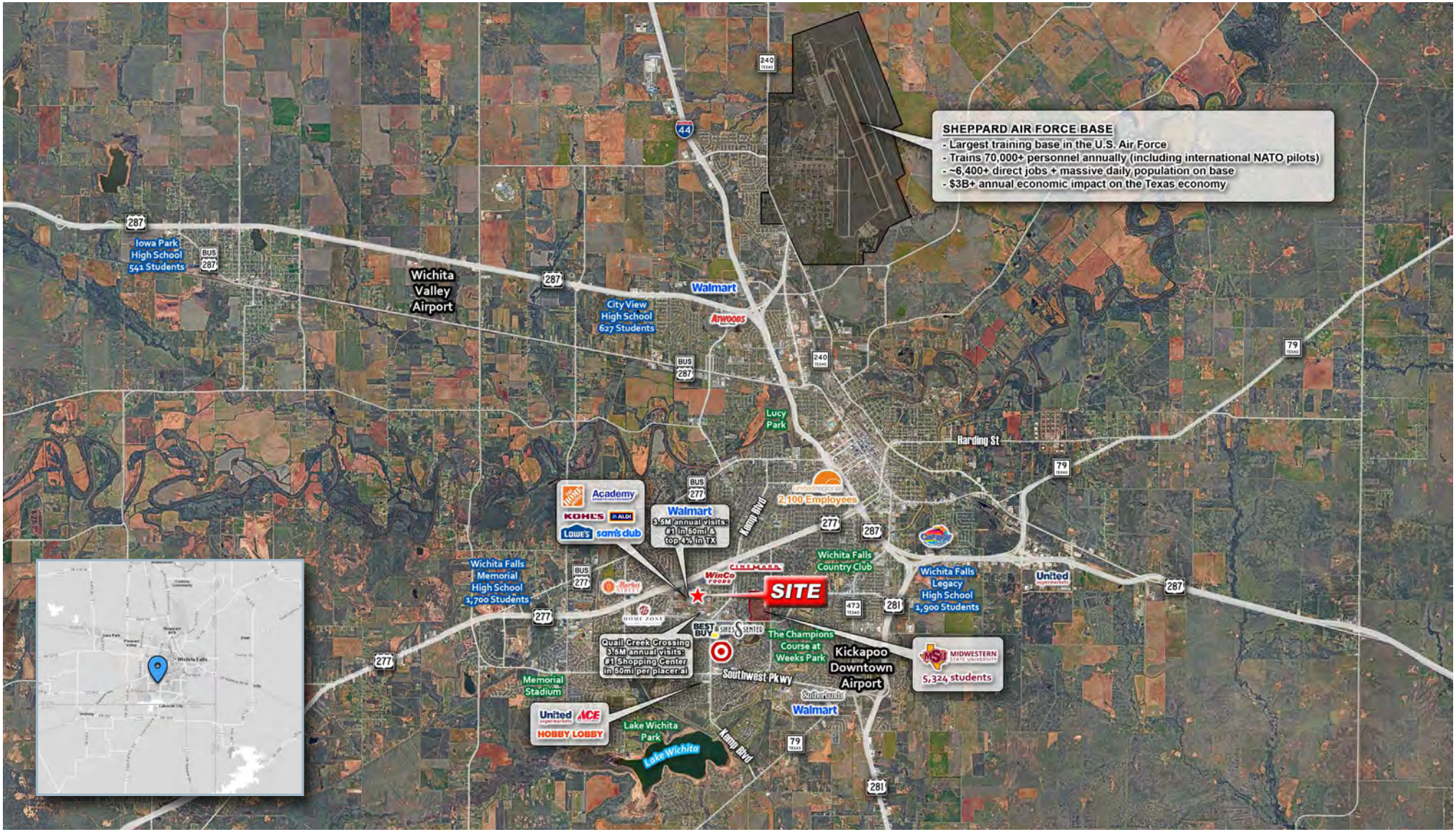
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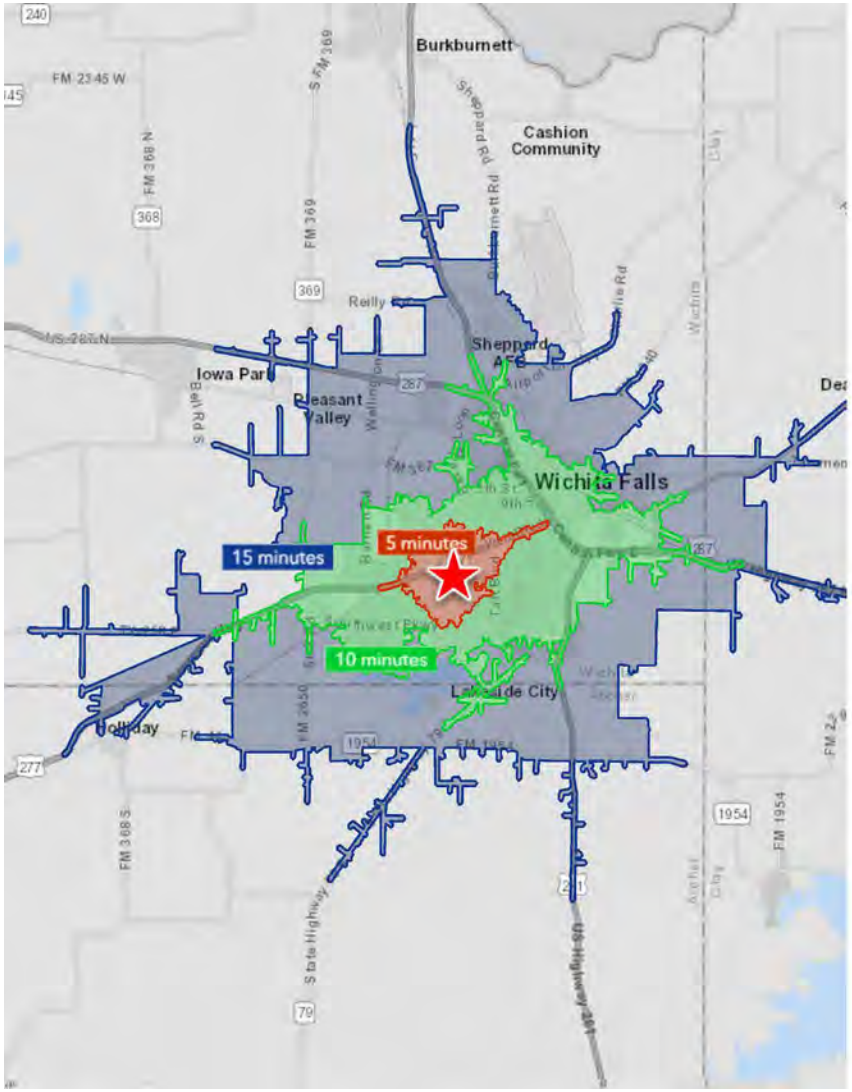
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15 MINUTE DRIVE TIME

Middle Ground
Dominant Tapestry Segment

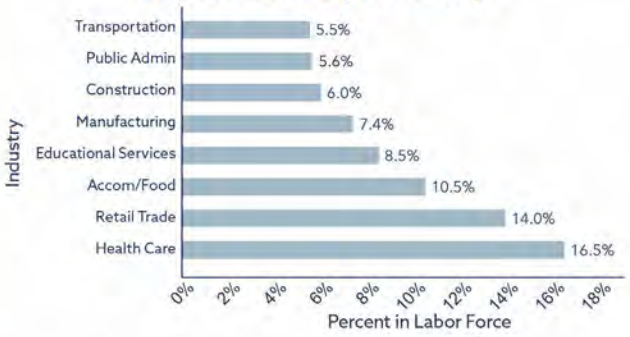
Thirtysomething Millennials: college-educated, urban residents in mixed housing; diverse life stages (single/married, renter/homeowner); mobile-first and always online (entertainment, social media, job search); leisure spend on nightlife, movies, beach, travel, and hiking—offering employers skilled talent and retailers a high-intent audience.

102,500 Population	37.7 Median Age	95,049 Daytime Population
17.4% % Children (Under 15)	19.7% % Seniors (Age 65 +)	37.9% % College Educated
2.3 Average Household Size	$169,900 Average Home Value	$58,500 Average Household Income
4,281 Total Businesses	54,224 Total Employees	4.2% Unemployment Rate

Employment

- 21.0% Services
- 23.5% Blue Collar
- 55.6% White Collar

Labor Force by Industry



© Esri 2025 Source: This infographic contains data provided by Esri (2025), U.S. Census (2010), Esri-U.S. BLS (2025). This infographic contains estimates provided by Esri. The vintage of the data is 2025.

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Why Wichita Falls?

A thriving North Texas hub rooted in a blending of traditional Texas values, where military strength, academic excellence, and community pride drive growth and opportunity.

Population
102,500 (City)
~150,000 (MSA)

Median Home Value
$169,000 (2023)

Military Impact
$3.2 Billion annual economic contribution

Wichita Falls Top Employers

Sheppard Air Force Base
~7,222 employees

Wichita Falls Independent School District
~2,378 employees

United Regional Health Care System
~2,100 employees

Strong Retail Opportunity

Apparel, Entertainment, and Restaurants are all **underserved**

Trade area pulling from over 40 miles including:

- Iowa Park (10 miles)
- Burkburnett (13 miles)
- Henrietta (17 miles)
- Vernon (47 miles)

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