

QUAIL CREEK CROSSING

3201 LAWRENCE RD | WICHITA FALLS, TEXAS



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The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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PROPERTY INFORMATION

LOCATION:

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

LEASE RATE:

Available Upon Request

HIGHLIGHTS:

- 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
- 100,000 SF center located near Midwestern State University and Sheppard Air Force Base
- Strong tenant roster with 80% of the existing tenants being here since it was built in 2007
- Area retailers include Walmart, Sam's Club, Home Depot, Kohl's, Ross, TJ Maxx, Burlington, Natural Grocers, ALDI, Conn's Home Plus & many more

TRAFFIC COUNTS

US-82: 46,185 VPD

LAWRENCE RD: 19,655 VPD



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,626	61,782	87,863
2030 POPULATION	7,484	60,991	87,024
HOUSEHOLDS	3,216	26,134	36,318
AVG HH INCOME	\$82,695	\$95,302	\$89,957

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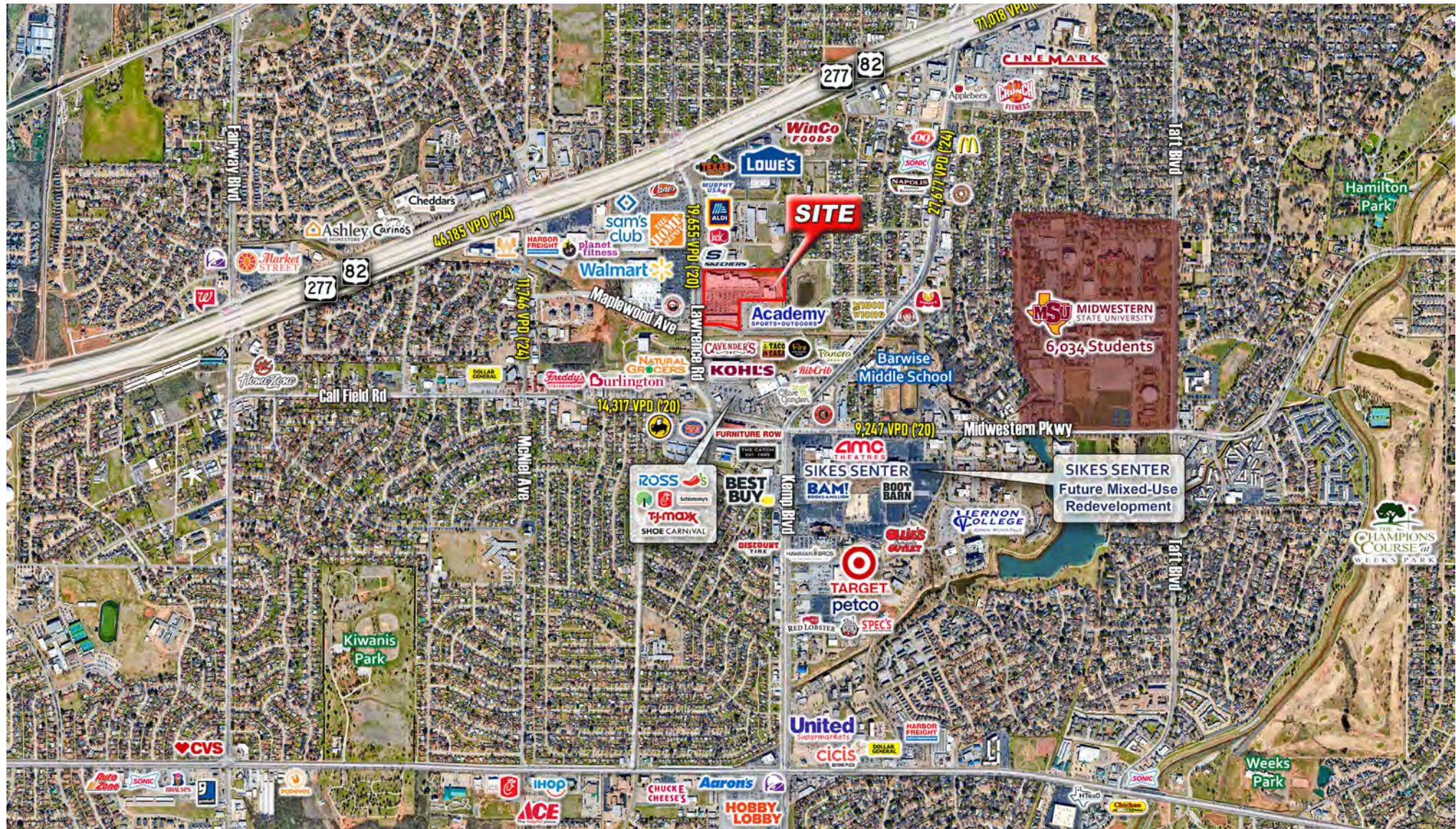
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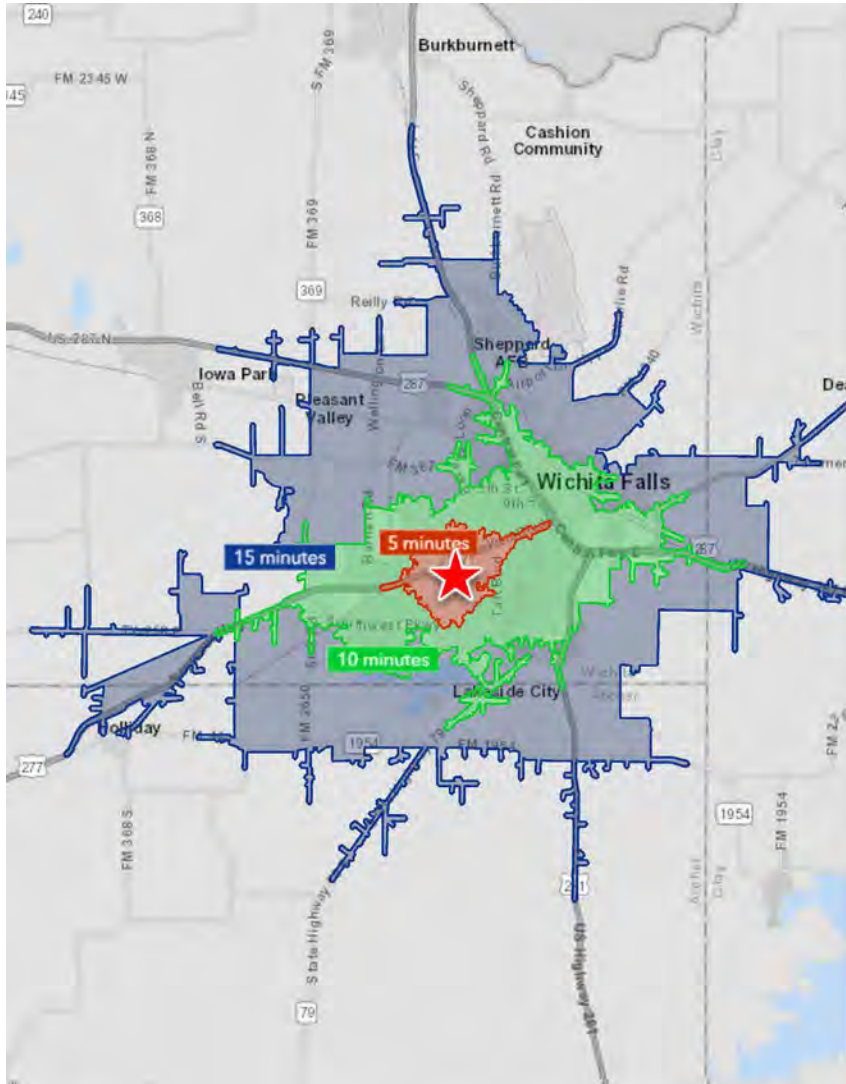
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15 MINUTE DRIVE TIME



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%

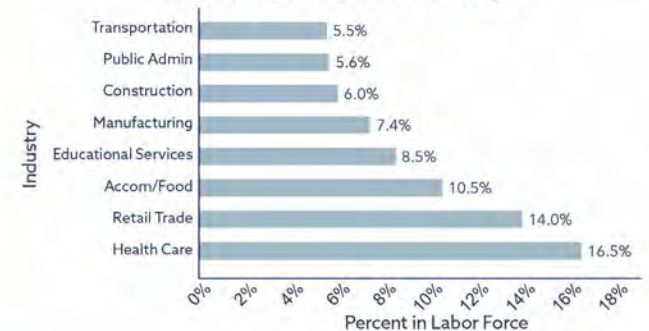
Blue Collar



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)
- Burk Burnett (13 miles)
- Henrietta (17 miles)
- Vernon (47 miles)

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