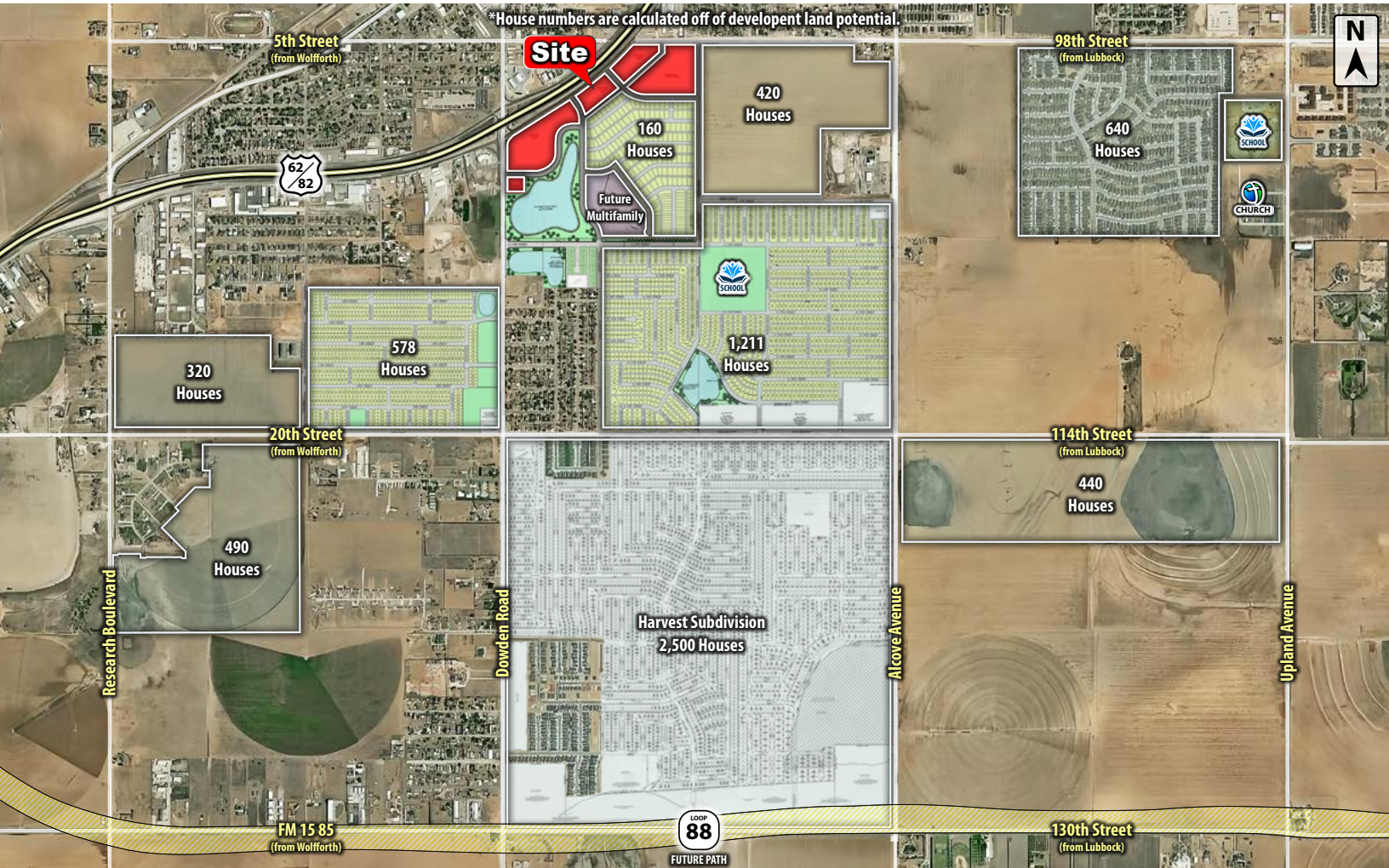




MARSHA SHARP MIXED-USE DEVELOPMENT

SEC Marsha Sharp Highway & Dowden Road | Wolfforth, TX 79382

LAND



QUICK FACTS



PURCHASE PRICE
CALL BROKER



TOTAL ACREAGE
1-15 AC



ZONING
COMMERCIAL

CBCWORLDWIDE.COM

BEAU TUCKER, CCIM
806.784.3298
BTUCKER@CBCLUBBOCK.COM
CBCLANDMAN.COM

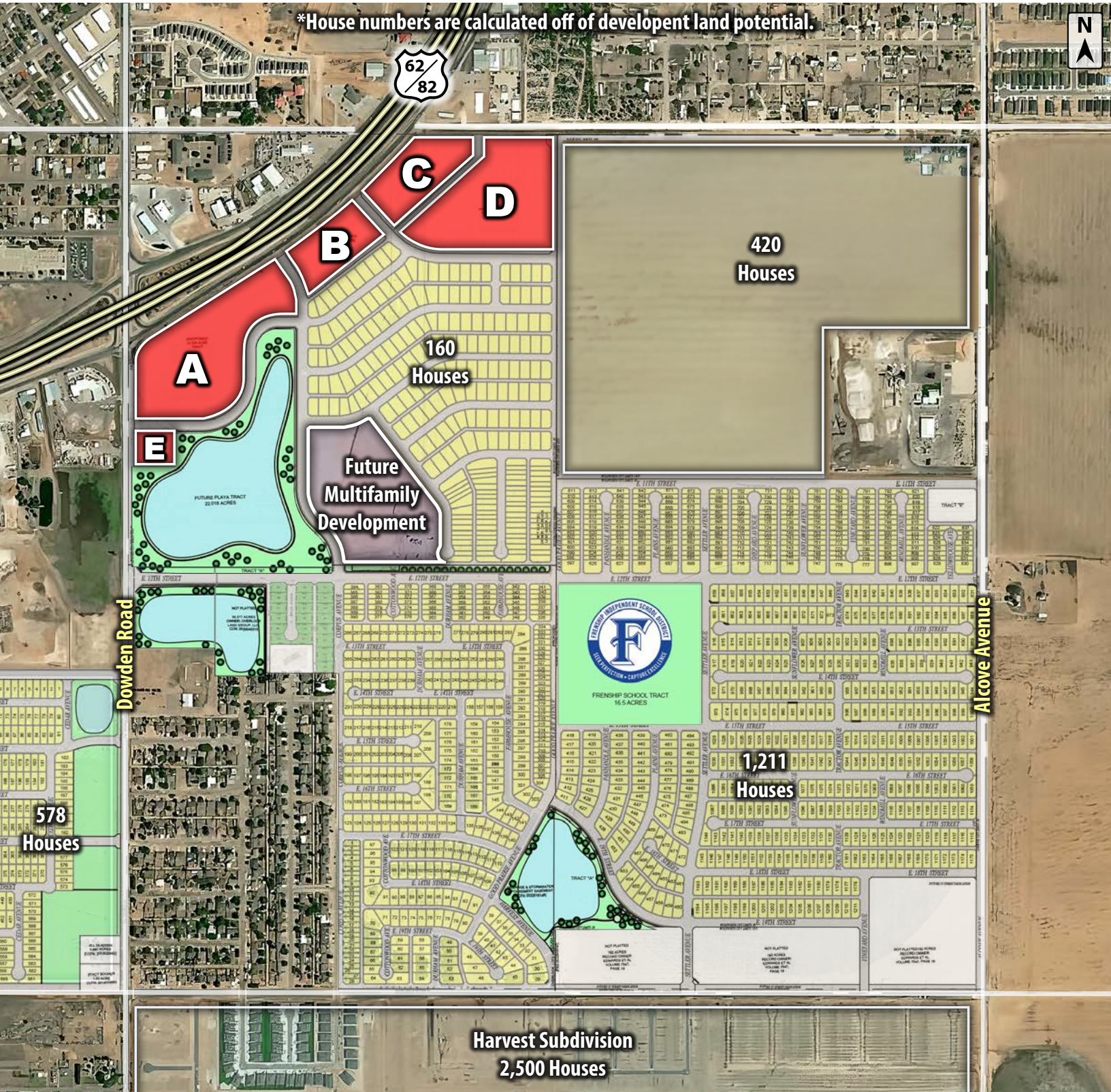
AARON HART
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TRADE AREA & INFORMATION





TRADE AREA & INFORMATION



LOCATION

Located along the Marsha Sharp Freeway and Dowden Road in Wolfforth, TX.

DESCRIPTION

This sprawling 128-acre mixed-use development is perfect for retail and office, presenting immense possibilities in Wolfforth's rapidly growing commercial market. With its excellent school system, vibrant community spirit, and strategic location in Wolfforth, TX, this development is rapidly emerging as a premier destination for both families and businesses. With utilities already being brought to the area, the development is well-prepared for progress. Its close proximity to vital amenities, major transportation routes, and essential services makes it an enticing choice for residents who value convenience and easy access to the surrounding areas. Seize this exceptional opportunity to establish a location in one of the most desirable areas in the region.

OPTIONS

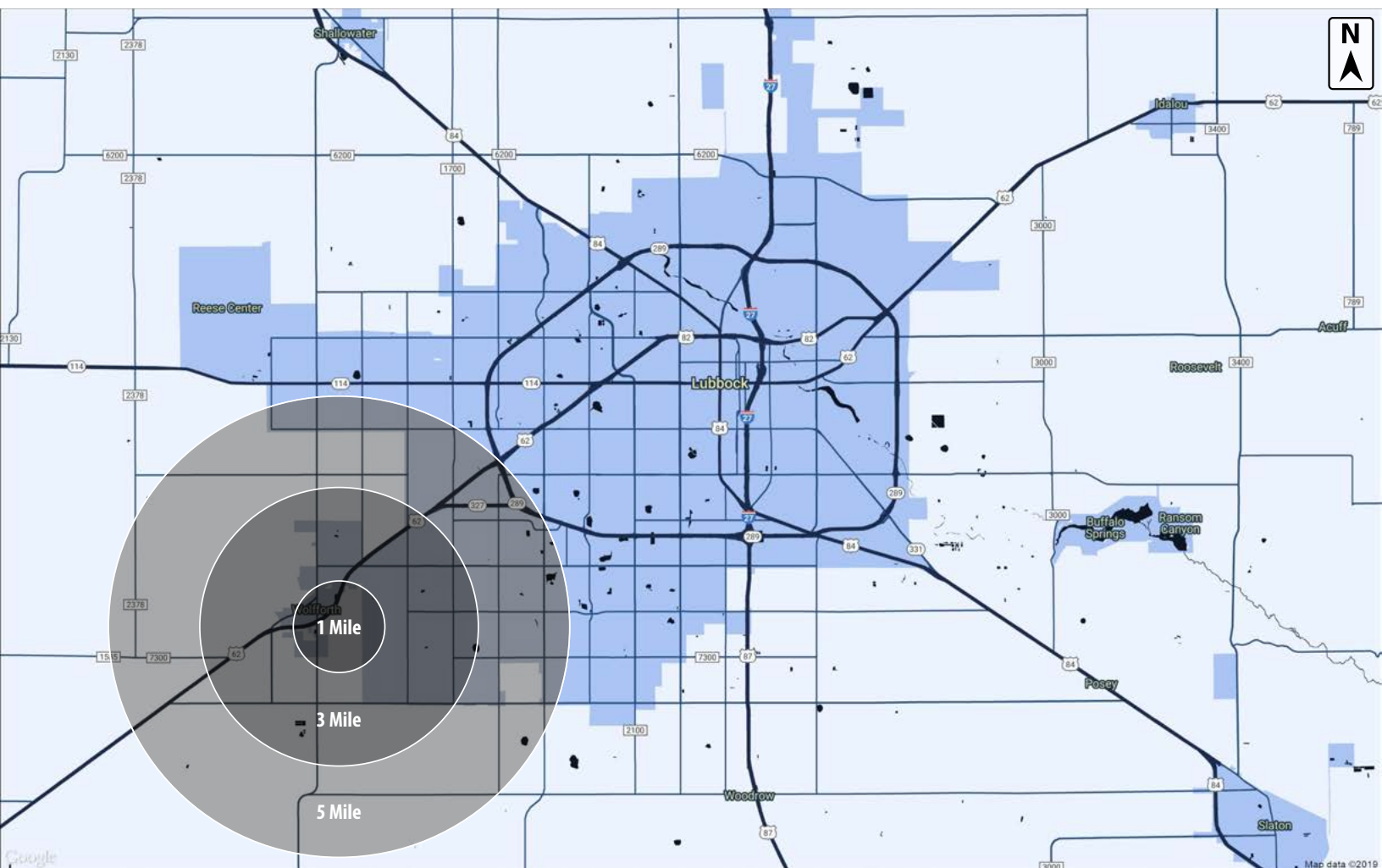
Call Broker for Pricing and Availability



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,657	20,831	61,991
MEDIAN AGE	38.6	33.9	35.6
MEDIAN AGE (MALE)	37.0	33.3	34.9
MEDIAN AGE (FEMALE)	40.1	34.4	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,118	7,306	23,094
# OF PERSONS PER HH	2.3	2.8	2.7
AVERAGE HH INCOME	\$116,103	\$111,064	\$115,699
AVERAGE HOUSE VALUE	\$198,032	\$219,752	\$235,922

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