

PARKER SQUARE SHOPPING CENTER

2901 KEMP BOULEVARD, WICHITA FALLS, TX 76308



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Marcus & Millichap

LEVY RETAIL GROUP

OFFERING MEMORANDUM

PARKER SQUARE SHOPPING CENTER

2901 Kemp Blvd
Wichita Falls, TX 76308

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Executive Summary

INVESTMENT OVERVIEW	
List Price:	\$14,753,000
Building Size:	94,532 SF
Lot Size:	11.91 Acres
Price/SF:	\$156.06
Cap Rate:	8.11%
NOI:	\$1,195,836
Pro Forma Cap Rate:	8.63%
Pro Forma NOI:	\$1,273,265
Year Built:	1955/1996
County:	Wichita
Ownership Type:	Fee Simple

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Households	3,797	24,058	36,374
Total Population	9,764	58,573	89,925
Avg Household Income	\$71,147	\$74,217	\$73,696

Marcus & Millichap is pleased to present the opportunity to acquire Parker Square Shopping Center, a 94,532-square-foot, multi-tenant community center located in Wichita Falls, Texas. The center is currently 97 percent occupied and anchored by Crunch Fitness, which occupies 43 percent of the gross leasable area and serves as a consistent traffic driver. The rent roll features a balanced mix of national, regional, and local tenants across the service, restaurant, and retail categories.

Located in Wichita Falls' primary retail corridor, the property benefits from strong visibility and co-tenancy along Kemp Boulevard—a high-traffic arterial serving as the commercial spine of the city. The center is shadow-anchored by Cinemark Theatre and in close proximity to numerous national retailers including Walmart, Kohl's, Target, ALDI, Home Depot, Lowe's, Best Buy, and many more. Demand is reinforced by proximity to major institutional anchors such as Midwestern State University and United Regional Hospital, as well as Sheppard Air Force Base, one of the area's largest employers.



Investment Overview



94,532-Square-Foot, Multi-Tenant Community Center with Upside | 97% Occupied | All Leases are Triple-Net



Strong Gym Anchor and Tenant Base | Crunch Fitness Occupies 43% of the GLA | 68% of GLA is Leased to National or Regional Tenants



Shadow-Anchored by Cinemark Theatres | Other Adjacent Pad Sites Include Applebee's, First Capital Bank of Texas, and Union Square Credit Union (Not a Part)



Landlord Reports Roughly \$80,000 in Recent Roof Replacement



Prime Location on the Signalized Intersection of Kell E Boulevard (Highway 277 Access Road) and Kemp Boulevard | Excellent Freeway Visibility



Wichita Falls is Home to Sheppard Air Force Base, the Largest and Most Diversified Training Center in Air Education and Training Command | 20,000 Permanent Military Members and Support Personnel | Hosts more than 70,000 Airmen and Personnel for Training Annually



Property Overview



PROPERTY DESCRIPTION

Parker Square Shopping Center is a 94,532-square-foot multi-tenant community center situated on approximately 11.91 acres in the heart of one of Wichita Falls' dominant retail corridors. The property is 97 percent occupied and features a diverse mix of national, regional, and local tenants operating under triple-net lease structures, minimizing landlord responsibilities. Anchored by Crunch Fitness—which represents 43 percent of the gross leasable area—and shadow-anchored by a Cinemark Theatre, the center benefits from consistent daily traffic and strong co-tenancy. Recent capital improvements, including approximately \$80,000 in roof replacements, enhance long-term operational stability.

LOCATION DESCRIPTION

The subject property is located in the heart of Wichita Falls' primary retail corridor, providing exceptional visibility and access within one of the city's most established commercial nodes. Kemp Boulevard serves as the dominant north-south arterial in the region, lined with national retailers such as Target, ALDI, Home Depot, Academy Sports, and Walmart, as well as a dense concentration of QSR, banking, and service-oriented tenants.

The subject property benefits from strong traffic counts and high daytime population driven by nearby institutional anchors including Midwestern State University, United Regional Health Care System, and Sheppard Air Force Base — a major economic engine. Sheppard Air Force Base is the Air Force's largest technical training wing and the Euro-NATO Joint Jet Training program. The program is the world's only multi-nationally staffed and managed flying training program charged to produce combat pilots for both USAF and NATO. Approximately 20,000 permanent party, airmen in training, and support personnel are on Sheppard AFB during a normal duty day, and the base trains more than 70,000 airmen and personnel from other military branches each year. The surrounding trade area features a strong demographic profile with over 89,925 residents within a five-mile radius and limited retail competition from nearby cities, reinforcing Wichita Falls' position as a regional hub.



Placer.ai

VISITATION METRICS FOR PARKER SQUARE SHOPPING CENTER (NOVEMBER 1, 2024 - OCTOBER 31, 2025)
PROVIDED BY PLACER.AI (WWW.PLACER.AI)

Placer.ai provides instant access to location analytics derived from the foot traffic of millions of consumers. It does this by collecting geolocation and proximity data from devices.



3007 GARNETT AVENUE, WICHITA FALLS, TX 76308

VISITATION OVERVIEW

EST. # OF VISITS	546.4K
EST. # OF CUSTOMERS	34.6K
AVG. VISITS / CUSTOMER	15.77
AVG. DWELL TIME	76 Minutes

RANKING OVERVIEW (VERUS OTHER CRUNCH FITNESS STORES)

15-MILE RADIUS	1/1 (100%)
STATE OF TEXAS	21/40 (50%)
UNITED STATES	116/339 (66%)



2907 GARNETT AVENUE, WICHITA FALLS, TX 76308

VISITATION OVERVIEW

EST. # OF VISITS	206.7K
EST. # OF CUSTOMERS	68.4K
AVG. VISITS / CUSTOMER	3.02
AVG. DWELL TIME	50 Minutes

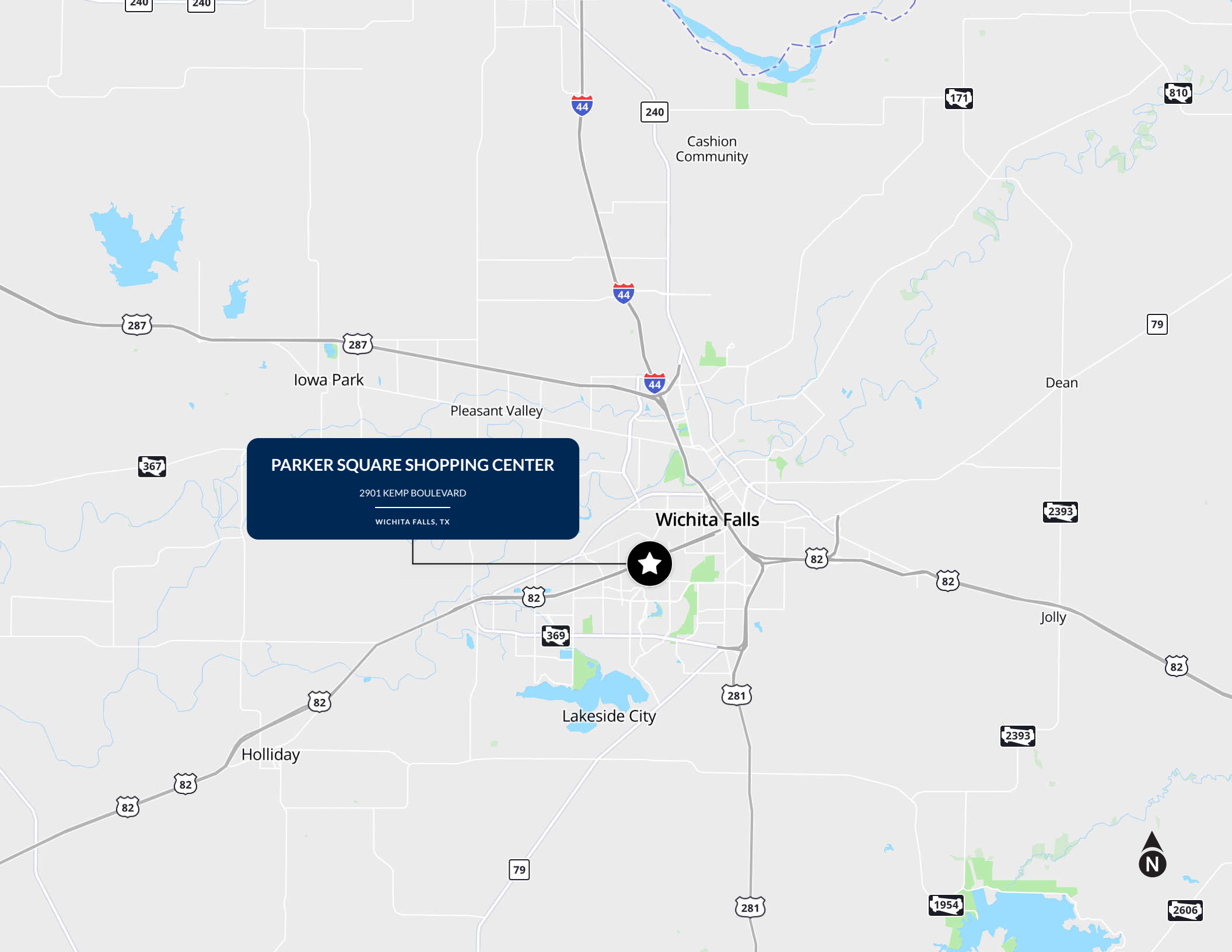
RANKING OVERVIEW (VERUS OTHER JASON'S DELI STORES)

15-MILE RADIUS	1/1 (100%)
STATE OF TEXAS	21/40 (50%)
UNITED STATES	116/339 (66%)









PARKER SQUARE SHOPPING CENTER

2901 KEMP BOULEVARD

WICHITA FALLS, TX



Logos in the top-left box include: Buffalo Wild Wings, Chili's, Jersey Mike's, Pet Supplies Plus, JH, Sugar Rush, Olaya, and Day Spa & Daycare.

Logos in the top-center box include: Smoothie King, Chuck E. Cheese, Taco Bell, Hobby Lobby, Mar del, IHOP, bealls, Home Computers, Storm, Firefly, LSMBF, Healthline, and Chick-fil-A.

Logos in the middle-left box include: Burlington, Freddy's, Hoshi, Braum's, McAlister's, and Natural Grocers.

Logos in the middle-center box include: HomeGoods, Michael's, PetSmart, bamboo, AT&T, Old Navy, Five Below, Bath & Body Works, Office Depot, QDOBA, Academy, Papi's, Otton Patch Cafe, GameStop, Buckle, Complete Health, F, James Avery, Crumbl, and American Eagle Outfitters.

Logos in the middle-right box include: Starbucks, Subway, Fresh Donuts, Asian Kitchen, Wells Fargo, Baymont by Wyndham, Spark, and Western Union.

Logos in the middle-far-right box include: Ashley, Carino's, Cheddar's, Backporch, Taco Darlin', and Draft House.

Logos in the bottom-left box include: Dulce Delights, Buck's, CPR, Shipley Do-Nuts, and Auto Zone.

Logos in the bottom-center box include: Starbucks, Stogies, T&K Kitchen, Metro by T-Mobile, Papa John's, Gus's Kiez, MAC, and Security Finance.

Logo in the bottom-center box: U-Haul.

PARKER SQUARE SHOPPING CENTER
2901 KEMP BOULEVARD
WICHITA FALLS, TX





Logos for **Complete Automotive**, **Harley-Davidson**, and **DAVIS**.

Logos for **Wichita State University** and **Wichita State University**.

PYRAMID CENTER SHOPPING MALL
Logos for **WILLIE'S PLACE**, **ROYAL INN**, **GOLDEN CHICK**, **JOEY'S**, **SONIC**, **DOLLAR GENERAL**, and **940's Kickz**.

Logo for **SPANISH**.

Logos for **THE ONE AT PEXER** and **THE APPLIANCE**.

Logos for **DOWN TOWN** and **TACQUELLA**.

Logos for **HomeGoods**, **McDonald's**, **PETSMART**, **bamboo**, **AT&T**, **OLD NARY**, **FIVE BEL'W**, **Pathway Works**, **Office DEPOT**, **QDOBA**, **Academy**, **OTTON PATCH CAFE**, **GameStop**, **Buckle Up**, **Complete Health**, **JAMES & ANKOR**, **crumbl**, and **AMERICAN EAGLE**.

PYRAMID CENTER SHOPPING MALL
Logos for **Starbucks**, **STOGIES**, **T&K Kitchen**, **metro**, **PAPA JOHN'S**, **940's Kickz**, **MAC**, and **SECURITY FINANCE**.

PARKER SQUARE SHOPPING CENTER
2901 KEMP BOULEVARD
WICHITA FALLS, TX

Logo for **BJD Engraving**.

Logo for **DOLLAR GENERAL**.

Logos for **THE ONE AT PEXER**, **THE APPLIANCE**, **EL CHATON**, **boost mobile**, and **metroPCS**.

Logo for **BACK HOUSE**.

Logo for **RE-SUPPLY**.

Logo for **RAMBLE AND CO.**

Logo for **DOLLAR GENERAL**.

Logos for **Starbucks**, **SUBWAY**, **WELLS FARGO**, **BAYMONT**, **spark**, and **Western Union**.

Logos for **ASHLEY**, **Carino's**, **Cheddar's**, **BACKPORCH**, and **TACO GARDEN**.

Logo for **U-HAUL**.

Logo for **CINEMARK**.

Logo for **WELLS FARGO**.

Logo for **PATTERSON**.

Logo for **MI Casa**.

Logos for **Starbucks**, **Loves**, **SUBWAY**, **GO FOGO**, **Godfather's Pizza**, **SONIC**, **sprint**, and **Exxon**.

WICHITA SQUARE SHOPPING MALL
Logos for **CAVENDEY'S**, **TACO CASA**, **FIRE WOOD PIZZA**, **KOHL'S**, **cricket**, **DICKEY'S**, **chili's**, **Chick-fil-A**, **SHOE CARNIVAL**, **ROSS**, **TJ-maxx**, **DOLLAR TREE**, **Schlitzky's**, **MATTRESS FIRM**, **CINNABON**, **Olive Garden**, **FUN NOODLE**, **RibCrib**, and **SALLY BEAUTY**.

Logos for **Buffalo Wild Wings**, **Jersey Mike's**, **PET SUPPLIES PLUS**, **OLAYA**, and **Best Buy**.

Logos for **Jimmy's** and **FirstBank**.

Logos for **THE CATCH**, **Uptown**, **RED WING**, and **BEST BUY**.

SIKES CENTER SHOPPING MALL
Logos for **ON THE BORDER**, **BRICKTOWN**, **NEVUS**, **Red Robin**, **CANDY CRAZE**, **francesca's**, **BAM!**, **FANCY LADY**, **PC Pros**, **BODY CENTRE**, **TORRID**, **LA BELLE**, **zumiez**, **verizon**, **T Mobile**, **HIBBETT**, **BOOT BARN**, **SEVEN**, **JOHNNY'S**, **dippin' dots**, **THE MADE MAN**, and **ecoATM**.

COUNTRY CLUB VILLAGE SHOPPING MALL
Logos for **SUBWAY**, **cricket**, **Vape Man**, **ronnie's burgers**, **EL TIPS**, **Little Caesars Pizza**, **AUTUMN LEAVES**, **H&R BLOCK**, and **DOLLAR TREE**.

Logos for **Sutherlands**, **Starbucks**, **TACO BELL**, **Super Deals**, **Vape Man**, **DOLLAR TREE**, **HIS**, **Mr. Mac's**, and **TIRE PROS**.

Logos for **Burlington**, **Freddy's**, **Hoshu**, **BRAUM'S**, **McALISTER'S**, and **NATURAL GROCERIES**.

Logos for **Arby's**, **CAFO**, **cicis pizza**, **WELLS FARGO**, and **coinstar**.

CROSSROADS CENTER SHOPPING MALL
Logos for **boost mobile**, **DOLLAR GENERAL**, **DAYLIGHT DONUTS**, and **TW**.



Financial Summary

INVESTMENT OVERVIEW

	YEAR 1	PRO FORMA
Price	\$14,753,000	\$14,753,000
Price per SF	\$156.06	\$156.06
Total Return (Year 1)	\$1,195,836	\$1,273,265
CAP Rate	8.11%	8.63%

OPERATING DATA

	YEAR 1	PRO FORMA
Gross Income	\$1,624,486	\$1,701,915
Operating Expenses	\$428,650	\$428,650
Net Operating Income	\$1,195,836	\$1,273,265

PARKER SQUARE SHOPPING CENTER

2901 Kemp Boulevard, Wichita Falls, TX 76308



Operating Statement

INCOME	Year 1	PER SF	Pro Forma	PER SF
Rental Income				
Scheduled Base Rental Income	\$1,218,347	\$13.32	\$1,218,347	\$13.32
Vacant Space at Market Rents	\$0	\$0.00	\$54,918	\$18.00
Expense Reimbursement Income				
Real Estate Taxes	\$193,962	\$2.05	\$206,934	\$2.19
Insurance	\$53,406	\$0.56	\$56,978	\$0.60
CAM/Management/Admin Fee	\$158,771	\$1.68	\$164,738	\$1.74
Total Reimbursement Income	\$406,139	\$4.30	\$428,650	\$4.53
Effective Gross Income	\$1,624,486	\$17.18	\$1,701,915	\$18.00
OPERATING EXPENSES	Year 1	PER SF	Pro Forma	PER SF
Real Estate Taxes	\$206,934	\$2.19	\$206,934	\$2.19
Insurance	\$56,978	\$0.60	\$56,978	\$0.60
Common Area Maintenance (CAM)				
Utilities & Trash	\$20,502	\$0.22	\$20,502	\$0.22
Landscaping	\$20,061	\$0.21	\$20,061	\$0.21
Repairs & Maintenance	\$7,716	\$0.08	\$7,716	\$0.08
Parking Lot Maintenance	\$25,130	\$0.27	\$25,130	\$0.27
Janitorial	\$17,301	\$0.18	\$17,301	\$0.18
Fire Alarm/Fire Safety	\$540	\$0.01	\$540	\$0.01
Administrative	\$12,092	\$0.13	\$12,092	\$0.13
Management/Professional Fees	\$61,396	\$0.65	\$61,396	\$0.65
Total Expenses	\$428,650	\$4.53	\$428,650	\$4.53
Net Operating Income	\$1,195,836	\$12.65	\$1,273,265	\$13.47

*Scheduled Base Rent is calculated on the future base rent of \$1,218,347 as of 11/01/2026. Current actual rent is \$1,188,921 as of 11/01/2025. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at closing.

Rent Roll

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
2916	Deatherage Optical	2,100	2.22%	9/1/2016	8/31/2031	\$39,900.00	\$19.00	9/01/29	\$19.50	\$9,720		NNN
2914	Lendmark Financial	1,415	1.50%	11/1/2021	10/31/2026	\$24,762.48	\$17.50			\$6,623		
2908	The Cloud Medical Spa & Lounge	1,736	1.84%	4/1/2020	4/30/2030	\$29,511.96	\$17.00	5/01/27	\$18.00	\$8,035		NNN
2912	Vexus Fiber	4,636	4.90%	8/1/2021	7/31/2026	\$71,856.00	\$15.50			\$21,458		NNN
2904	First United Bank	2,379	2.52%	4/1/2011	10/31/2027	\$44,011.56	\$18.50			\$11,011		NNN
2900	Wells Fargo Advisors	2,952	3.12%	4/1/2016	9/30/2028	\$64,884.96	\$21.98			\$13,663	(2) 3-Yr @ FMV	NNN
2901	Swag Boutique	1,386	1.47%	7/15/2024	8/31/2027	\$26,121.00	\$18.85			\$6,415		NNN
2903	Primp and Blow	1,512	1.60%	7/13/2015	8/1/2027	\$28,350.00	\$18.75			\$6,998		NNN
2903	Massage Envy	3,376	3.57%	1/1/2022	12/31/2026	\$65,359.32	\$19.36			\$15,626	(1) 5-Yr @ \$21.30	NNN
2907 - 100	Jason's Deli	6,473	6.85%	7/1/2012	9/30/2027	\$112,630.20	\$17.40			\$29,960		NNN
	Jason's Deli - Rear Space	1,902	2.01%	7/1/2017	9/30/2027	\$0.00	\$0.00					NNN
2907-200	Elite Nail and Spa	3,220	3.41%	12/1/2019	12/31/2029	\$58,428.00	\$18.15			\$14,904		NNN
	Vacant - Storage	1,596	1.69%				\$0.00					
2909	The Carlson Law Firm	1,419	1.50%	5/10/2022	5/31/2027	\$26,961.00	\$19.00			\$6,436		NNN
2911	Dove's Jewelry (1)	1,419	1.50%	9/1/2013	12/31/2027	\$28,380.00	\$20.00			\$6,568		NNN
2913	Tangles	2,948	3.12%	8/1/2017	12/31/2027	\$60,434.04	\$20.50			\$13,644		NNN
2412	Vacant	1,455	1.54%				\$0.00					
2410	Regional Finance	2,044	2.16%	9/1/2025	8/31/2030	\$37,527.84	\$18.36	9/01/27	\$18.73	\$9,567		NNN
								9/01/28	\$19.10			
								9/01/29	\$19.48			
2408	Bricks and Minifigs	2,642	2.79%	Year 1	Year 3	\$46,235.00	\$17.50	Year 4	\$18.00	\$12,227		NNN

Rent Roll

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
3007	Crunch Fitness	40,360	42.69%	11/10/2020	5/9/2031	\$343,059.96	\$8.50			\$183,046		NNN
3001-300	Snoba Inc.	1,472	1.56%	11/15/2023	12/30/2033	\$32,384.04	\$22.00	12/01/28	\$24.20	\$6,813		NNN
3001-200	Masala & Curry Indian Restaurant	3,211	3.40%	4/1/2026	6/30/2031	\$50,400.00	\$15.70	7/01/28	\$16.44	\$15,028	(1) 5-Yr @ FMV	NNN
3001-100	Taki Ramen	1,814	1.92%	7/1/2021	6/30/2026	\$27,150.00	\$14.97			\$8,396		NNN
	Fire Halls/Common Area	1,065	1.13%				\$0.00					
TOTAL VACANT		3,051	3%									
TOTAL OCCUPIED		91,481	97%									
TOTAL		94,532	100%			\$1,218,347				\$406,139		

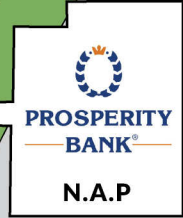
Notes:

(1) Tenant prepaid their base rent through their lease term; Seller will credit Buyer the remaining balance at closing.

*Total Annual Rent is calculated on the future base rent of \$1,218,347 as of 11/01/2026. Current actual rent is \$1,188,921 as of 11/01/2025. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at closing.

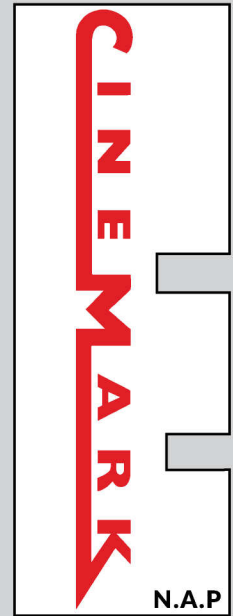
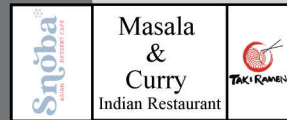
KELL BLVD. E

KEMP BLVD.



VACANT
1,455 SF

Bricks and
Minifigs



Tenant Overview



Crunch Fitness

UNIT SIZE (SF)	40,360
FOUNDED	1989
LOCATIONS	500+
GUARANTOR	Franchisee
WEBSITE	crunch.com

Crunch Fitness is a U.S.-based brand of over 500 franchised and corporate owned fitness clubs located in the United States, Puerto Rico, Canada, Spain, Portugal, Costa Rica, and Australia. Crunch Fitness is the fastest growing full-size fitness brands, ranking #1 in its category in 2024 by Entrepreneur's Franchise 500.



Vexus Fiber

UNIT SIZE (SF)	4,636
FOUNDED	1981
LOCATIONS	unknown
GUARANTOR	Corporate
WEBSITE	vexusfiber.com

Vexus Fiber is a telecommunications company that provides high-speed, 100% fiber-optic internet to residential and business customers. It is expanding its network in several states, including Texas, Louisiana, and New Mexico, and offers additional services like phone and voice solutions. Vexus and Metronet have recently joined T-Mobile and are now part of the T-Mobile Fiber Home Internet Service.



Jason's Deli

UNIT SIZE (SF)	8,375
FOUNDED	1976
LOCATIONS	239+
GUARANTOR	Franchisee
WEBSITE	jasonsdeli.com

Jason's Deli is an American chain of fast casual restaurants founded in 1976 in Beaumont, Texas. There are currently over 239 locations in 27 states. The menu includes sandwiches, wraps, baked potatoes, pasta, soups, salads, and desserts, as well as catering items such as boxed lunches.



Massage Envy

UNIT SIZE (SF)	3,376
FOUNDED	2002
LOCATIONS	1,100+
GUARANTOR	Franchisee
WEBSITE	massageenvy.com

Massage Envy is a national franchise that offers therapeutic massage, skin care, and assisted stretch services, founded on the belief that self-care is a necessity. The business model is built around a membership that includes a monthly wellness session, with a focus on convenience and affordability to make whole-body wellness accessible. The company was founded in 2002, has over 1,100 franchised locations across 49 states, and is the largest employer of massage therapists and estheticians in the U.S.

Tenant Overview



Wells Fargo Advisors	
UNIT SIZE (SF)	2,952
FOUNDED	1998
LOCATIONS	across all 50 states
GUARANTOR	Corporate
WEBSITE	wellsfargoadvisors.com

Wells Fargo Advisors is a premier financial services firm that provides investment advice and guidance through thousands of Financial Advisors and referrals from Licensed Bankers. As a part of Wells Fargo & Company, it offers a range of services from investment management to access to banking and lending products.

Lendmark Financial Services	
UNIT SIZE (SF)	1,415
FOUNDED	1996
LOCATIONS	525+
GUARANTOR	Corporate
WEBSITE	lendmarkfinancial.com

Since 1996, Lendmark Financial Services has been serving the personal lending needs of customers underserved by traditional banks. Today, with over 525 branches in 23 states from coast to coast, Lendmark continues to grow with reliable and consistent financial services that make a difference in people's lives.

Regional Finance	
UNIT SIZE (SF)	2,044
FOUNDED	1987
LOCATIONS	350+
GUARANTOR	Corporate
WEBSITE	regionalfinance.com

Regional Finance is a consumer finance company (operating as Regional Management Corp.) that provides personal and auto-secured installment loans, primarily to individuals with limited access to traditional credit. The company has over 350 branches in 19 states and serves customers online, through direct mail, and via digital partners.

Bricks and Minifigs	
UNIT SIZE (SF)	2,642
FOUNDED	2010
LOCATIONS	100+
GUARANTOR	Franchisee
WEBSITE	bricksandminifigs.com

Bricks & Minifigs is a one-stop aftermarket LEGO® toy shop! Since opening their first store in 2010, the company has grown to over 100 locations in the US and Canada. They are the largest toy store of their kind, specializing in only new and used LEGO® items.



Rent Comparables



Parker Square Shopping Center

Address **2901 Kemp Boulevard,
Wichita Falls, TX**

Occupancy **97%**

GLA **94,532 SF**

Parcel Size **11.91 AC**

Year Built **1955/1996**

Average Base Rent/SF **\$13.32**

Tenants **Crunch Fitness, Jason's
Deli, First United Bank,
Vexus Fiber, Landmark
Financial**



Town Square Shopping Center

Address **3910 Call Field Road,
Wichita Falls, TX**

Occupancy **93%**

GLA **64,000 SF**

Parcel Size **6.18 AC**

Year Built **2015**

Average Base Rent/SF **\$19.00**

Tenants **Burlington, Posh Nail
Bar, HOTWORX, DDS
Dentures & Implant
Solutions**



Quail Creek Crossing

Address **3201 Lawrence Road,
Wichita Falls, TX**

Occupancy **100%**

GLA **157,927 SF**

Parcel Size **14.68 AC**

Year Built **2011**

Average Base Rent/SF **\$20.00**

Tenants **Home Goods,
PetSmart, Michaels,
Old Navy, Five Below,
Bath & Body Works,
Tootsie Lou's Boutique,
Harmony Nail Spa**



Millennium Towers

Address **3709 Gregory Street,
Wichita Falls, TX**

Occupancy **100%**

GLA **40,000 SF**

Parcel Size **2.65 AC**

Year Built **2000**

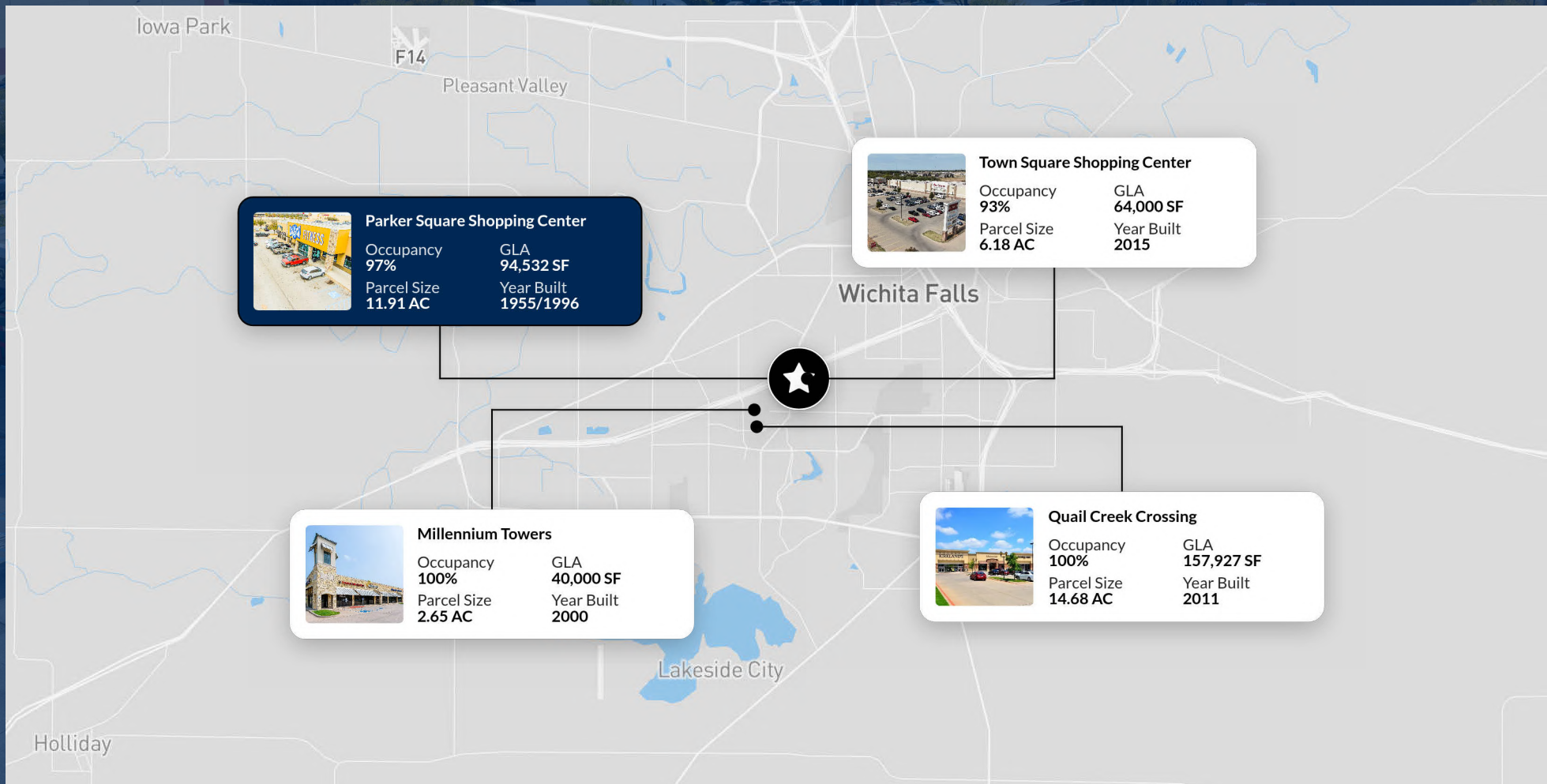
Average Base Rent/SF **\$16.50**

Tenants **Texas Blood Institute,
The Loft Marketplace,
Texas DARS**

PARKER SQUARE SHOPPING CENTER

2901 Kemp Boulevard, Wichita Falls, TX 76308

Name	Address	City, State	Zip Code	Occupancy	GLA	Parcel Size	Year Built	Average Base Rent	Tenants
Parker Square Shopping Center	2901 Kemp Boulevard	Wichita Falls, TX	76308	97%	94,532	11.91 AC	1955/1996	\$13.32	Crunch Fitness, Jason's Deli, First United Bank, Vexus Fiber, Lendmark Financial
Town Square Shopping Center	3910 Call Field Road	Wichita Falls, TX	76308	93%	64,000	6.18 AC	2015	\$ 19.00	Burlington, Posh Nail Bar, HOTWORX, DDS Dentures & Implant Solutions
Quail Creek Crossing	3201 Lawrence Road	Wichita Falls, TX	76308	100%	157,927	14.68 AC	2011	\$ 20.00	Home Goods, PetSmart, Michaels, Old Navy, Five Below, Bath & Body Works, Tootsie Lou's Boutique, Harmony Nail Spa
Millennium Towers	3709 Gregory Street	Wichita Falls, TX	76308	100%	40,000	2.65 AC	2000	\$ 16.50	Texas Blood Institute, The Loft Marketplace, Texas DARS



PARKER SQUARE SHOPPING CENTER

2901 Kemp Boulevard, Wichita Falls, TX 76308



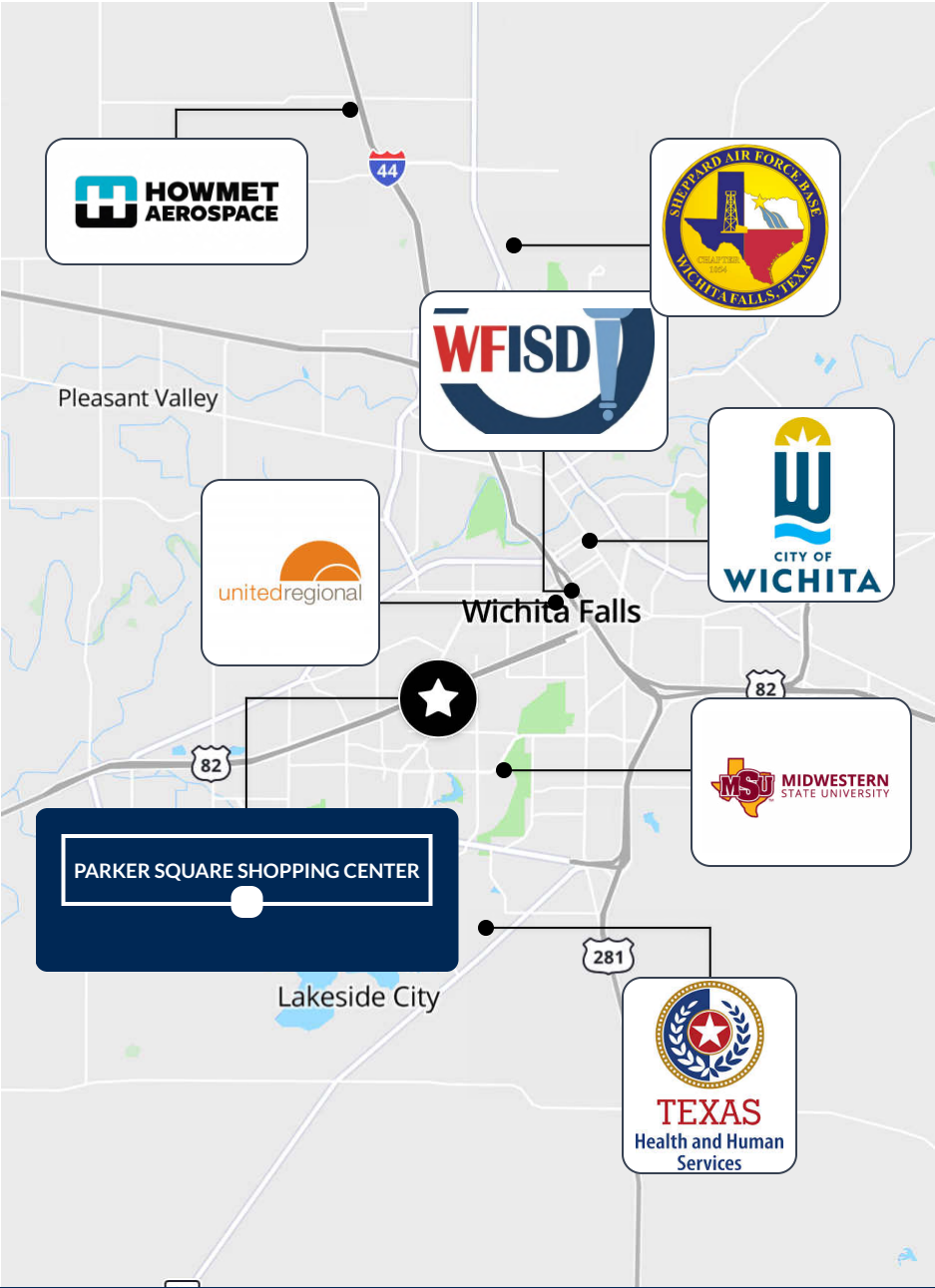
Demographics

Population	1 Mile	3 Mile	5 Mile
2029 Projection	9,983	59,848	92,076
2024 Estimate	9,764	58,573	89,925
2020 Census	9,690	58,373	88,884
Growth 2024 - 2029	2.24%	2.18%	2.39%
Growth 2020 - 2024	0.76%	0.34%	1.17%
2024 Population by Hispanic Origin	2,660	14,617	21,424
2024 Population	9,764	58,573	89,925
White	7,207 (73.81%)	44,447 (75.88%)	65,876 (73.26%)
Black	709 (7.26%)	3,655 (6.24%)	8,413 (9.36%)
Am. Indian & Alaskan	109 (1.12%)	700 (1.20%)	1,088 (1.21%)
Asian	138 (1.41%)	1,476 (2.52%)	2,322 (2.85%)
Hawaiian & Pacific Island	58 (0.59%)	367 (0.63%)	547 (0.61%)
Other	1,543 (15.80%)	7,929 (13.54%)	11,680 (12.99%)
U.S. Armed Forces	117	493	670
Households			
2029 Projection	3,884	24,595	37,266
2024 Estimate	3,797	24,058	36,374
2020 Census	3,780	24,027	36,005
Growth 2024 - 2029	2.29%	2.23%	2.45%
Growth 2020 - 2024	0.45%	0.13%	1.02%
Owner Occupied	2,005 (52.80%)	13,483 (56.04%)	21,068 (57.92%)
Renter Occupied	1,792 (47.20%)	10,575 (43.96%)	15,306 (42.08%)
Avg. Household Income			
2024 Avg Household Income	\$71,147	\$74,217	\$73,696
2024 Med Household Income	\$47,604	\$52,291	\$51,486

PARKER SQUARE SHOPPING CENTER
2901 Kemp Boulevard, Wichita Falls, TX 76308



Major Employers



The employment landscape surrounding 2901 Kemp Blvd in Wichita Falls, TX is characterized by a broad mix of public sector, healthcare, education, aerospace, and advanced manufacturing employers, underpinning the region's economic stability. The local economy is anchored by Sheppard Air Force Base, the city's largest employer and a key contributor to regional resilience through its longstanding presence in military training and operations. Education and healthcare are also significant, with Wichita Falls Independent School District, United Regional Health Care System, Midwestern State University, and North Texas State Hospital collectively supporting thousands of stable positions across educational and medical professions. Howmet Aerospace represents advanced manufacturing and aerospace, further diversifying the employment base. This mix is supported by the city's well-developed transportation infrastructure, including proximity to U.S. highways and regional airports, enhancing workforce access and commuting. Overall, Wichita Falls' blend of federal, public, and private sector employers creates a comparatively resilient job market, insulating the area from industry-specific downturns and supporting both residential and commercial property demand.

Employer	Industry	Employees	Distance
Sheppard Air Force Base	Government/Military	7,200	7.9 mi
Wichita Falls Independent School District	Education	2,400	2.6 mi
United Regional Health Care System	Healthcare	2,100	2.5 mi
Midwestern State University	Education	1,300	1.3 mi
City of Wichita Falls	Government	1,200	3.7 mi
Howmet Aerospace	Manufacturing (Aerospace)	1,100	10.4 mi
North Texas State Hospital	Healthcare	1,000	3.5 mi



Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
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