



176  
Planned Plots



9,129 VPD



Site

Rise 'N Shine  
DONUTS



Donald Preston Dr

12,313 VPD

Dowden Rd (FM 179)



Frenship High School  
2,770 students



Frenship Stadium

Bennett Elementary School  
704 students

# For Sale

NEC Donald Preston & Dowden Rd  
Wolfforth, TX 79382

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# Property Profile

## Details

Sale Price \$1,242,549

Price PSF \$17.50/SF

Lot Size 1.63 Acres

Zoning C-2

## Features

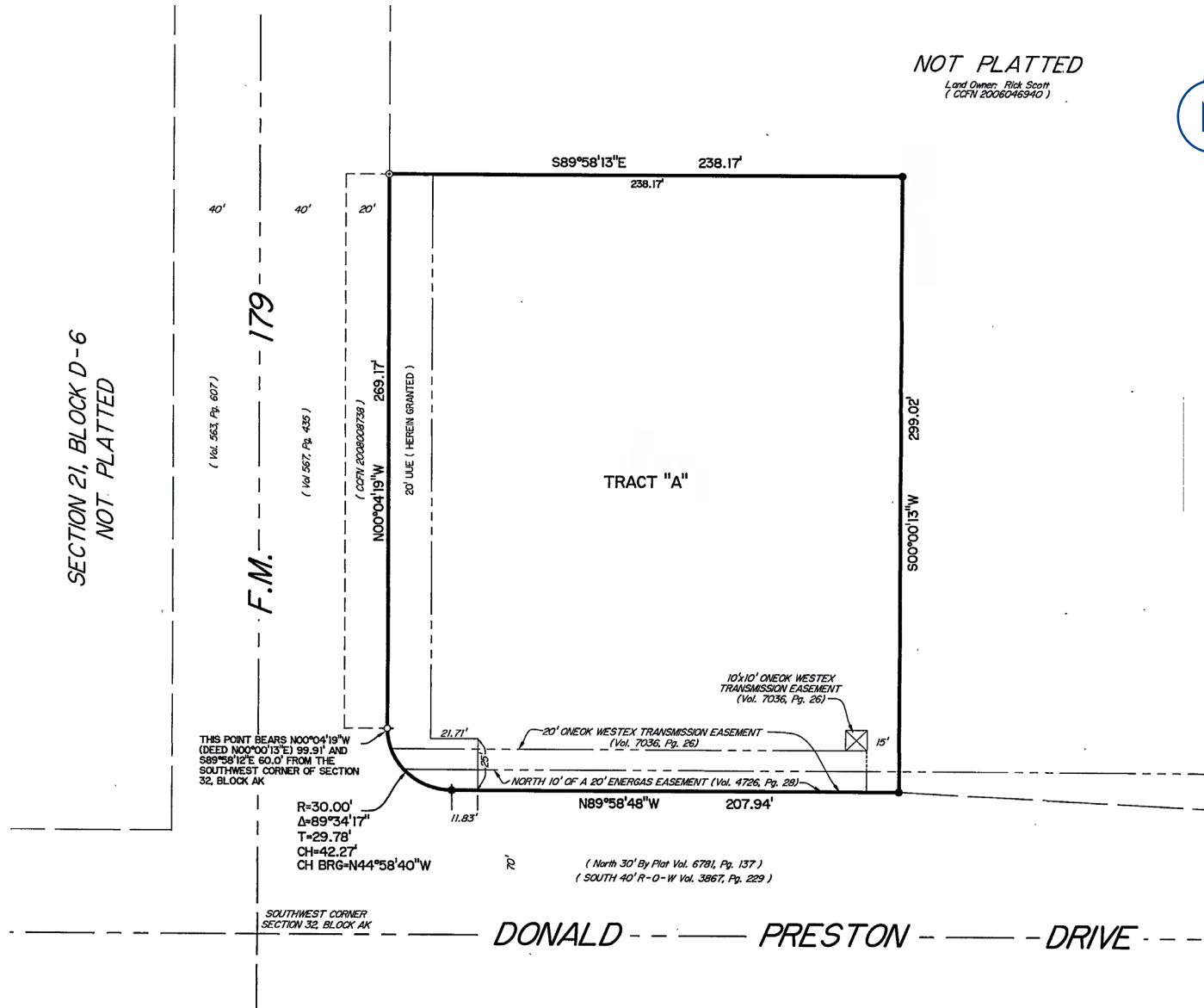
- Located in a high residential growth area in the heart of Wolfforth
- Very close proximity to Frenship High School with 2,770 students and Bennett Elementary School with over 700 students
- Situated across from the People's Bank Stadium, with a 10,000 person capacity that hosts activities throughout the year
- Located at the hard corner of Donald Preston and Dowden Rd with a signalized intersection
- High visibility with traffic counts in excess of 21,400 vehicles per day



## Trade Area Tenants



# Plat Map





# Trade Area Aerial





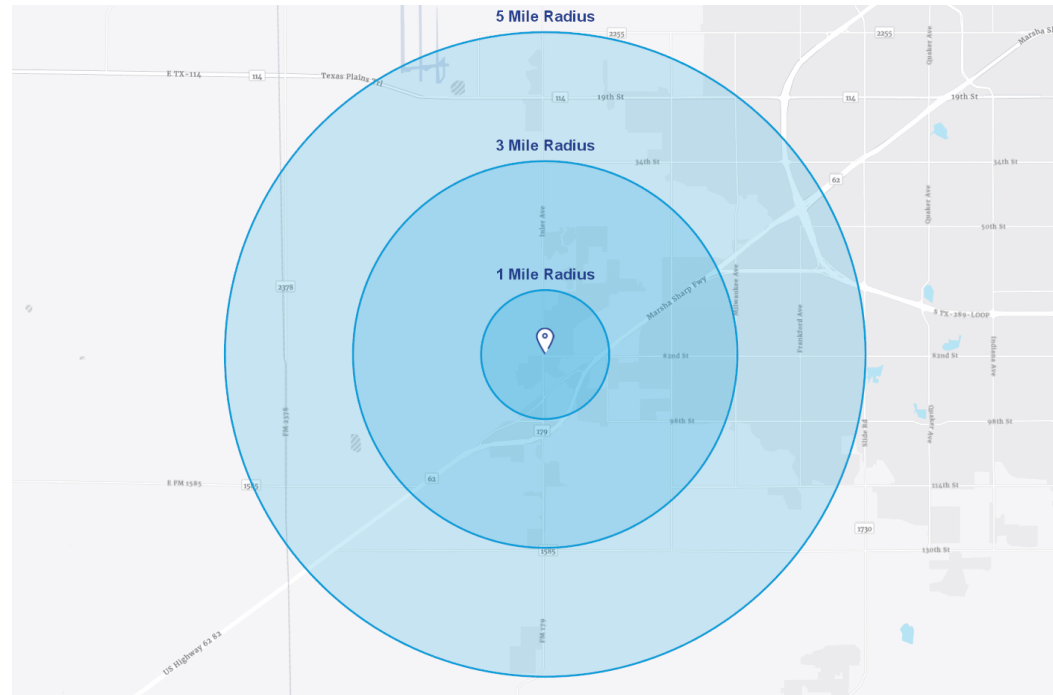
# Intersection Aerial





# Demographics\*

\* Demographic data derived from esri® 2020



|                   | 1 Mile    | 3 Miles  | 5 Miles  |
|-------------------|-----------|----------|----------|
| Population        | 2,666     | 18,089   | 64,624   |
| Households        | 829       | 6,361    | 25,556   |
| Median HH Income  | \$78,677  | \$81,356 | \$65,871 |
| Average HH Income | \$100,824 | \$96,455 | \$85,393 |

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