

ALL FIELDS DETAIL



MLS # 183942
Asking Price \$325,000
Address 3900 SHEPPARD ACCESS ROAD
Address 2
City Wichita Falls
State TX
Zip 76306
County Wichita
Area 20 WFalls Northwest

Class COMMERCIAL
Status ACTIVE
Type Restaurant
Building Area 2001-3000
Location Free Standing
Sale/Rent For Sale
IDX Include Y



GENERAL

Number of Buildings	1	Price Per SqFt	
Agent	DANA H ROSS GENTRY - 940-733-3376	Listing Office 1	RE/MAX ELITE GROUP - Main: 940-264-2500
Listing Agent 2		Listing Office 2	
List Team		Agent License Number	668846
Broker License Number	9000980	Code	Fixed
Owners Name	Danny Foix	Agreement	Exclusive Right to Sell
Listing Date	6/28/2026	Expiration Date	6/30/2027
Legal: Lot	2	Legal: Block	1
Old Lot, Block		Legal Addition	CHAMBLES S/D A-344 - T. C
Tax ID	123741	Subdivision Abbreviation	Not Applicable
Lot Size/Total Land Area	1.21 ac	Total Monthly Rent	
Remaining Lease Term (Mo)		# Parking Spaces	40
SqFt Improvements		# of Units in Building	1
Present Use	Office	Projected Use	Restaurant, Office
Gross Income per Year		Utilites per Year	
Insurance per Year		Bldg Rent/SF/Year	
Excluded Property	All personal property	Title Company	Landmark Title
Builder Name		Total SQFT	2509
Source	ADO	Survey Available Y/N	
Title Co. When Last Sold		Option Expiration Date	
Possible Short Sale Y/N		ADA Compliant Y/N	
ADO SQFT		Off Market Date	
Associated Document Count	1	Cumulative DOM	612
Cumulative DOMLS		VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Search By Map	
Tax ID		Update Date	6/28/2026
Status Date	6/28/2026	HotSheet Date	6/28/2026
Price Date	6/28/2026	Input Date	6/28/2026 7:15 PM
Original Price	\$325,000	Security System Y/N	No
Lot Dimensions		Lot Acreage	
Security System Type		Client Hit Count	0
Geocode Quality	Exact Match	Picture Count	14
Days On Market	10	Price Per SQFT	\$129.53
Sold Price Per SQFT		Input Date	6/28/2026 7:15 PM
Update Date	6/28/2026 7:25 PM	Unique Property Identifier	
RESO Universal Property Identifier		Floor Plans Count	0
Floor Plans Update Date			

FEATURES

VACANT/SHOW Vacant	SEWER City Sewer	TYPE/BUSINESS Restaurant	ROAD FRONTAGE City Road
INTERIOR WALLS Sheet Rock	FLOORS Carpeting	Office	POSSESSION At Closing
COOLING Central Electric	ROOFING Slate	Retail Store	TERMS Conventional
HEATING Central FA Electric	NUMBER/STORIES Other	Medical	Cash
	PARKING One	Grocery	BACKUP ACCEPTED Yes
		Beauty/Barber	ZONING DISTRICT
		Service Bldg	
		Fast Food	
		Florist	

FEATURES

Parking Lot

Liquor Store
UTILITIES AVAIL
City Water
City Sewer

General Comm

DIRECTIONS

Directions

PUBLIC REMARKS

Public Remarks Unlock the potential of this versatile 2,509 sq. foot commercial building situated on 1.21 acres in a high-visibility location just outside of Sheppard Air Force Base. With thousands of vehicles passing by daily, this property offers outstanding exposure. Ideal for restaurants, fast food establishments, retail stores, nail salons, medical or professional services, and many other commercial uses. Whether you are looking to establish a new business or expand, this is an exceptional opportunity. Sale or Lease

AGENT ONLY REMARKS

Agent Only Remarks Go through the side door. Prop it open, or it will lock behind you.

INTRAOFFICE REMARKS

Intraoffice Remarks

SOLD STATUS

Sold Price

Contract Date

Selling Agent 1

Selling Office 1

Sell Team

Amount Financed

Interest Rate

Sellers Concessions

How Sold

Closing Date

Selling Agent 2

Selling Office 2

Non-Member Selling Agent

Non-MLS Selling Office

Sellers Points

Leasing Notes

Sale Closed At

ADDITIONAL PICTURES

