



INVESTMENT SALES & LEASING

109 N 5th Street, Wills Point, TX 75169

For Lease

Historic Retail-Flex Building

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PROPERTY OVERVIEW

- BUILDING SIZE / LOT SIZE

± 8,848 SF

- YEAR BUILT

1920

- ZONING

OFFICE-RETAIL

- PARKING SPACES

ON STREET, PARKING LOT

- UTILITIES / POWER

CITY SEWER, CITY WATER



INVESTMENT SALES & LEASING



MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

3,300

Population

37.4

Median Age

2.6

Average Household Size

US\$65,417

Median Household Income

BUSINESS



189

Total Businesses

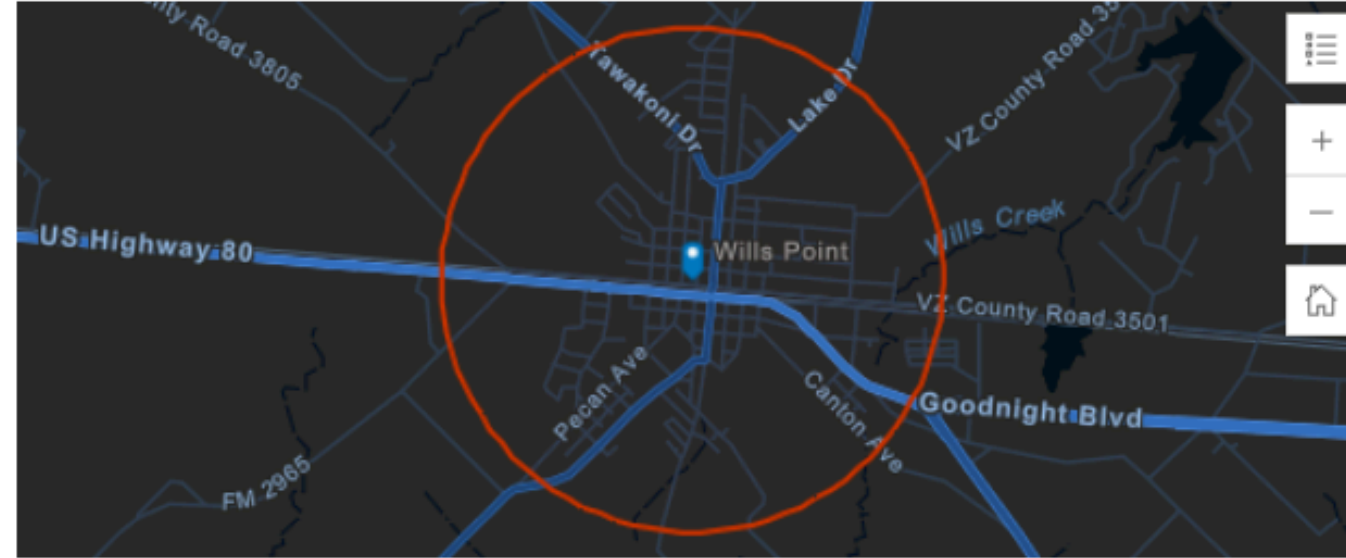


1,551

Total Employees



INVESTMENT SALES & LEASING



Interesting Behaviors facts

32

2025 Shopped at Giant Grocery Store/6 Mo: Index
Which is less than 95% of all ZIP Codes

40

2025 Visited Canada on Trip/3 Yrs: Index
Which is less than 95% of all ZIP Codes

ANNUAL LIFESTYLE SPENDING



US\$2,127
Travel



US\$56
Theatre/Operas/
Concerts



US\$45
Movies/Museums/
Parks



US\$59
Sports Events



US\$7
Online Games

EMPLOYMENT



White Collar

55%



Blue Collar

27%



Services

19%

2.5%

Unemployment Rate

EDUCATION

21%

No High School Diploma



32%
High School Graduate



29%
Some College



18%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



US\$1,594
Apparel &
Services



US\$140
Computers &
Hardware



US\$2,732
Eating Out



US\$5,320
Groceries



US\$5,782
Health Care

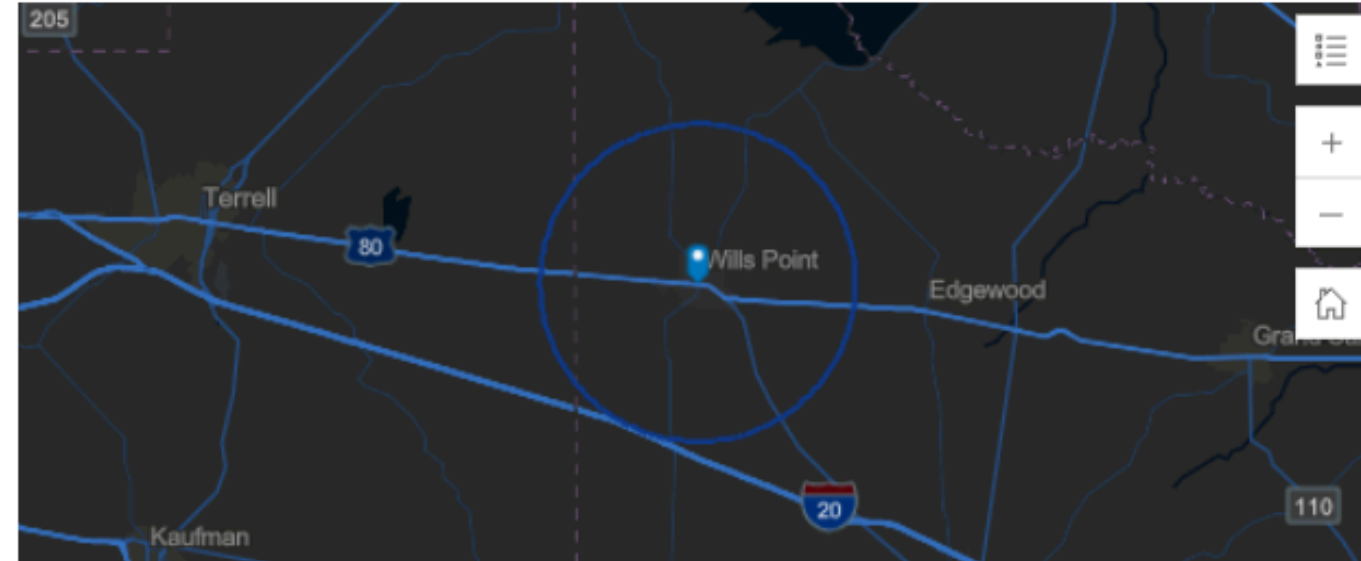
MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

7,803

Population

40.2

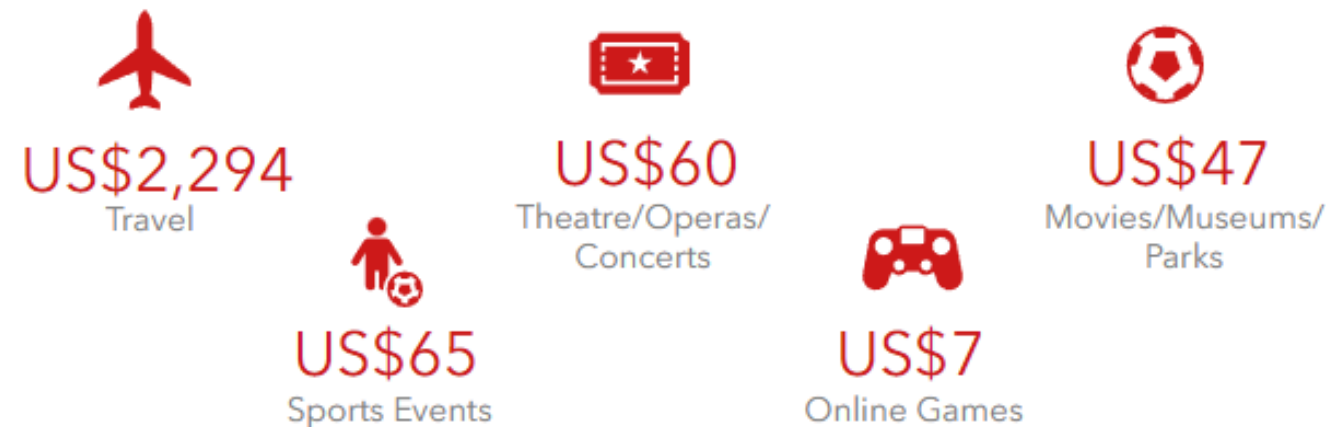
Median Age



Interesting Behaviors facts

- 12** 2025 Shopped at Stop & Shop Grocery Store/6 Mo: Index
Which is less than 95% of all ZIP Codes
- 32** 2025 Shopped at Giant Grocery Store/6 Mo: Index
Which is less than 95% of all ZIP Codes

ANNUAL LIFESTYLE SPENDING



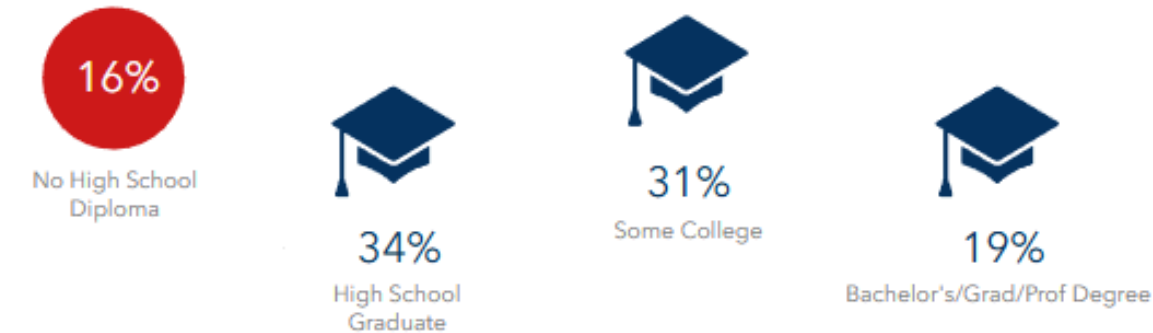
EMPLOYMENT



2.2%

Unemployment Rate

EDUCATION



ANNUAL HOUSEHOLD SPENDING



2.6

Average Household Size

US\$65,750

Median Household Income

BUSINESS



289

Total Businesses



2,325

Total Employees



INVESTMENT SALES & LEASING

Dallas–Fort Worth Market Overview

THE DALLAS–FORT WORTH METROPOLITAN AREA IS THE FOURTH-LARGEST METRO REGION IN THE UNITED STATES, WITH A POPULATION EXCEEDING 7.9 MILLION RESIDENTS AND MORE THAN 3.8 MILLION WORKERS. THE METROPLEX INCLUDES 13 COUNTIES AND COVERS APPROXIMATELY 9,300 SQUARE MILES, MAKING IT ONE OF THE MOST EXPANSIVE URBAN ECONOMIES IN THE COUNTRY.

THE REGION SERVES AS A MAJOR NATIONAL HUB FOR TRANSPORTATION, LOGISTICS, MANUFACTURING, TECHNOLOGY, AEROSPACE, FINANCE, AND HEALTHCARE. IT IS HOME TO 22 FORTUNE 500 COMPANY HEADQUARTERS AND MORE THAN 10,000 CORPORATE FACILITIES. THE AREA IS SUPPORTED BY TWO MAJOR AIRPORTS — DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW) AND DALLAS LOVE FIELD (DAL) — PROVIDING EXTENSIVE DOMESTIC AND INTERNATIONAL CONNECTIVITY.

DALLAS–FORT WORTH IS HOME TO MAJOR CORPORATE HEADQUARTERS ACROSS INDUSTRIES, INCLUDING AT&T, AMERICAN AIRLINES GROUP, MCKESSON, CHARLES SCHWAB, TOYOTA MOTOR NORTH AMERICA, TEXAS INSTRUMENTS, SOUTHWEST AIRLINES, CBRE, D.R. HORTON, KIMBERLY-CLARK, ENERGY TRANSFER, BNSF RAILWAY, FLUOR, SABRE, AND VISTRA CORP.



INVESTMENT SALES & LEASING

CITY OF WILLS POINT

- Located in northwestern Van Zandt County, approximately 50 miles east of Dallas along US Highway 80.
- Population of around 3,700, offering a quiet, close-knit, community-focused environment.
- Known as the “Bluebird Capital of Texas,” with historic 1920s brick streets and strong small-town character.
- Proximity to Lake Tawakoni provides access to fishing, camping, boating, and outdoor recreation.
- Local economy is stable and affordable, supported by small businesses, light industrial activity, and a business park along Highway 80.
- Lower cost of living and accessible housing options, including single-family homes and acreage properties.
- Limited big-box retail, with most residents traveling to Terrell or Forney for larger shopping needs.
- Served by Wills Point ISD, a community-oriented school district.

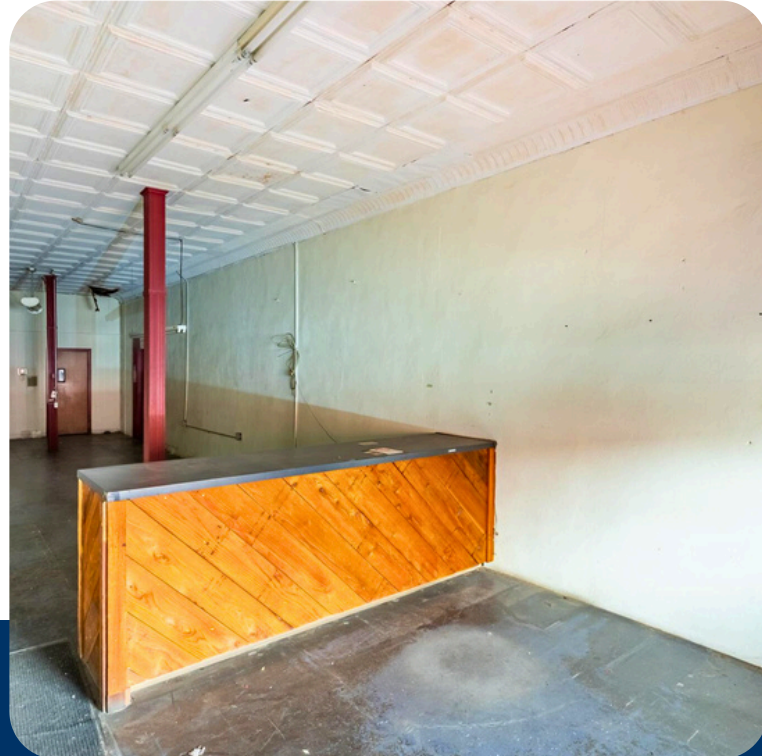
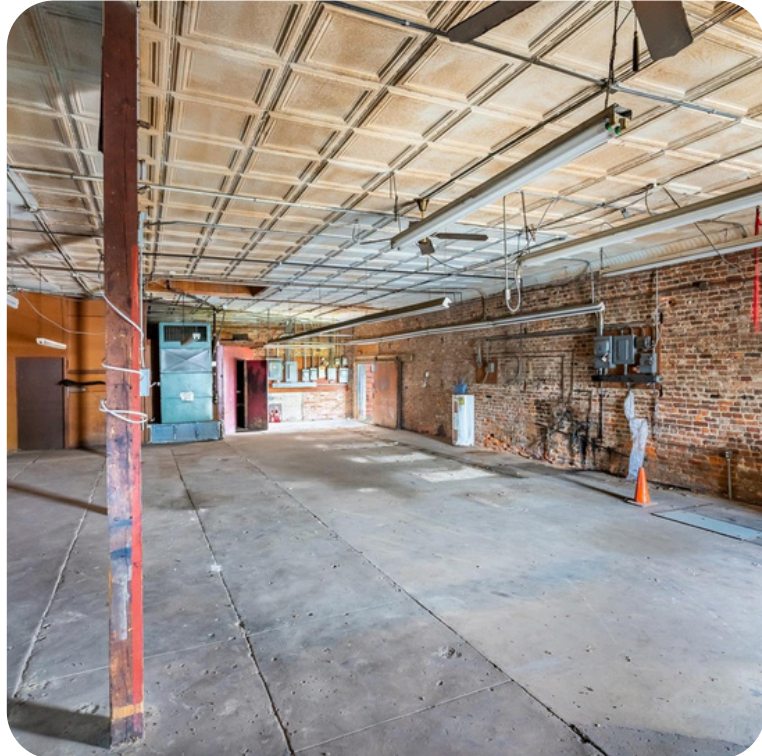


INVESTMENT HIGHLIGHTS

- 8,848 SF historic retail-flex building in Downtown Wills Point with strong character and architectural appeal.
- Four divisible suites allowing flexible leasing options — ideal for multi-tenant or single-tenant occupancy.
- High visibility with ~9,900 vehicles per day on nearby Highway 80, driving consistent foot and drive-by traffic.
- Office-Retail zoning supports a wide range of uses: retail storefront, small office, service business, flex, or mixed commercial.
- Competitive Tenant Improvement Package available, providing strong value-add potential for investors or owner-users.
- Located on City Street frontage with easy access, visibility, and on-street/parking lot options.
- Utilities include city water, sewer, and electric, ensuring smooth operations for a variety of tenants.
- Built in 1920 with ongoing improvements, offering a blend of historic charm and functional commercial usability.
- Situated less than half a mile from Downtown Wills Point, positioned within a growing retail and service trade area.
- Affordable entry point at 8,848 SF compared to surrounding DFW-area retail properties.



INVESTMENT HIGHLIGHTS





St Luke Catholic Church



Wills Point Depot Museum



Wills Point Fire Department

Wills Point Police Department

N 5th St

Bluebird Cafe



Fire-Tech

Protection Systems



Wills Point
FIRST BAPTIST

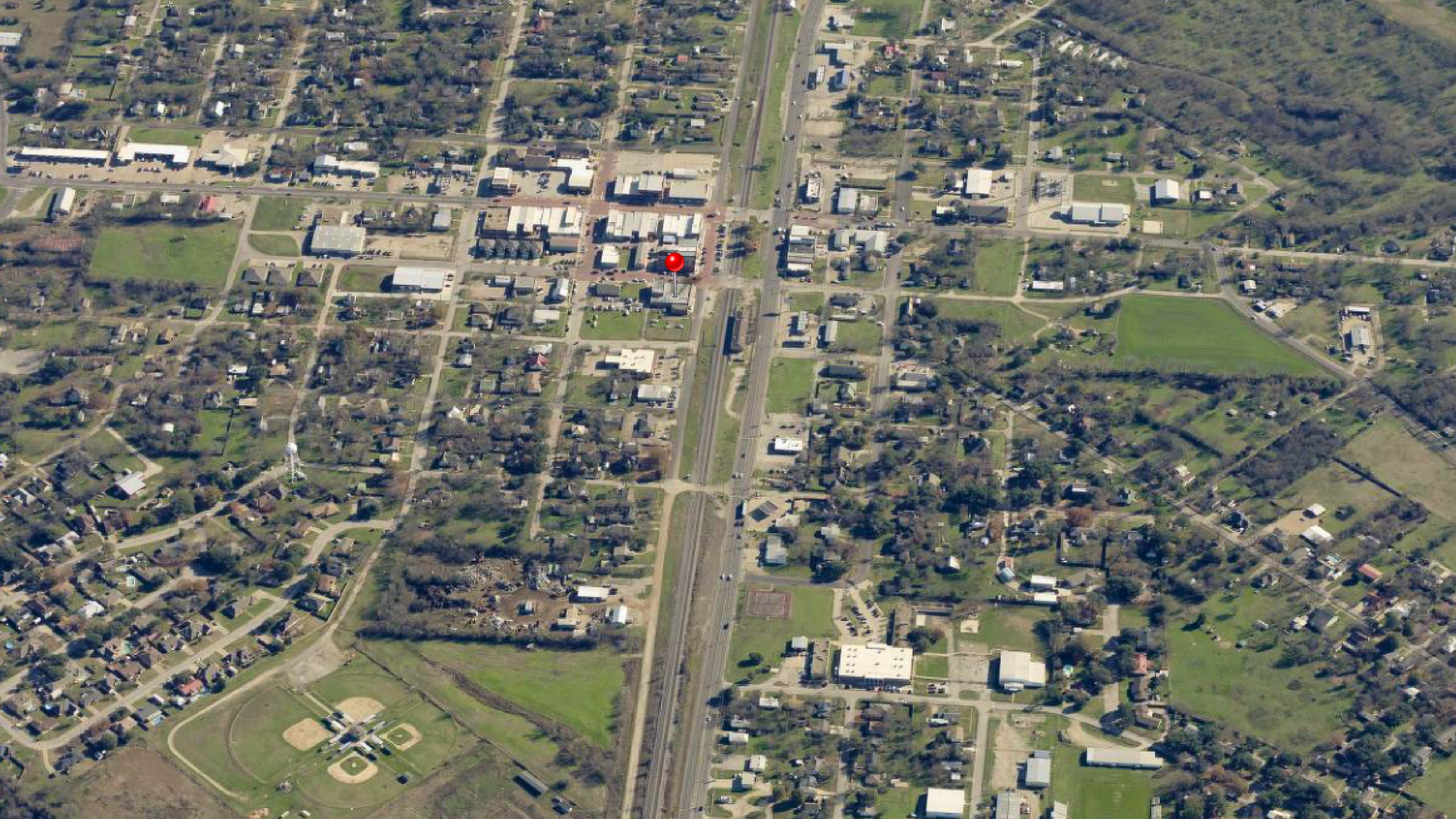
Bruce Park

snap fitness

E South Commerce St

W North Commerce St







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Disclaimer

Information contained herein is believed to be reliable but is not guaranteed. Buyers and tenants should verify all details independently. Property availability, pricing, and terms are subject to change without notice.

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