

AVAILABLE FOR LEASE



- Three spaces available:
 - 1,722 SF
 - 3,035 SF
 - 4,066 SF
- **REDUCED TO \$6.00/SF/YR + NNN**
- Located across the street from Wal-Mart Super Center
- Anchored by RNR Tire Express and Custom Wheels
- **Build out allowance is available and negotiable**
- Great location for either Retail or Office Use
- High traffic and great visibility
- Building signage available
- Visible from Interstate



Landon Huffer, CCIM
Executive Broker
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OFFERING MEMORANDUM AND DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Schimming Company Real Estate Services ("Schimming Company"), and should not be made available to any other person or entity without the written consent of Schimming Company. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property.

It is understood and agreed that this Offering Memorandum is provided only for the prospective buyers convenience and the information contained herein is not a substitute for a thorough due diligence investigation and makes no warranty or representation, with respect to the income of expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering Memorandum has been obtained from sources we believe to be reliable, however, Schimming Company has not verified, and will not verify, any of the information contained herein, nor has Schimming Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of the Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Schimming Company and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this property.

AERIAL OVERVIEW



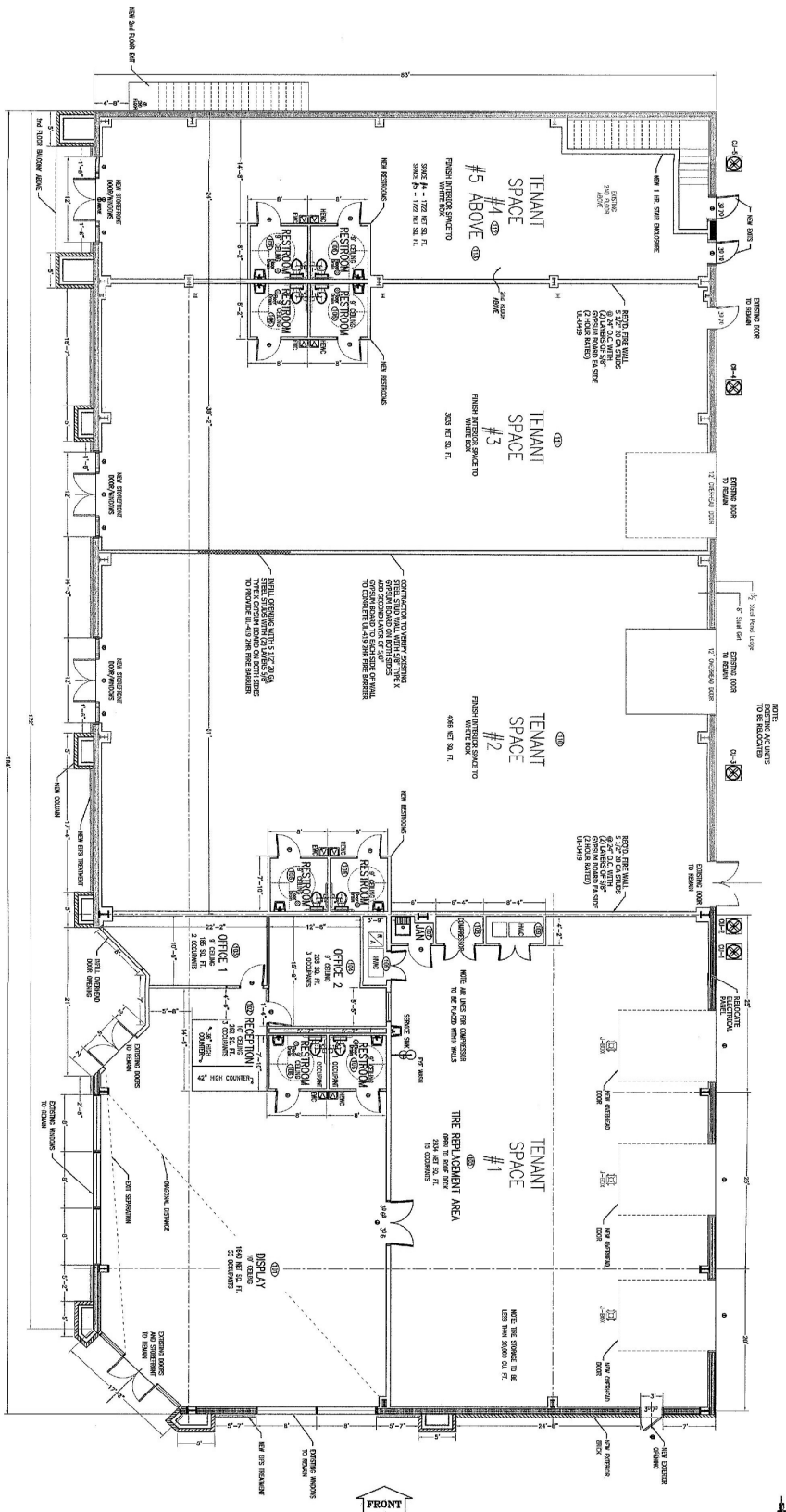
The information provided herein was obtained from sources believed reliable; however, Schimming Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property for sale, rent or exchanges is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.

SCHIMMINGCOMPANY.COM



Commercial Real Estate

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Texarkana, TX 75503
903-794-3606
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PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

ROOM FINISHES:

- (1) Castings to Be Suspended Dry w/24.23% Acetation The Log-in Panels.
- (2) Molds to Be 5/8" Sheetrock w/Standard Drywall Finish And Painted.
- (3) Wall Nicks in Rebarlans to Be 5/8" Clean Round Sheetrock, while in Rebarlans to Be Covered with MYLARITE Fiberglass Reinforced Polyester (FRP) wall Panels of Equivalent (Prior to Casting).
- (4) Floors to Be Stained Concrete w/Smooth Finish.
- (5) Use 4" Rubber Base Molding Equal to "Tensio."
- (6) All Moldings And Trim to Be As Chosen By Owner.

SQUARE FOOTAGE (GROSS):

MERCANTILE/OFFICE	2,612 SQ. FT.
S-1 TIRE REPLACEMENT	3,080 SQ. FT.
TENNANT #2	4,247 SQ. FT.
TENNANT #3	3,174 SQ. FT.
TENNANT #4	1,814 SQ. FT.
TENNANT #5	2,175 SQ. FT.
TOTAL	17,102 SQ. FT.

GENERAL NOTES:

- (1) Landings Or Corridor Walls to Be Flush with Finished Floor Elevation At Exterior Door Openings.
- (2) Restrooms to Be Solid Finished with Fireproof Board Installation.
- (3) At Exterior Doors to Have Weather Seals.
- (4) At Interior Door Locks to Be Level Type and Airtight-Camplight.
- (5) Restroom Doors to Be 2'-0" Solid Flush Panel with One Door.
- (6) Provide Heavy Insulate-Energy-Saving for Means of Egress.
- (7) Provide Heavy Insulate-Energy-Saving for Means of Egress.
- (8) Room 1 and then 2, Corridor to Be Airtight Construction (Airtightness) and with Double-Airflow Change for Water Heaters.
- (9) Corridor to Be Airtight-Camplight.
- (10) Corridor to Be Airtight-Camplight.
- (11) Corridor to Be Airtight-Camplight.
- (12) Flashes On the Walls of Restrooms shall Be Non-Flammable, Smooth and Easy to Clean.
- (13) Specify "Fire-Resistant" for Floor Doors in Restrooms.



SHEET NO. **A.4**



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& LAND SURVEYING
P.O. BOX 2653
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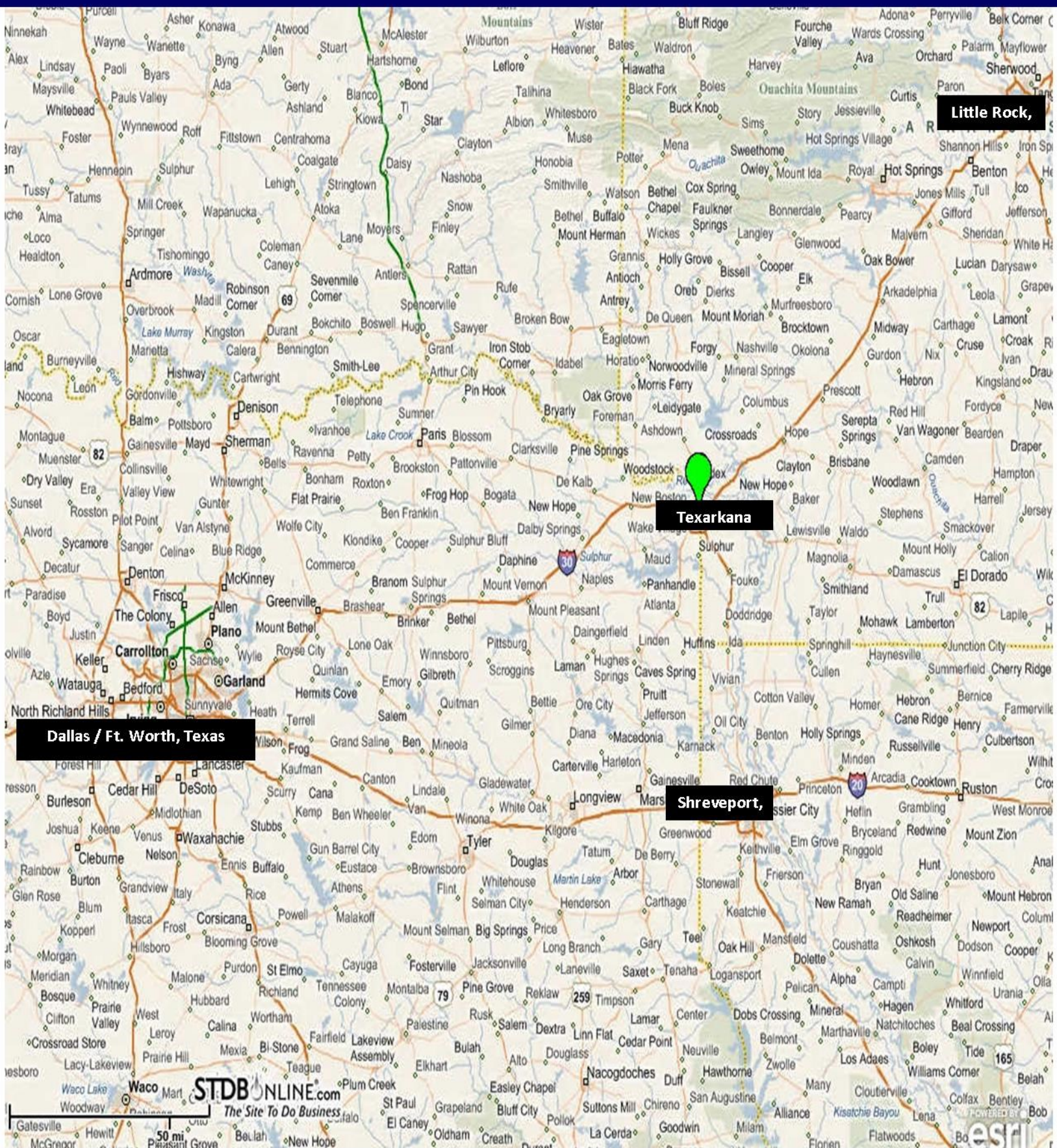
PROPOSED FLOOR PLAN

ЯNR TIRE

3905 NEW BOSTON RD., TEXARKANA, TX

					DESIGNED CHECKED	RSW RCH, JR.	PARISH	BOWIE
					DETAILED CHECKED	RSW RCH, JR.	PROJECT NUMBER	16E005
NO.	DATE	REVISION DESCRIPTION		BY	DATE SHEET	02-15-16	CITY & STATE	TEXARKANA TEXAS

LOCATION MAP



TEXARKANA, USA

Texarkana, TX - Texarkana, AR MSA is a two-county region anchored by the twin cities of Texarkana, Texas and Texarkana, Arkansas, and encompassing the surrounding communities in Bowie County, Texas and Miller County, Arkansas. As of the 2010 census, the MSA had a population of 136,027.

Texarkana is a major transportation hub being centrally located between Dallas - Ft. Worth, TX (175 miles west) and Little Rock, AR (150 miles east) on I-30. Shreveport - Bossier City, LA is located 75 miles south by the recently completed leg of I-49. Eventually I-49 will connect New Orleans, LA to Kansas City, MO going right through Texarkana. The projected I-369 corridor will connect Laredo, TX to Houston and eventually to the Canadian border via Indianapolis and shows Texarkana as either part of the primary route or as a spur. Other major transportation routes going through Texarkana include US 59, US 67, US 71, US 82 and Texas State Hwy Loop 151 and Arkansas Loop 245.

In the past few years, Texarkana has had a great deal of commercial activity particularly with new hotel brands, numerous restaurants and retail activity. Within the past few years new restaurants added include On The Border, Olive Garden, Cracker Barrel, Outback Steakhouse, Texas Roadhouse, Applebee's, Longhorn Steakhouse, Red Lobster, McAlister's, Buffalo Wild Wings, Hooters, Silver Spur Texas Grill, Ruby Tuesday's and Steak 'n Shake restaurant. Hotels that have recently located in Texarkana include Fairfield Inn & Suites by Marriott, Hampton Inn and Suites, Holiday Inn Express, Candlewood Suites, TownePlace Suite by Marriott, Comfort Suites, Country Inn & Suite, Courtyard by Marriott and recently completed Residence Inn. The 20,000 SF Texarkana Convention Center, with a 12,000 SF ballroom was completed in October 2012. Texarkana is a regional hub for cities in Southwest AR, Northeast TX, Northwest LA and Southeast OK with Central Mall, the only enclosed mall within a 75 mile radius, located at the SE corner of I-30 and Richmond Road. Located north across I-30 are fairly recent developments, Richmond Ranch and the Texarkana Pavilion, comprising approximately 800,000 SF of retail space, including Target, Kohl's, PetSmart, Office Depot, Best Buy and numerous restaurant out parcels.



Texarkana is proud to be the home of two institutions of higher learning, Texarkana College and Texas A&M - Texarkana.



The new Texas A&M University at Texarkana (TAMU) campus located at Bringle Lake northwest of the subject property will provide further growth opportunities for Texarkana. The City of Texarkana, Texas has partially completed a boulevard type street connecting Summerhill Road and the TAMU campus with main access to the University from Richmond Road. The 375 acre campus' first phase, a 42,000 sq. ft. Science & Technology Building was completed in 2008 and a four story 183,000 sq. ft. University Center was completed in July, 2010. Bringle Lake Village, a 294-bed, 86,000 sq. ft. on-campus living facility was added in 2011. Currently under construction is a 42,000 SF, \$12.1 million Student/Recreation Center and just recently announced by Texas A&M Board of Regents is funding for a 58,000 SF facility for nursing and STEM (Science, Technology, Engineering and Mathematics) programs. The emphasis on higher education bodes well for Texarkana as the community is working to provide a well educated and productive workforce.



Executive Summary

3905 New Boston Rd, Texarkana, Texas, 75501
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.44339
Longitude: -94.09928

	1 mile	3 miles	5 miles
Population			
2000 Population	2,281	34,710	69,899
2010 Population	2,546	36,291	73,505
2017 Population	2,579	37,412	74,768
2022 Population	2,592	38,197	75,922
2000-2010 Annual Rate	1.11%	0.45%	0.50%
2010-2017 Annual Rate	0.18%	0.42%	0.24%
2017-2022 Annual Rate	0.10%	0.42%	0.31%
2017 Male Population	48.6%	47.3%	49.0%
2017 Female Population	51.4%	52.7%	51.0%
2017 Median Age	33.0	36.6	37.4

In the identified area, the current year population is 74,768. In 2010, the Census count in the area was 73,505. The rate of change since 2010 was 0.24% annually. The five-year projection for the population in the area is 75,922 representing a change of 0.31% annually from 2017 to 2022. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 33.0, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	50.1%	54.7%	56.8%
2017 Black Alone	40.8%	34.7%	34.3%
2017 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2017 Asian Alone	1.9%	2.1%	1.6%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	4.0%	4.8%	3.7%
2017 Two or More Races	2.7%	3.0%	2.8%
2017 Hispanic Origin (Any Race)	7.1%	8.7%	7.6%

Persons of Hispanic origin represent 7.6% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,047	14,106	26,695
2010 Households	1,091	14,884	28,603
2017 Total Households	1,092	15,335	29,297
2022 Total Households	1,095	15,644	29,786
2000-2010 Annual Rate	0.41%	0.54%	0.69%
2010-2017 Annual Rate	0.01%	0.41%	0.33%
2017-2022 Annual Rate	0.05%	0.40%	0.33%
2017 Average Household Size	2.36	2.41	2.41

The household count in this area has changed from 28,603 in 2010 to 29,297 in the current year, a change of 0.33% annually. The five-year projection of households is 29,786, a change of 0.33% annually from the current year total. Average household size is currently 2.41, compared to 2.41 in the year 2010. The number of families in the current year is 18,699 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

November 28, 2017



Executive Summary

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Prepared by Esri
Latitude: 33.44339
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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$34,299	\$43,143	\$42,230
2022 Median Household Income	\$35,378	\$46,277	\$45,097
2017-2022 Annual Rate	0.62%	1.41%	1.32%
Average Household Income			
2017 Average Household Income	\$46,833	\$61,338	\$61,799
2022 Average Household Income	\$52,192	\$68,438	\$68,571
2017-2022 Annual Rate	2.19%	2.21%	2.10%
Per Capita Income			
2017 Per Capita Income	\$19,401	\$25,264	\$25,411
2022 Per Capita Income	\$21,539	\$28,120	\$28,068
2017-2022 Annual Rate	2.11%	2.17%	2.01%

Households by Income

Current median household income is \$42,230 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$45,097 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$61,799 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$68,571 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,411 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,068 in five years, compared to \$34,828 for all U.S. households

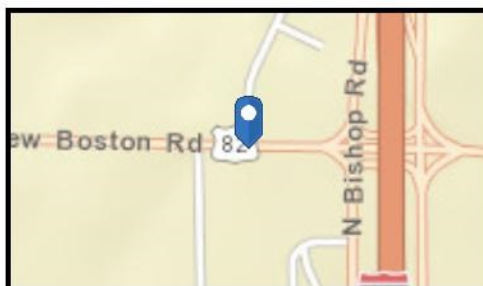
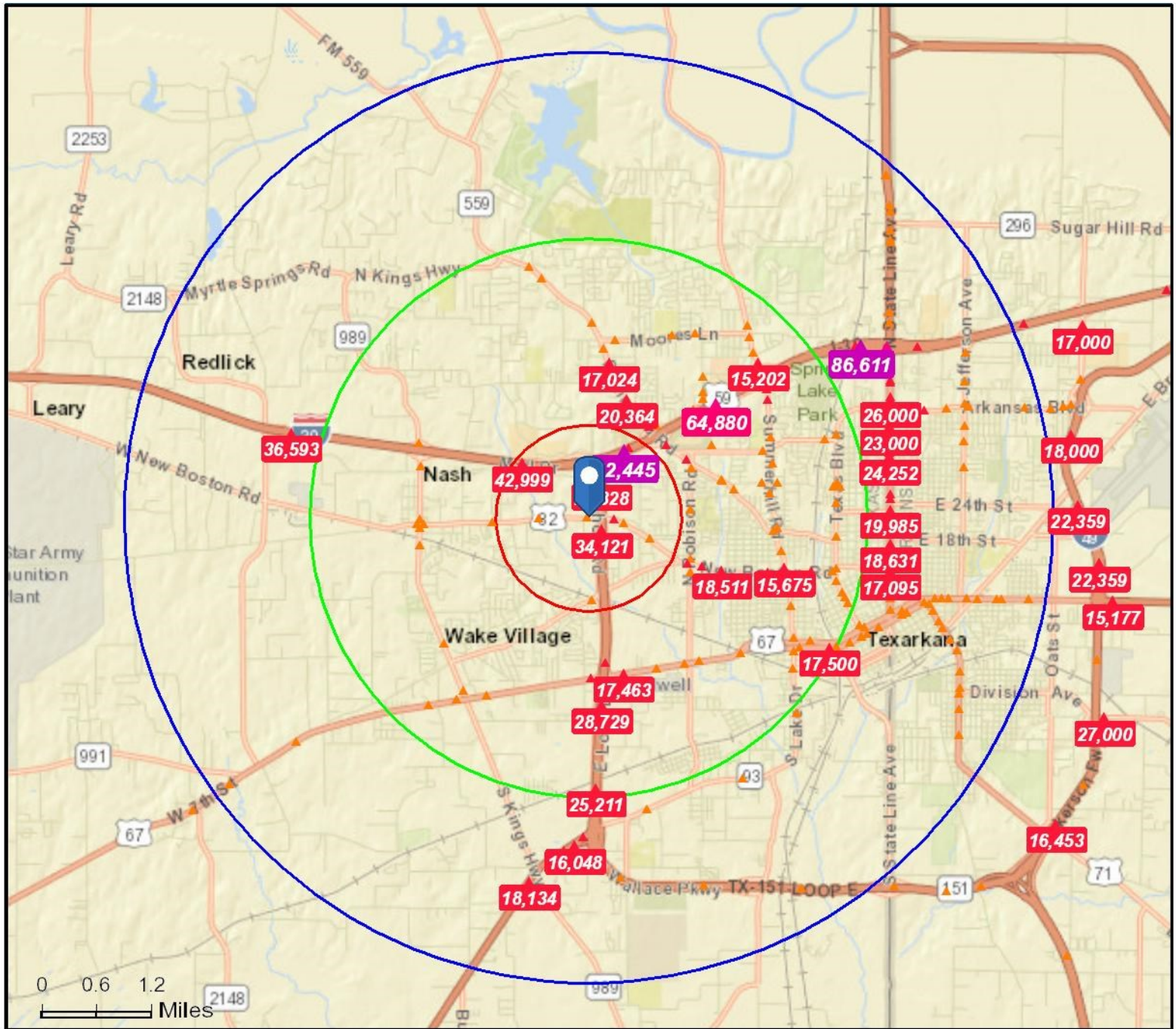
Housing			
2000 Total Housing Units	1,116	15,629	29,813
2000 Owner Occupied Housing Units	524	8,494	16,571
2000 Renter Occupied Housing Units	522	5,612	10,124
2000 Vacant Housing Units	70	1,523	3,118
2010 Total Housing Units	1,202	16,528	31,808
2010 Owner Occupied Housing Units	491	7,929	15,795
2010 Renter Occupied Housing Units	600	6,955	12,808
2010 Vacant Housing Units	111	1,644	3,205
2017 Total Housing Units	1,218	17,288	32,885
2017 Owner Occupied Housing Units	463	7,697	15,471
2017 Renter Occupied Housing Units	629	7,638	13,826
2017 Vacant Housing Units	126	1,953	3,588
2022 Total Housing Units	1,229	17,743	33,593
2022 Owner Occupied Housing Units	464	7,791	15,658
2022 Renter Occupied Housing Units	631	7,854	14,128
2022 Vacant Housing Units	134	2,099	3,807

Currently, 47.0% of the 32,885 housing units in the area are owner occupied; 42.0%, renter occupied; and 10.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 31,808 housing units in the area - 49.7% owner occupied, 40.3% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 1.49%. Median home value in the area is \$125,899, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.91% annually to \$159,982.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

November 28, 2017



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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 coincidental 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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<u>Alan F. Schimming</u>	<u>0250487</u>	<u>alan@schimmingcompany.com</u>	<u>(903)794-3606</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0