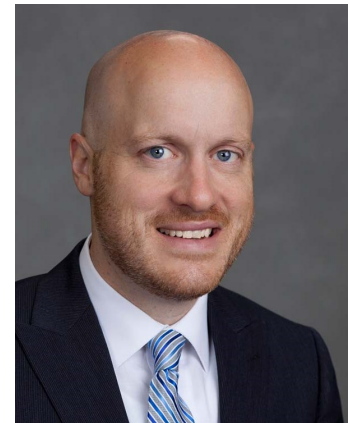




6004 Summerfield Drive, Suite B
Texarkana, Texas 75503

Retail space for lease across the street from the newly constructed WalMart Neighborhood Market. 5 spaces available from 950 to 2,850 square feet. \$1.00 per square foot. Located just off I-369.



Landon Huffer
Executive Broker

FOR LEASE

Phone: 903-794-3606

Fax: 903-793-1309

www.schimmingcompany.com

E-mail:

landon@schimmingcompany.com



The above information 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.

- I. AERIAL PHOTOGRAPH
- II. CITY AND AREA INFORMATION
- III. DEMOGRAPHICS
- IV. DISCLAIMER AGENCY DISCLOSURE
- V. BROKERAGE SERVICES



PROPERTY INFORMATION

The new Texas A&M University at Texarkana (TAMU) located at Bringle Lake northwest of the subject property will provide further growth opportunities for the Texarkana area. The 375 acre campus' first phase, a 42,000 sq. ft. Science & Technology Building was completed in 2008 and the new four story 183,000 sq. ft. University Center was completed in July, 2010.

TAMU-T Science and Technology Building and University Center



The new Arkansas Convention Center was completed in August 2013. Arkansas Convention Center offers luxurious accommodations, along with flexible meeting and gathering rooms to meet your every need. Whether your event includes ten people or hundreds of people, Arkansas Convention Center will be the premier location to make the event memorable. Arkansas Convention Center is located in central Texarkana, right off I-30. It is easily accessible to dining, lodging and shopping in the Texarkana area.



PROPERTY INFORMATION

The new Texarkana Convention Center with more than 25,000 square feet of available space for weddings, community celebrations and nonprofit functions to seminars, conferences, corporate retreats and training, the Texarkana Convention Center will be the ultimate green-friendly gathering space for social gatherings and business events alike.



CITY AND AREA INFORMATION

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 (175 miles west) and Little Rock, AR (150 miles east) on I-30.

Shreveport - Bossier City, LA is located 75 miles south by partially completed I-49/Hwy 71. Eventually I-49 will connect New Orleans, LA to Kansas City, MO

going right through Texarkana. The projected I-69 corridor would connect

Laredo, TX to Houston, TX 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 included US

59, US 67, US 71, US 82 and Texas State Hwy Loop 151 and Arkansas Loop 245.

Multiple transportation projects have been completed to expand Texarkana's capabilities to handle the ever growing amount of traffic and to relieve strain on the I-30 exits and frontage roads. The frontage roads on both the north and south sides of I-30 were converted from two-way to one-way west on the north side of I-30 and one-way east on the south side from the Nash, TX exit on the west side of Texarkana, TX to the Jefferson St., exit in Texarkana, AR. This has relieved much of the congestion that has plagued the frontage roads and various I-30 overpasses.

In the past few years, Texarkana has had a great deal of commercial activity particularly with new hotel brands, numerous restaurants and retail activity. In recent years new restaurants include On The Border, Olive Garden, Cracker Barrel, Outback Steakhouse, Texas Roadhouse, Applebee's, Longhorn Steakhouse, Red Lobster, McAlister's, Copeland's, Buffalo Wild Wings, Genghis Grill and Ruby Tuesday's, Steak & Shake and Panera Bread. Hotels that have recently located in Texarkana include Fairfield Inn & Suites by Marriott, Hampton Inn and Suites, Holiday Inn Express, Candlewood Suites, TownePlace Suites by Marriott, Comfort Suites, Country Inn & Suites and Courtyard by Marriott. The 20,000 square foot Texarkana Convention Center, with a 12,000 square foot ballroom was completed in October, 2012. The 25,000 square foot Arkansas Convention Center Texarkana, completed in August 2013, is located in central Texarkana, right off I-30 and has a 10,000 square foot ballroom.

Adjacent to the Arkansas Convention Center is Holiday Springs Water Park.

According to Forbes, Texarkana is predicted to increase 28.57% in GMP in 2012 making Texarkana the second fastest growing small metro area in the country.

Texarkana is a regional hub for cities in Southwest Arkansas, Northeast Texas, Northwest Louisiana and Southeast Oklahoma.

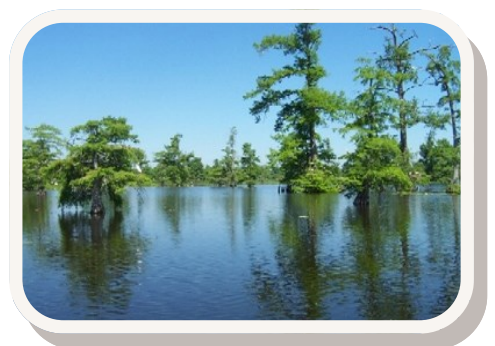
Lake Wright Patman:

The U.S. Army Corps of Engineers maintains nine parks around Wright Patman Lake. These parks provide lake access for boating, swimming and fishing as well as camping, picnicking, hiking, equestrian trails and other outdoor activities. Atlanta State Park is also located on the south shore of the lake. Surface area is 20,300 acres.



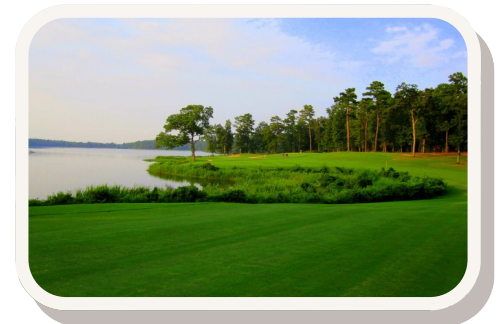
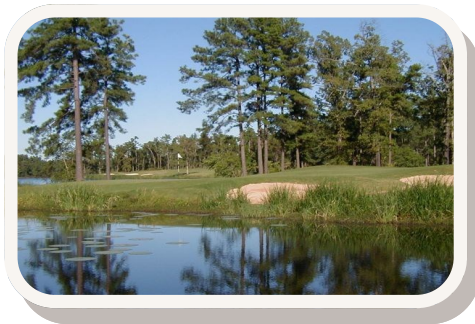
Lake Millwood:

Lake Millwood is mainly recognized for its beauty and fishing. There are 15 recreational parks around the lake to provide campers with picnic areas, boat ramps, swimming areas, showers and restrooms. Millwood is a superb place to fish, mainly due to its 35,000 acres (14,000 ha) of submerged timber that make excellent homes for the many varieties of fish in the lake. Millwood has also been known as one of the best bass fishing lakes in the United States. Every year it is home of many bass fishing tournaments and fishing derbies, all in search of Millwood's lunker largemouth bass.



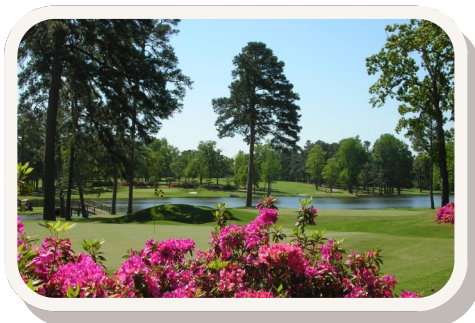
Golf Ranch:

The Texarkana Golf Ranch in Texarkana, Texas sits on the banks of the 600 acre Bringle Lake across from Texas A&M University - Texarkana. Known as one of the premier championship golf courses in the United States, Texarkana Golf Ranch layout has extraordinary 50" elevation changes and breathtaking vistas. Host of many corporate and special events, including AJGA and Tightlies Tournaments, Texarkana Golf Ranch is a golf course that will challenge the best of all touring professionals while still providing fun.



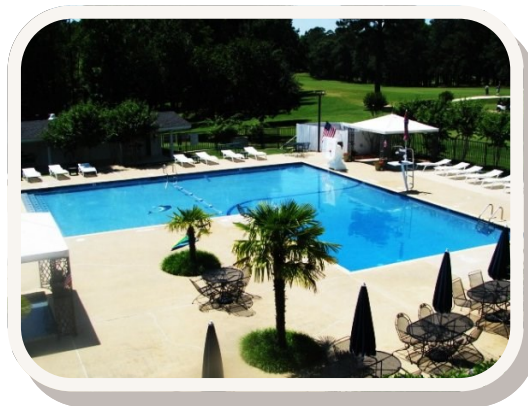
Texarkana Country Club:

Texarkana Country Club began in 1914 with a nine-hole golf course with sand greens. The membership chose the prestigious architectural firm of Langford and Moreau from Chicago to design the current golf course in 1922. Mr. Langford is best known for his style of deep bunkers and sloping greens. After a renovation in the spring of 2000, the challenging layout now measures 6,935 yards from the championship tees but has definitely retained the flavor of its original design. Maintained in "tournament condition" throughout the year, TCC has hosted numerous state amateur events. Other events include the prestigious Mid-South Cup Matches, the National Youth Classic and six Ben Hogan/Nike Tour events for the PGA tour. Our cherished history includes golfing legend Byron Nelson who served as Club Pro in 1934 prior to his outstanding career on the PGA Tour. Mr. Nelson would always practice on the TCC track prior to the Masters tournament referring to it as "Little Augusta" due to the many similarities between the courses.



North Ridge Country Club:

Nestled on 160 secluded acres of gentle rolling hills and surrounded by statuesque pines and hardwoods, Northridge Country Club's recently renovated 6,525 yard par 71 golf course proves to be challenging for all levels of golfers. Dramatic elevation changes, dogleg fairways and several lakes and creeks coming in to play combine to make the course demand accurate shots off the tee.





Demographic and Income Profile

4520 W 7th St, Texarkana, Texas, 75501
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.41826
Longitude: -94.09956

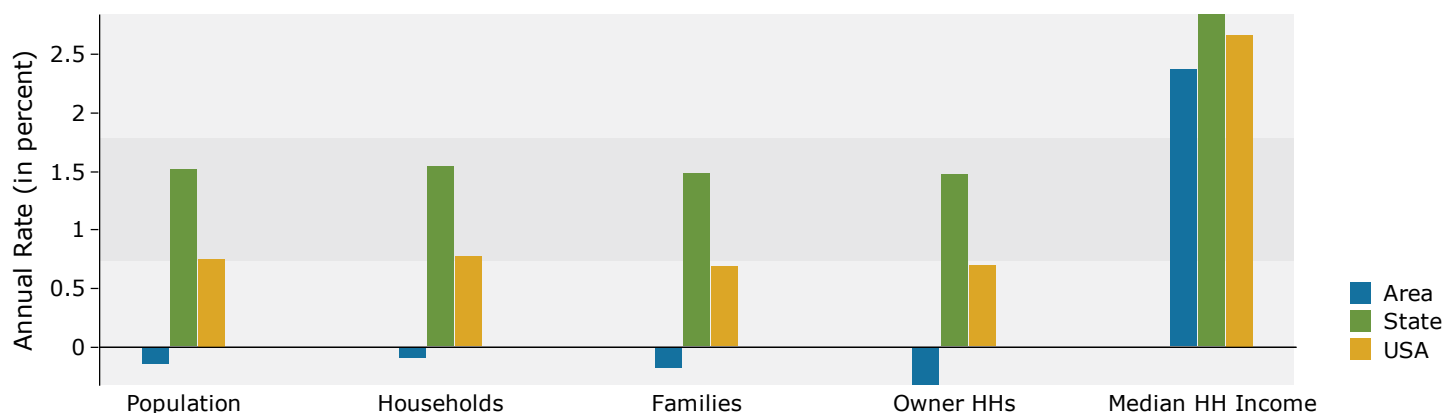
Summary	Census 2010	2015	2020				
Population	3,486	3,354	3,329				
Households	1,305	1,259	1,253				
Families	901	863	855				
Average Household Size	2.65	2.64	2.63				
Owner Occupied Housing Units	854	795	782				
Renter Occupied Housing Units	451	464	471				
Median Age	34.0	35.1	34.9				
Trends: 2015 - 2020 Annual Rate	Area	State	National				
Population	-0.15%	1.52%	0.75%				
Households	-0.10%	1.54%	0.77%				
Families	-0.19%	1.49%	0.69%				
Owner HHs	-0.33%	1.47%	0.70%				
Median Household Income	2.37%	2.84%	2.66%				
Households by Income	2015		2020				
	Number	Percent	Number	Percent			
	<\$15,000	166	13.2%	159	12.7%		
	\$15,000 - \$24,999	156	12.4%	116	9.3%		
	\$25,000 - \$34,999	155	12.3%	139	11.1%		
	\$35,000 - \$49,999	216	17.2%	212	16.9%		
	\$50,000 - \$74,999	255	20.3%	239	19.1%		
	\$75,000 - \$99,999	143	11.4%	168	13.4%		
	\$100,000 - \$149,999	137	10.9%	181	14.4%		
	\$150,000 - \$199,999	23	1.8%	29	2.3%		
\$200,000+	9	0.7%	10	0.8%			
Median Household Income	\$44,505		\$50,034				
Average Household Income	\$55,075		\$62,017				
Per Capita Income	\$21,358		\$24,141				
Population by Age	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	258	7.4%	241	7.2%	248	7.4%
	5 - 9	297	8.5%	240	7.2%	238	7.1%
	10 - 14	319	9.2%	264	7.9%	231	6.9%
	15 - 19	230	6.6%	277	8.3%	242	7.3%
	20 - 24	195	5.6%	214	6.4%	264	7.9%
	25 - 34	493	14.1%	439	13.1%	447	13.4%
	35 - 44	414	11.9%	432	12.9%	431	12.9%
	45 - 54	436	12.5%	381	11.4%	368	11.1%
	55 - 64	390	11.2%	395	11.8%	360	10.8%
	65 - 74	244	7.0%	280	8.3%	298	8.9%
	75 - 84	150	4.3%	134	4.0%	151	4.5%
	85+	60	1.7%	58	1.7%	52	1.6%
	Race and Ethnicity	Census 2010		2015		2020	
Number		Percent	Number	Percent	Number	Percent	
White Alone		2,144	61.5%	1,998	59.6%	1,917	57.6%
Black Alone		1,097	31.5%	1,080	32.2%	1,092	32.8%
American Indian Alone		21	0.6%	21	0.6%	22	0.7%
Asian Alone		20	0.6%	23	0.7%	28	0.8%
Pacific Islander Alone		2	0.1%	2	0.1%	3	0.1%
Some Other Race Alone		105	3.0%	117	3.5%	134	4.0%
Two or More Races		97	2.8%	113	3.4%	134	4.0%
Hispanic Origin (Any Race)		196	5.6%	223	6.6%	255	7.7%

Data Note: Income is expressed in current dollars.

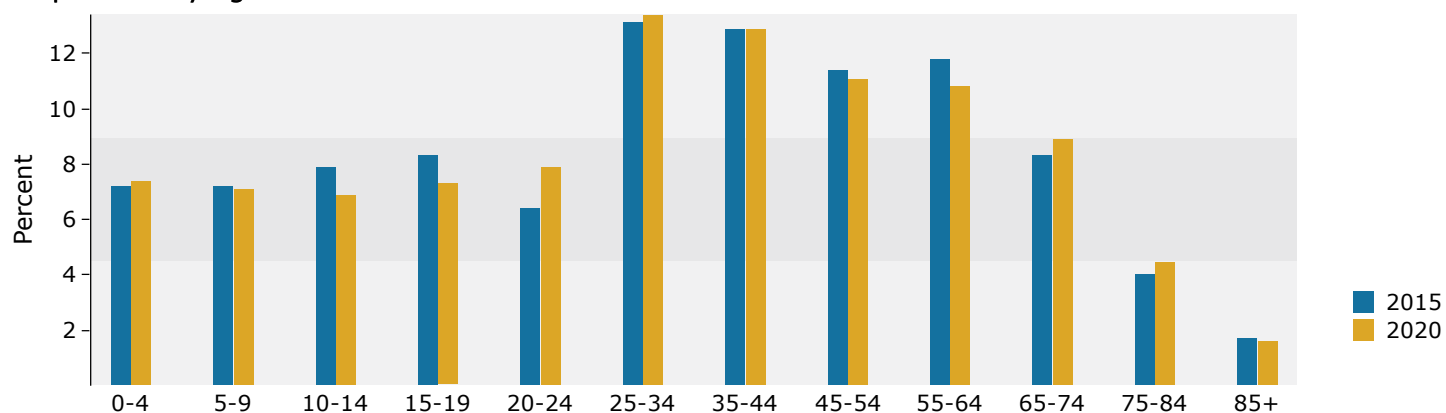
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

September 15, 2015

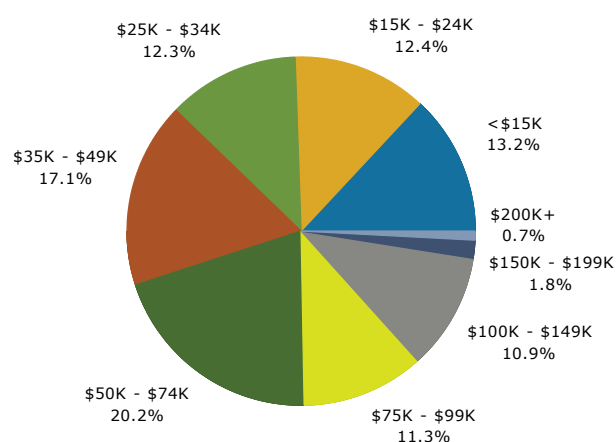
Trends 2015-2020



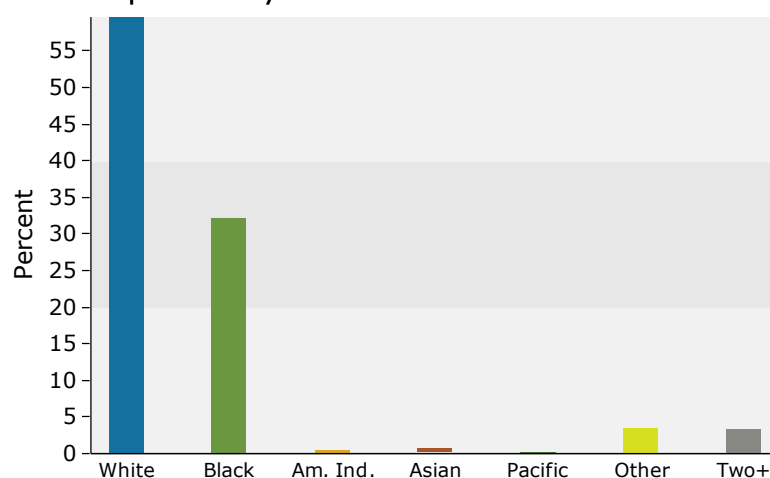
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 6.6%



Demographic and Income Profile

4520 W 7th St, Texarkana, Texas, 75501
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.41826
Longitude: -94.09956

Summary	Census 2010	2015	2020
Population	29,022	29,616	30,473
Households	10,920	11,223	11,567
Families	6,921	7,056	7,239
Average Household Size	2.47	2.47	2.47
Owner Occupied Housing Units	5,548	5,440	5,576
Renter Occupied Housing Units	5,372	5,783	5,991
Median Age	34.7	35.2	35.6
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.57%	1.52%	0.75%
Households	0.61%	1.54%	0.77%
Families	0.51%	1.49%	0.69%
Owner HHs	0.50%	1.47%	0.70%
Median Household Income	1.87%	2.84%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	2,867	25.5%	2,915	25.2%
\$15,000 - \$24,999	1,667	14.9%	1,342	11.6%
\$25,000 - \$34,999	1,317	11.7%	1,368	11.8%
\$35,000 - \$49,999	1,801	16.0%	1,858	16.1%
\$50,000 - \$74,999	1,690	15.1%	1,652	14.3%
\$75,000 - \$99,999	837	7.5%	1,065	9.2%
\$100,000 - \$149,999	824	7.3%	1,091	9.4%
\$150,000 - \$199,999	153	1.4%	196	1.7%
\$200,000+	66	0.6%	79	0.7%

Median Household Income	\$32,729	\$35,909
Average Household Income	\$43,993	\$49,102
Per Capita Income	\$17,864	\$19,841

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,185	7.5%	2,196	7.4%	2,256	7.4%
5 - 9	2,069	7.1%	2,065	7.0%	2,088	6.9%
10 - 14	2,012	6.9%	1,942	6.6%	1,975	6.5%
15 - 19	2,044	7.0%	1,972	6.7%	1,941	6.4%
20 - 24	2,009	6.9%	2,176	7.3%	2,113	6.9%
25 - 34	4,316	14.9%	4,372	14.8%	4,632	15.2%
35 - 44	3,840	13.2%	3,906	13.2%	4,040	13.3%
45 - 54	3,954	13.6%	3,705	12.5%	3,584	11.8%
55 - 64	3,172	10.9%	3,455	11.7%	3,527	11.6%
65 - 74	1,858	6.4%	2,263	7.6%	2,590	8.5%
75 - 84	1,129	3.9%	1,102	3.7%	1,267	4.2%
85+	434	1.5%	462	1.6%	459	1.5%

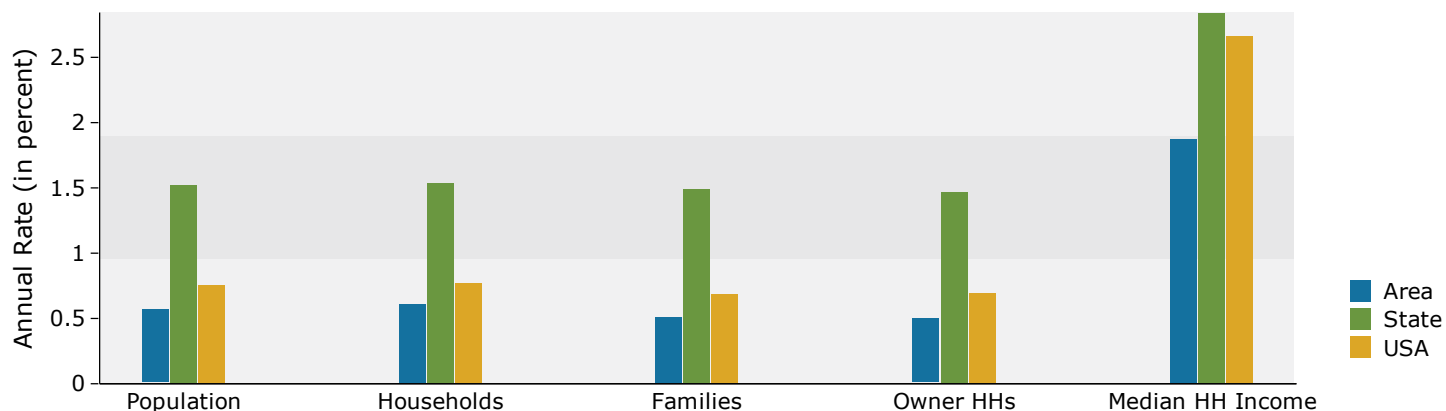
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,816	47.6%	13,412	45.3%	13,180	43.3%
Black Alone	12,712	43.8%	13,258	44.8%	13,790	45.3%
American Indian Alone	193	0.7%	209	0.7%	230	0.8%
Asian Alone	209	0.7%	252	0.9%	312	1.0%
Pacific Islander Alone	20	0.1%	29	0.1%	37	0.1%
Some Other Race Alone	1,330	4.6%	1,562	5.3%	1,840	6.0%
Two or More Races	741	2.6%	896	3.0%	1,084	3.6%
Hispanic Origin (Any Race)	2,564	8.8%	3,005	10.1%	3,480	11.4%

Data Note: Income is expressed in current dollars.

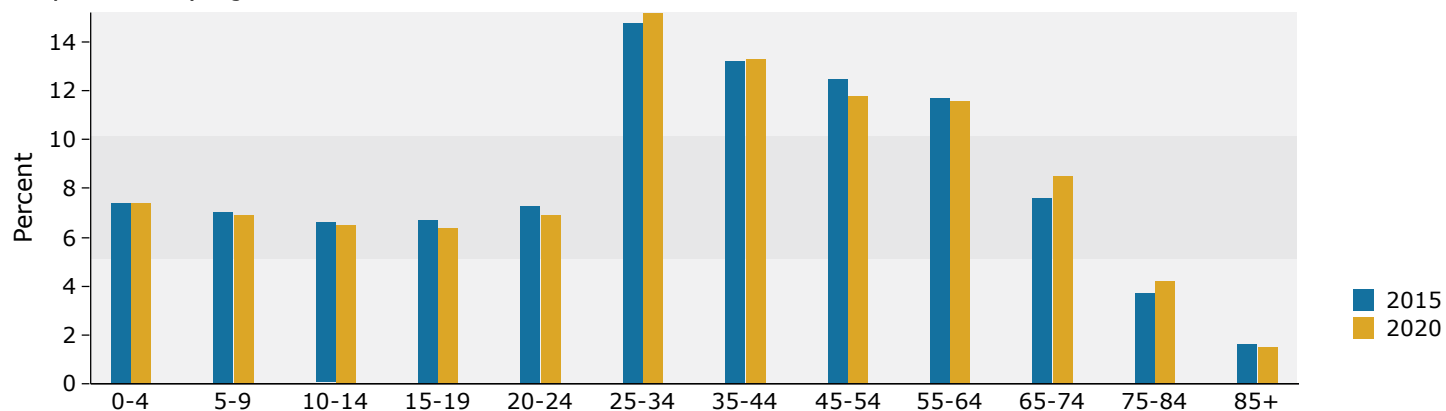
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

September 15, 2015

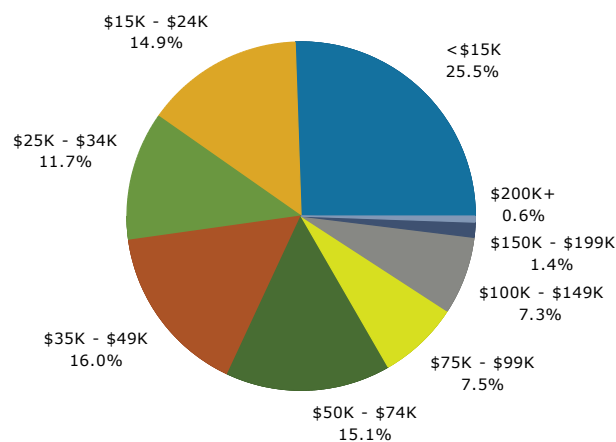
Trends 2015-2020



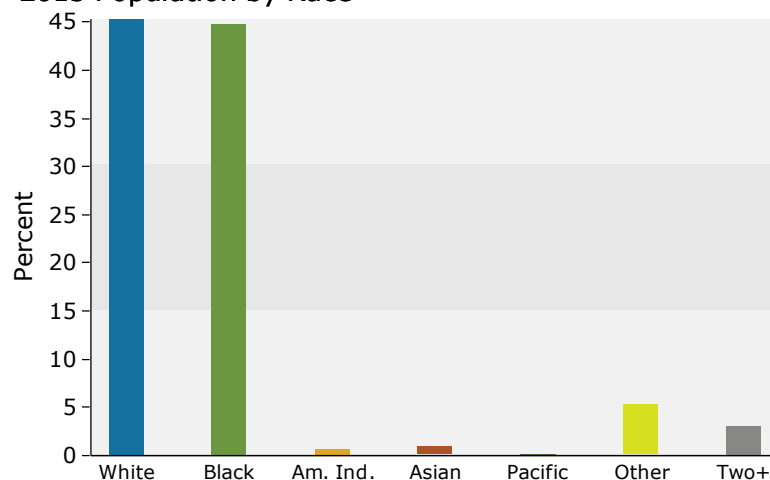
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 10.1%



Demographic and Income Profile

4520 W 7th St, Texarkana, Texas, 75501
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.41826
Longitude: -94.09956

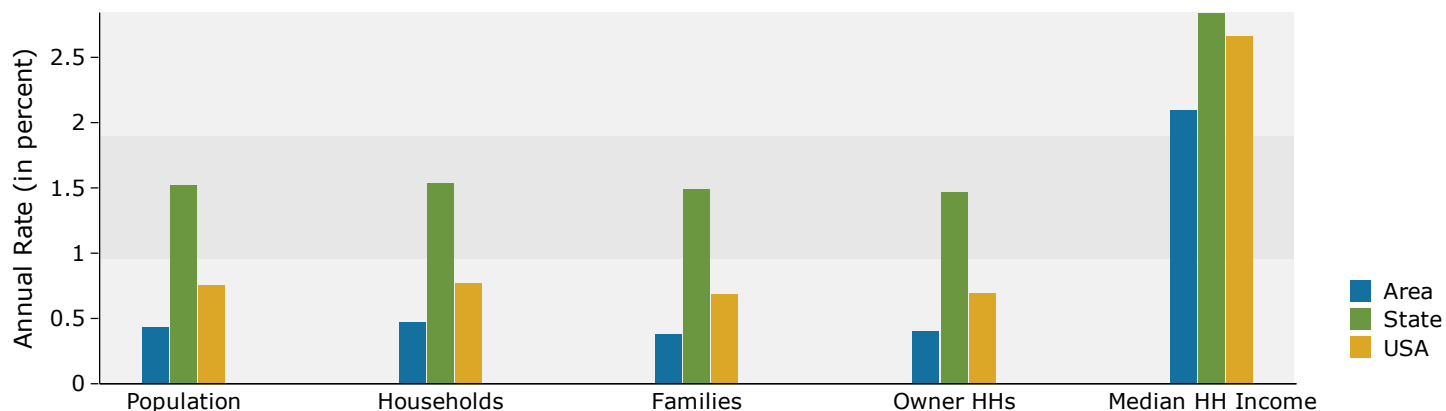
Summary	Census 2010	2015	2020				
Population	70,253	71,408	72,960				
Households	27,000	27,616	28,273				
Families	17,393	17,640	17,979				
Average Household Size	2.43	2.43	2.43				
Owner Occupied Housing Units	14,798	14,447	14,737				
Renter Occupied Housing Units	12,202	13,169	13,536				
Median Age	36.0	36.6	37.2				
Trends: 2015 - 2020 Annual Rate	Area	State	National				
Population	0.43%	1.52%	0.75%				
Households	0.47%	1.54%	0.77%				
Families	0.38%	1.49%	0.69%				
Owner HHs	0.40%	1.47%	0.70%				
Median Household Income	2.10%	2.84%	2.66%				
Households by Income	2015		2020				
	Number	Percent	Number	Percent			
	<\$15,000	5,878	21.3%	5,820	20.6%		
	\$15,000 - \$24,999	3,748	13.6%	2,932	10.4%		
	\$25,000 - \$34,999	3,058	11.1%	2,966	10.5%		
	\$35,000 - \$49,999	4,269	15.5%	4,310	15.2%		
	\$50,000 - \$74,999	4,345	15.7%	4,349	15.4%		
	\$75,000 - \$99,999	2,475	9.0%	3,136	11.1%		
	\$100,000 - \$149,999	2,589	9.4%	3,232	11.4%		
	\$150,000 - \$199,999	763	2.8%	974	3.4%		
	\$200,000+	491	1.8%	556	2.0%		
Median Household Income	\$38,025		\$42,192				
Average Household Income	\$53,468		\$60,036				
Per Capita Income	\$21,693		\$24,287				
Population by Age	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	5,031	7.2%	4,939	6.9%	4,977	6.8%
	5 - 9	4,807	6.8%	4,750	6.7%	4,724	6.5%
	10 - 14	4,698	6.7%	4,599	6.4%	4,653	6.4%
	15 - 19	4,854	6.9%	4,559	6.4%	4,583	6.3%
	20 - 24	4,791	6.8%	5,130	7.2%	4,821	6.6%
	25 - 34	10,072	14.3%	10,209	14.3%	10,551	14.5%
	35 - 44	9,063	12.9%	9,178	12.9%	9,501	13.0%
	45 - 54	9,590	13.7%	9,045	12.7%	8,662	11.9%
	55 - 64	7,846	11.2%	8,502	11.9%	8,777	12.0%
	65 - 74	4,808	6.8%	5,823	8.2%	6,616	9.1%
	75 - 84	3,203	4.6%	3,083	4.3%	3,520	4.8%
	85+	1,491	2.1%	1,592	2.2%	1,573	2.2%
	Race and Ethnicity	Census 2010		2015		2020	
Number		Percent	Number	Percent	Number	Percent	
White Alone		41,225	58.7%	40,820	57.2%	40,517	55.5%
Black Alone		24,057	34.2%	24,518	34.3%	25,078	34.4%
American Indian Alone		446	0.6%	496	0.7%	551	0.8%
Asian Alone		650	0.9%	816	1.1%	1,024	1.4%
Pacific Islander Alone		41	0.1%	56	0.1%	70	0.1%
Some Other Race Alone		2,237	3.2%	2,723	3.8%	3,300	4.5%
Two or More Races		1,597	2.3%	1,980	2.8%	2,419	3.3%
Hispanic Origin (Any Race)		4,497	6.4%	5,483	7.7%	6,531	9.0%

Data Note: Income is expressed in current dollars.

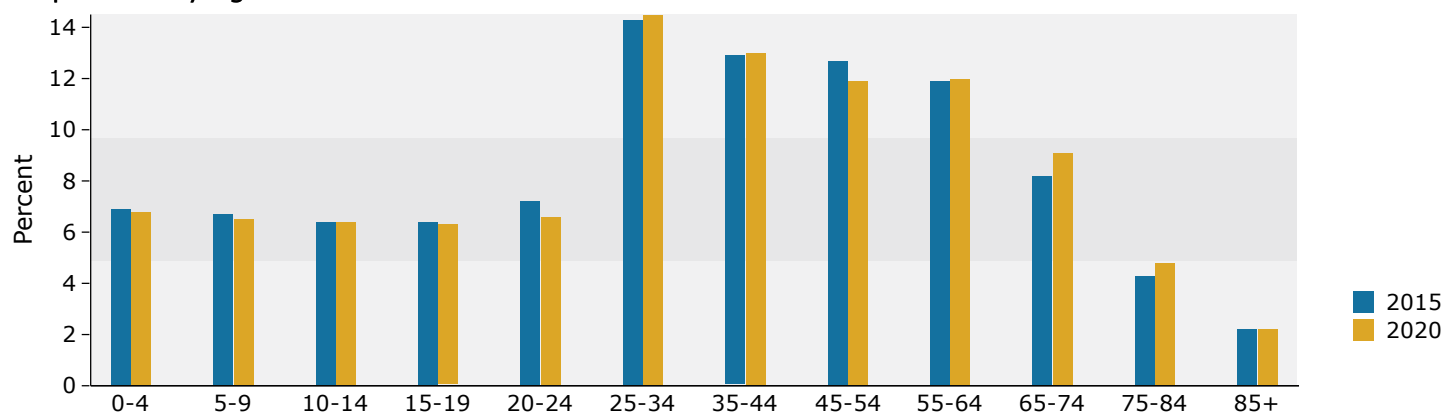
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

September 15, 2015

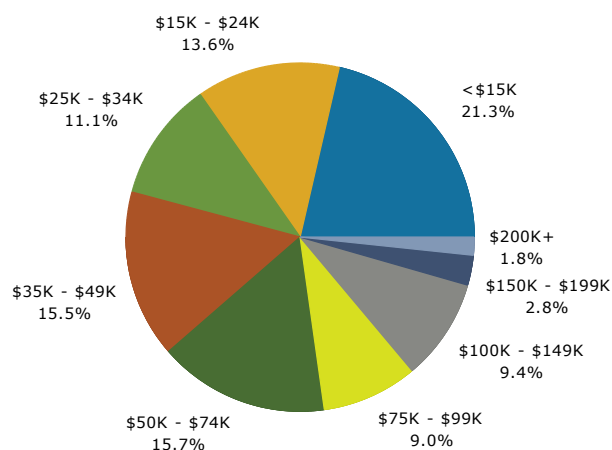
Trends 2015-2020



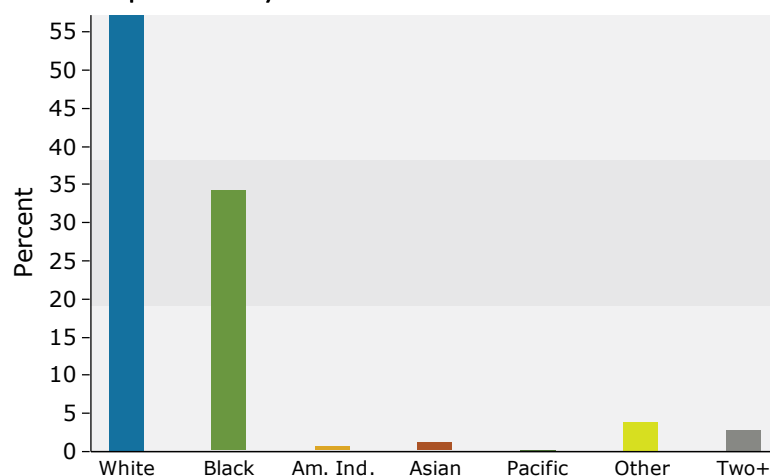
Population by Age



2015 Household Income

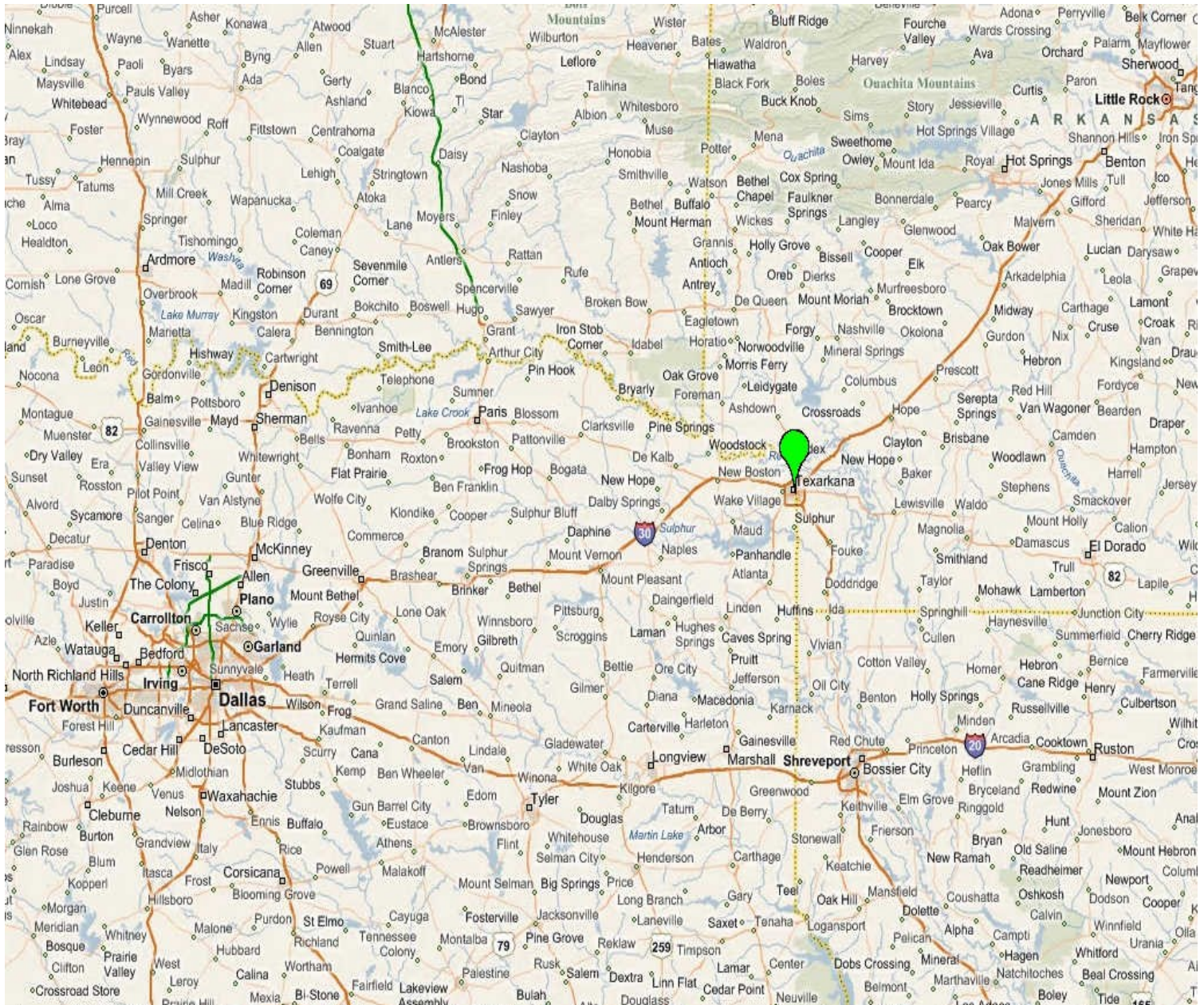


2015 Population by Race



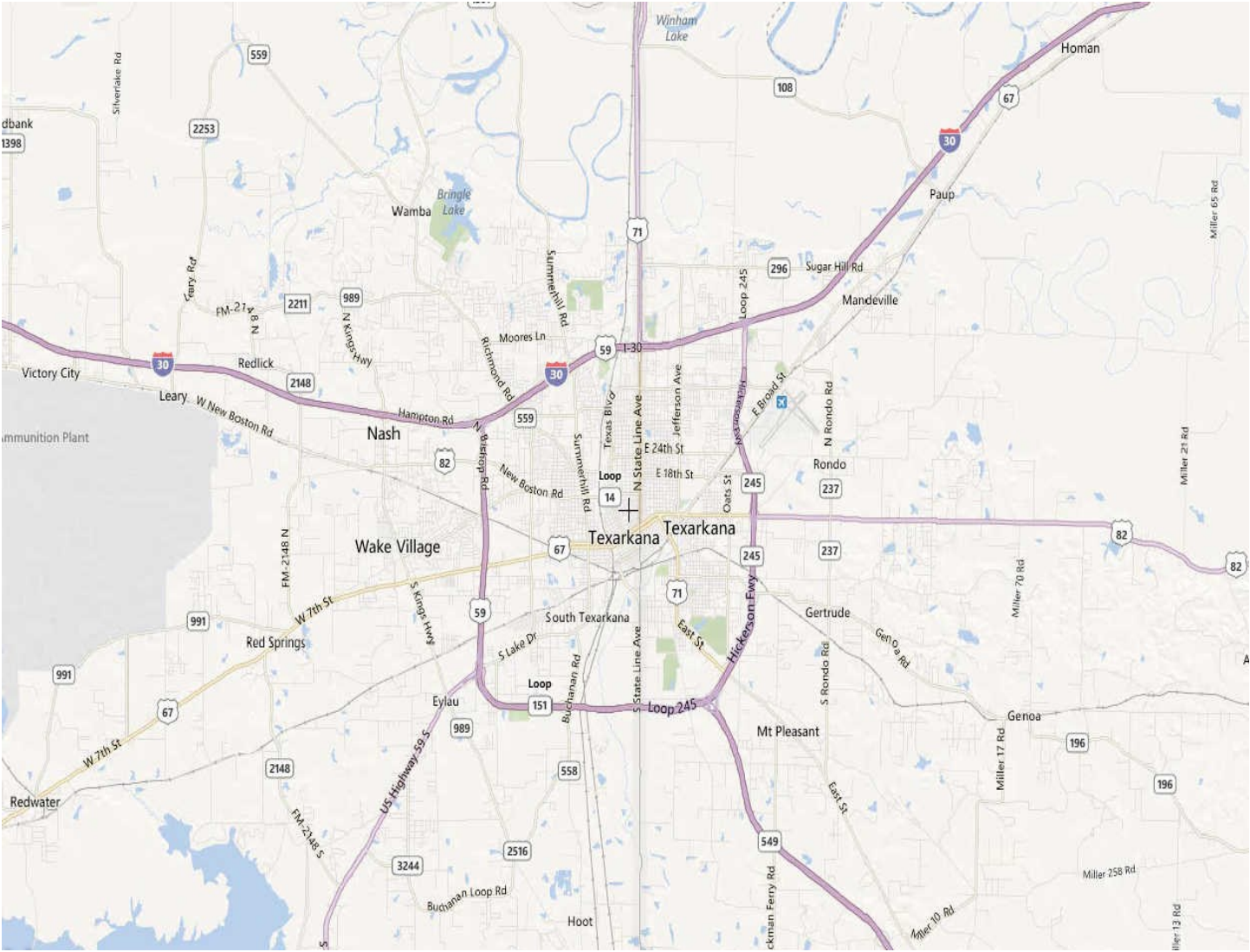
2015 Percent Hispanic Origin: 7.7%

REGIONAL MAP



Texarkana is the hub of Northeast Texas, Southwest Arkansas, Northwest Louisiana, and Southeast Oklahoma. Texarkana lies on Interstate 30 halfway between Dallas and Little Rock, on Interstate 49 corridor halfway between new Orleans and Kansas City, and on Interstate 69 corridor about a third of the way between Brownsville, Texas and Canada. Both Interstates 49 and 69 are designated NAFTA highways.

CITY MAP OF TEXARKANA TX / AR





DISCLAIMER

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903-794-3606 Fax 903-793-1309



Approved by the Texas Real Estate Commission for Voluntary Use

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About brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set for the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially related to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesperson are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.