



OFFICE and WAREHOUSE SPACE

*For Sale or Lease
13,487 SF*

***\$2.50 per SF 12 month
lease or For Sale
\$199,900.00***

*Located at
2800 W. 15th Street*



**LANDON HUFFER, CCIM
EXECUTIVE BROKER**

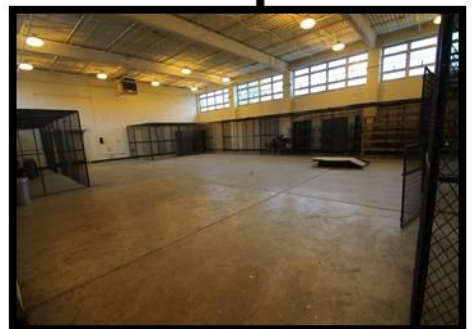
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- 13,487 Square Feet Available
- Large Parking Lot
- Great Office Space
- Warehouse Space
- 5 Acre Fenced in Lot
- Will Divide

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. CITY AND AREA INFORMATION
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- IV. DISCLAIMER AGENCY DISCLOSURE
- V. INFORMATION ABOUT BROKERAGE SERVICES

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-69 corridor would 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 hotels brands, numerous restaurants and retail activity. In recent years new restaurants include Copeland's Cajun Creole, On The Border, Olive Garden, Cracker Barrel, Outback Steakhouse, Texas Roadhouse, Applebee's, Longhorn Steakhouse, Red Lobster, McAlister's, Buffalo Wild Wings, Genghis Grill, Hooters, Silver Spur Texas Grill, Ruby Tuesday's and most recently is a 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 Suite, Country Inn & Suite, Courtyard by Marriott and the recently completed Residence Inn. The 20,000 square foot Texarkana Convention Center, with a 12,000 square foot ballroom was completed in October, 2012. Texarkana is a regional hub for cities in Southwest Arkansas, Northeast Texas, Northwest Louisiana and Southeast Oklahoma.

2800 W. 15th STREET

TEXARKANA, TEXAS



Executive Summary

2800 W 15th St, Texarkana, Texas, 75501
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.43098
Longitude: -94.07527

	1 mile	3 miles	5 miles
Population			
2000 Population	7,451	42,774	73,434
2010 Population	6,384	42,920	77,175
2016 Population	6,854	43,210	77,825
2021 Population	7,131	43,493	78,527
2000-2010 Annual Rate	-1.53%	0.03%	0.50%
2010-2016 Annual Rate	1.14%	0.11%	0.13%
2016-2021 Annual Rate	0.80%	0.13%	0.18%
2016 Male Population	47.2%	48.7%	48.9%
2016 Female Population	52.8%	51.3%	51.1%
2016 Median Age	34.2	34.9	36.9

In the identified area, the current year population is 77,825. In 2010, the Census count in the area was 77,175. The rate of change since 2010 was 0.13% annually. The five-year projection for the population in the area is 78,527 representing a change of 0.18% annually from 2016 to 2021. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 34.2, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	22.1%	48.1%	56.0%
2016 Black Alone	67.2%	42.3%	35.5%
2016 American Indian/Alaska Native Alone	0.4%	0.6%	0.7%
2016 Asian Alone	0.4%	1.2%	1.3%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Other Race	6.4%	4.7%	3.7%
2016 Two or More Races	3.4%	3.1%	2.8%
2016 Hispanic Origin (Any Race)	10.0%	8.5%	7.5%

Persons of Hispanic origin represent 7.5% of the population in the identified area compared to 17.9% 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 62.2 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	2,888	16,889	28,054
2010 Households	2,566	16,949	30,061
2016 Total Households	2,741	17,068	30,614
2021 Total Households	2,844	17,193	30,967
2000-2010 Annual Rate	-1.18%	0.04%	0.69%
2010-2016 Annual Rate	1.06%	0.11%	0.29%
2016-2021 Annual Rate	0.74%	0.15%	0.23%
2016 Average Household Size	2.47	2.39	2.40

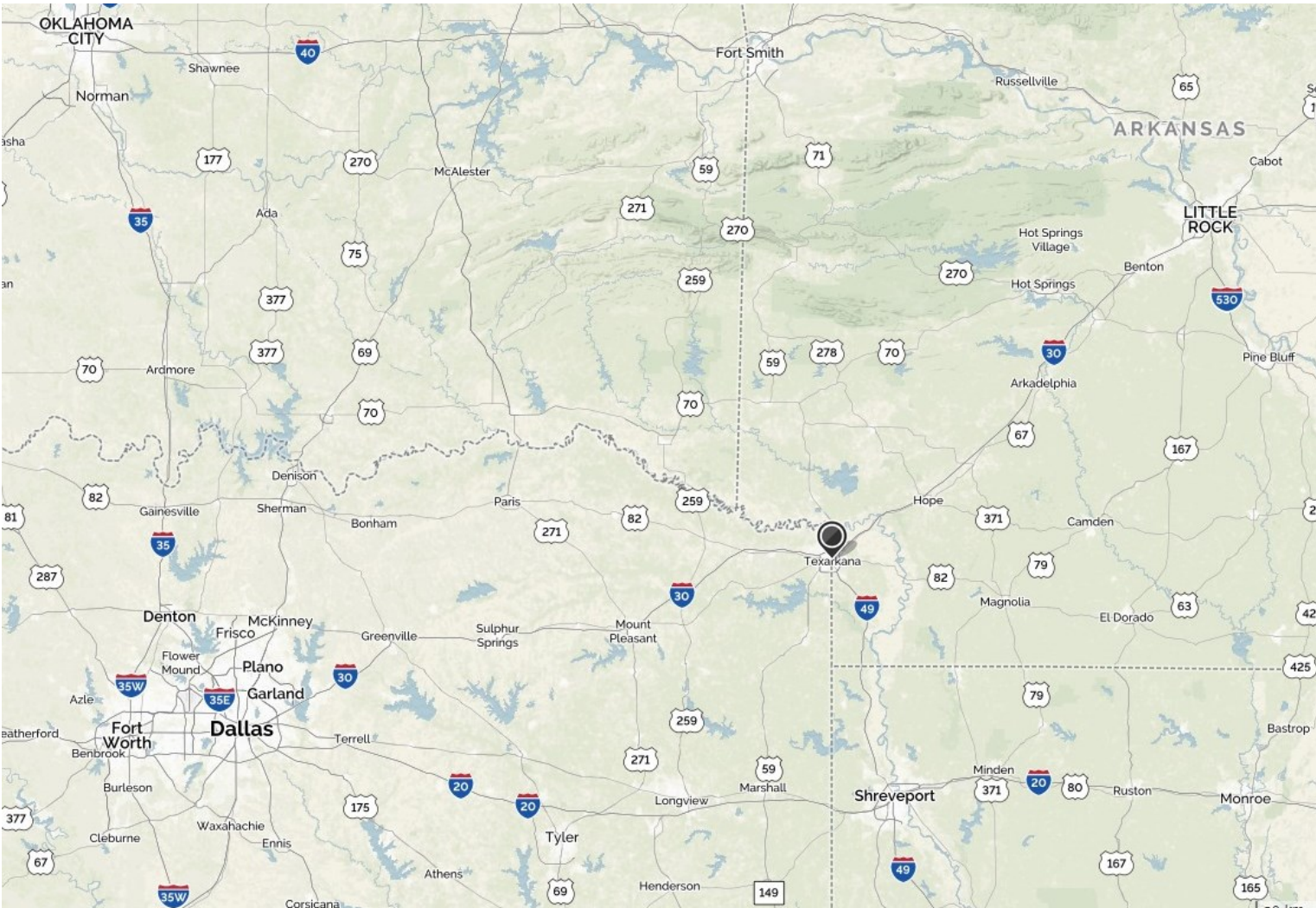
The household count in this area has changed from 30,061 in 2010 to 30,614 in the current year, a change of 0.29% annually. The five-year projection of households is 30,967, a change of 0.23% annually from the current year total. Average household size is currently 2.40, compared to 2.41 in the year 2010. The number of families in the current year is 19,381 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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 14, 2016

REGIONAL MAP



2800 W. 15th STREET
TEXARKANA, TEXAS

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TEXARKANA, TEXAS

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DISCLAIMER

The information contained in this presentation was obtained from sources believed reliable; however, Schimming Company Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy contained in this presentation for this property. It is the parties' express understanding and agreement that such materials are provided only for the parties' convenience. The parties' shall rely exclusively on their own independent due diligence and evaluation of the property and shall not rely solely on any materials and information provided by the Schimming Company and/or Seller in making a determination to purchase the property. The parties' expressly disclaim any reliance on any such materials provided by Schimming Company and/or Seller in connection with their inspection and agree they shall rely solely on their own independently verified information and analysis. This presentation of this property for sale, rent or exchange is submitted subject to error, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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 confidential 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.

<u>Schimming Company</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0250487</u> License No.	<u>alan@schimmingcompany.com</u> Email	<u>(903) 794-3606</u> Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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