

FOR LEASE- 2100 N. Stateline Ave., Texarkana, AR

Medical office was built in 1983, 2,546 square feet on 0.37 acres.

Has 20 parking spaces

\$2,750 / month



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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.

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2100 N. STATELINE AVE



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 Commercial Real Estate ("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 of 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.

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.

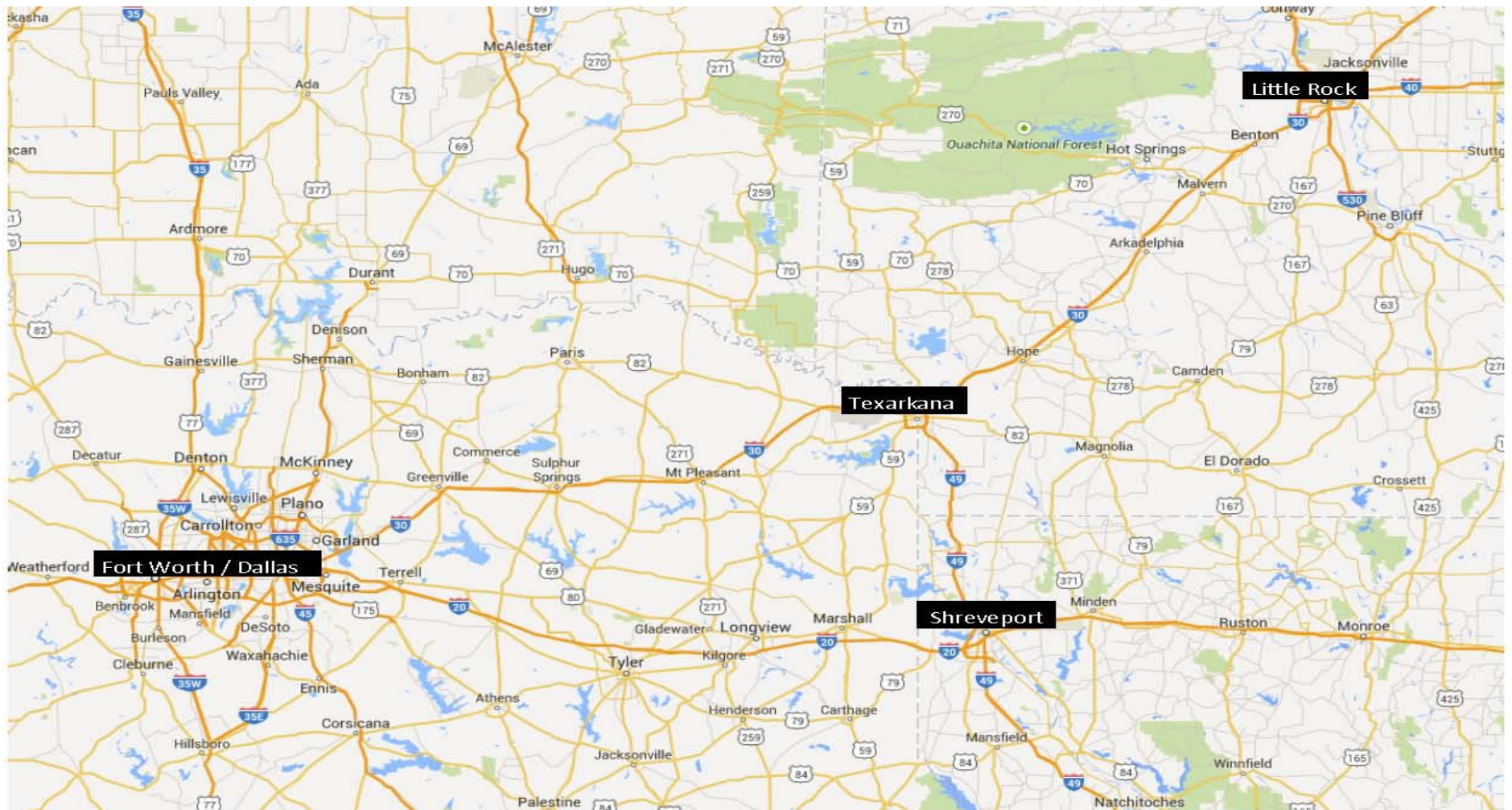
In the past few years, Texarkana has had a great deal of commercial activity particularly with new hotel brands, numerous restaurants and retail activity. Within the past few years new restaurants added include On The Border, Olive Garden, Cracker Barrel, Outback Steakhouse, Texas Roadhouse, Applebee's, 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

2100 N State Line Ave, Texarkana, Arkansas, 71854
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.44317
Longitude: -94.04308

	1 mile	3 miles	5 miles
Population			
2000 Population	9,693	45,601	67,489
2010 Population	9,392	46,190	70,777
2017 Population	9,430	46,546	72,010
2022 Population	9,489	46,945	73,003
2000-2010 Annual Rate	-0.31%	0.13%	0.48%
2010-2017 Annual Rate	0.06%	0.11%	0.24%
2017-2022 Annual Rate	0.12%	0.17%	0.27%
2017 Male Population	48.5%	48.6%	48.3%
2017 Female Population	51.5%	51.4%	51.7%
2017 Median Age	35.3	35.8	37.1

In the identified area, the current year population is 72,010. In 2010, the Census count in the area was 70,777. The rate of change since 2010 was 0.24% annually. The five-year projection for the population in the area is 73,003 representing a change of 0.27% annually from 2017 to 2022. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	54.8%	47.7%	55.1%
2017 Black Alone	35.8%	43.8%	36.5%
2017 American Indian/Alaska Native Alone	0.9%	0.6%	0.6%
2017 Asian Alone	0.7%	1.1%	1.5%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	4.2%	3.7%	3.4%
2017 Two or More Races	3.6%	3.0%	2.8%
2017 Hispanic Origin (Any Race)	8.1%	7.0%	6.6%

Persons of Hispanic origin represent 6.6% 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 61.7 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	4,080	18,018	26,513
2010 Households	3,946	18,533	28,295
2017 Total Households	3,958	18,727	28,896
2022 Total Households	3,983	18,923	29,352
2000-2010 Annual Rate	-0.33%	0.28%	0.65%
2010-2017 Annual Rate	0.04%	0.14%	0.29%
2017-2022 Annual Rate	0.13%	0.21%	0.31%
2017 Average Household Size	2.31	2.33	2.38

The household count in this area has changed from 28,295 in 2010 to 28,896 in the current year, a change of 0.29% annually. The five-year projection of households is 29,352, a change of 0.31% annually from the current year total. Average household size is currently 2.38, compared to 2.39 in the year 2010. The number of families in the current year is 18,168 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.

April 13, 2018



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Median Household Income			
2017 Median Household Income	\$35,473	\$34,325	\$39,835
2022 Median Household Income	\$35,878	\$35,168	\$41,845
2017-2022 Annual Rate	0.23%	0.49%	0.99%
Average Household Income			
2017 Average Household Income	\$46,242	\$48,395	\$57,483
2022 Average Household Income	\$50,501	\$52,957	\$63,423
2017-2022 Annual Rate	1.78%	1.82%	1.99%
Per Capita Income			
2017 Per Capita Income	\$19,620	\$20,571	\$23,936
2022 Per Capita Income	\$21,378	\$22,426	\$26,354
2017-2022 Annual Rate	1.73%	1.74%	1.94%

Households by Income

Current median household income is \$39,835 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$41,845 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$57,483 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$63,423 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$23,936 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$26,354 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	4,687	20,470	29,660
2000 Owner Occupied Housing Units	2,289	9,729	16,020
2000 Renter Occupied Housing Units	1,791	8,289	10,492
2000 Vacant Housing Units	607	2,452	3,148
2010 Total Housing Units	4,565	21,052	31,478
2010 Owner Occupied Housing Units	2,027	8,663	15,103
2010 Renter Occupied Housing Units	1,919	9,870	13,192
2010 Vacant Housing Units	619	2,519	3,183
2017 Total Housing Units	4,654	21,533	32,479
2017 Owner Occupied Housing Units	1,945	8,266	14,695
2017 Renter Occupied Housing Units	2,012	10,461	14,201
2017 Vacant Housing Units	696	2,806	3,583
2022 Total Housing Units	4,716	21,901	33,161
2022 Owner Occupied Housing Units	1,948	8,293	14,833
2022 Renter Occupied Housing Units	2,035	10,630	14,520
2022 Vacant Housing Units	733	2,978	3,809

Currently, 45.2% of the 32,479 housing units in the area are owner occupied; 43.7%, renter occupied; and 11.0% 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 31,478 housing units in the area - 48.0% owner occupied, 41.9% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 1.40%. Median home value in the area is \$114,631, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.99% annually to \$146,256.

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.

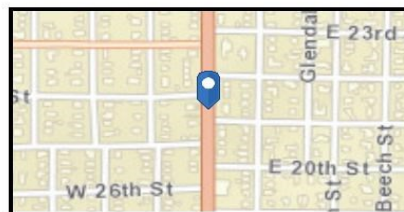
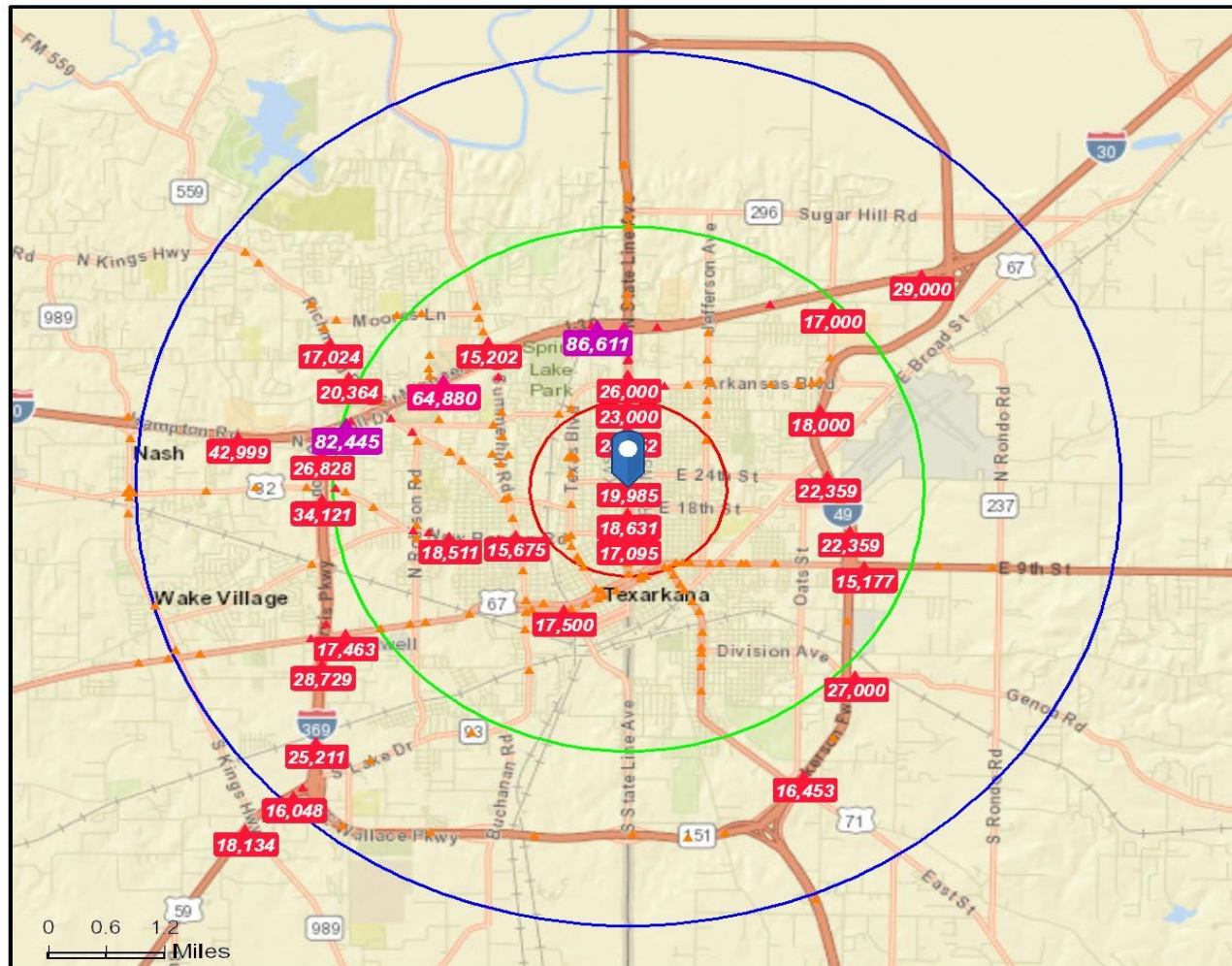
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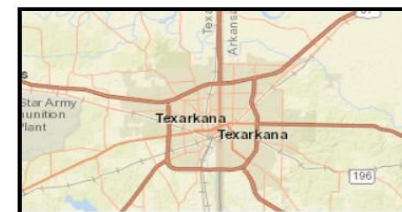
Traffic Count Map

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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



Source: ©2017 Kalibrate Technologies

April 13, 2018



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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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