

**FOR  
SALE or  
LEASE**



6004 Summerfield Dr., Ste. B  
Texarkana, Texas 75503

**\$285,000.00 - Sale Price**  
**Or**  
**\$2,000.00 - Lease Price**

**2015 W. 7th Street**

Landon Huffer, CCIM  
Executive Broker



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- ♦ 13,200 SF total space
- ♦ 1,600 +/- SF Office space
- ♦ 11,600 +/- SF Warehouse space

- ♦ Fenced in Area
- ♦ One Dock High Door
- ♦ One Grade Level Door
- ♦ 0.61 Acre

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
- II. LOCATION MAPS
- III. DEMOGRAPHICS
- 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.

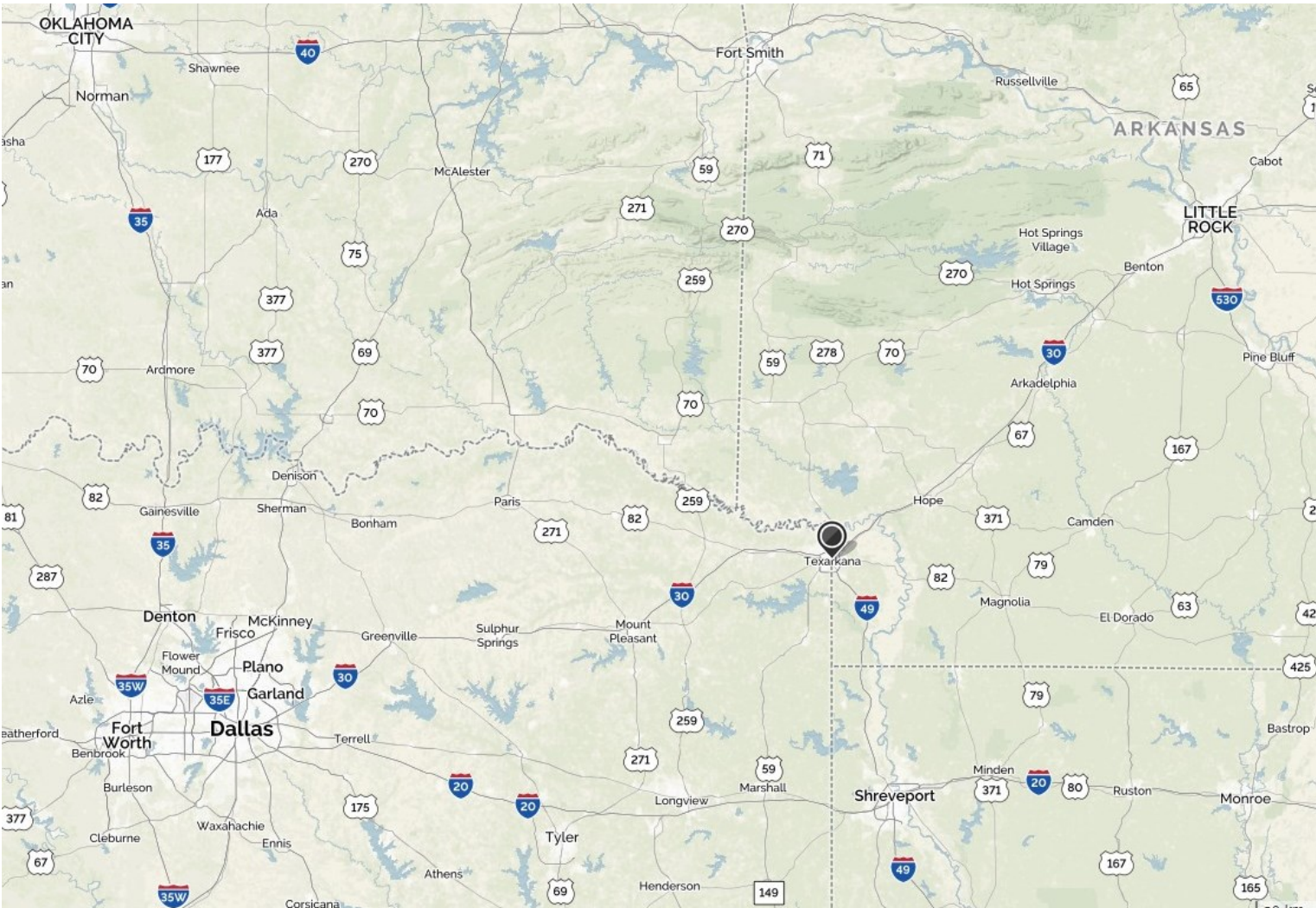
In the past few years, Texarkana has had a great deal of commercial activity particularly with new hotels brands, numerous restaurants and retail activity. In recent years new restaurants include Copeland's Cajun Creole, On The Border, Olive Garden, Cracker Barrel, Outback Steakhouse, Texas Roadhouse,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

**2015 W. 7th Street**

**TEXARKANA, TEXAS**



REGIONAL MAP



**2015 W. 7th Street  
TEXARKANA, TEXAS**

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## Executive Summary

2015 W 7th St, Texarkana, Texas, 75501  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.42312  
Longitude: -94.06644

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,457	42,045	72,470
2010 Population	4,354	41,500	75,345
2016 Population	4,750	41,446	75,821
2021 Population	4,981	41,496	76,360
2000-2010 Annual Rate	-2.23%	-0.13%	0.39%
2010-2016 Annual Rate	1.40%	-0.02%	0.10%
2016-2021 Annual Rate	0.95%	0.02%	0.14%
2016 Male Population	47.9%	48.9%	49.0%
2016 Female Population	52.1%	51.1%	51.0%
2016 Median Age	34.7	34.7	36.8

In the identified area, the current year population is 75,821. In 2010, the Census count in the area was 75,345. The rate of change since 2010 was 0.10% annually. The five-year projection for the population in the area is 76,360 representing a change of 0.14% annually from 2016 to 2021. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 34.7, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	20.3%	44.4%	55.4%
2016 Black Alone	69.2%	46.7%	36.0%
2016 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2016 Asian Alone	0.5%	0.8%	1.3%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Other Race	6.5%	4.4%	3.7%
2016 Two or More Races	3.0%	3.0%	2.8%
2016 Hispanic Origin (Any Race)	10.2%	8.0%	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 62.3 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	2,176	16,358	27,785
2010 Households	1,824	16,114	29,446
2016 Total Households	1,975	16,106	29,945
2021 Total Households	2,061	16,140	30,242
2000-2010 Annual Rate	-1.75%	-0.15%	0.58%
2010-2016 Annual Rate	1.28%	-0.01%	0.27%
2016-2021 Annual Rate	0.86%	0.04%	0.20%
2016 Average Household Size	2.29	2.41	2.39

The household count in this area has changed from 29,446 in 2010 to 29,945 in the current year, a change of 0.27% annually. The five-year projection of households is 30,242, a change of 0.20% annually from the current year total. Average household size is currently 2.39, compared to 2.40 in the year 2010. The number of families in the current year is 18,892 in the specified area.





## Executive Summary

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$18,766	\$30,420	\$38,732
2021 Median Household Income	\$19,153	\$29,501	\$39,085
2016-2021 Annual Rate	0.41%	-0.61%	0.18%
<b>Average Household Income</b>			
2016 Average Household Income	\$27,394	\$42,849	\$54,962
2021 Average Household Income	\$27,956	\$44,935	\$58,967
2016-2021 Annual Rate	0.41%	0.96%	1.42%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$11,256	\$17,869	\$22,908
2021 Per Capita Income	\$11,410	\$18,700	\$24,529
2016-2021 Annual Rate	0.27%	0.91%	1.38%
<b>Households by Income</b>			

Current median household income is \$38,732 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$39,085 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$54,962 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$58,967 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,908 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$24,529 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,633	18,576	31,091
2000 Owner Occupied Housing Units	941	8,963	17,060
2000 Renter Occupied Housing Units	1,235	7,395	10,726
2000 Vacant Housing Units	457	2,218	3,305
2010 Total Housing Units	2,353	18,461	32,823
2010 Owner Occupied Housing Units	671	7,661	15,920
2010 Renter Occupied Housing Units	1,153	8,453	13,526
2010 Vacant Housing Units	529	2,347	3,377
2016 Total Housing Units	2,570	18,909	33,845
2016 Owner Occupied Housing Units	669	7,094	15,225
2016 Renter Occupied Housing Units	1,306	9,012	14,720
2016 Vacant Housing Units	595	2,803	3,900
2021 Total Housing Units	2,699	19,177	34,440
2021 Owner Occupied Housing Units	696	7,026	15,266
2021 Renter Occupied Housing Units	1,365	9,114	14,976
2021 Vacant Housing Units	638	3,037	4,198

Currently, 45.0% of the 33,845 housing units in the area are owner occupied; 43.5%, renter occupied; and 11.5% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 32,823 housing units in the area - 48.5% owner occupied, 41.2% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 1.37%. Median home value in the area is \$98,618, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 5.20% annually to \$127,076.



## DISCLAIMER

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*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

- 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.

- 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.

**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.

- 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.

- 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date \_\_\_\_\_

**Regulated by the Texas Real Estate Commission**

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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