

# SCHIMMING COMPANY

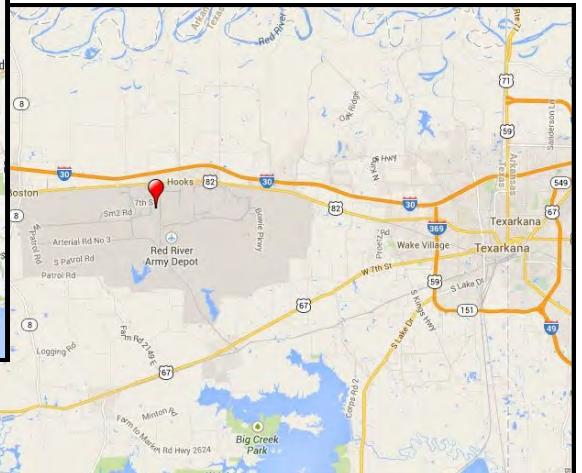
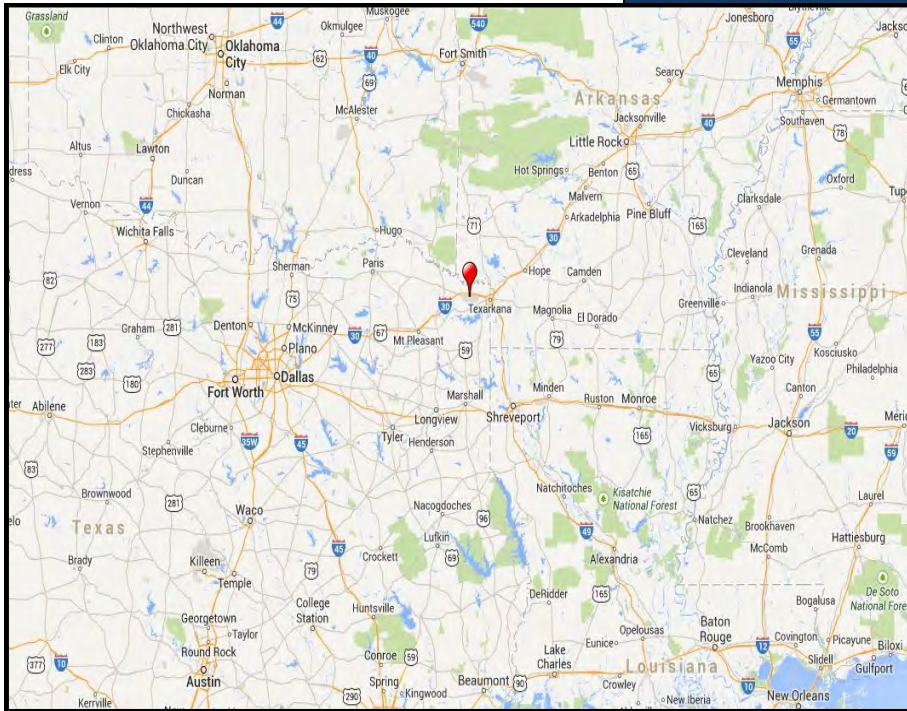
## COMMERCIAL REAL ESTATE

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TexAmericas Center is an industrial park located in NE Texas in New Boston which is 15 miles west of Texarkana.

TexAmericas Center is located 1/4 mile south of Interstate 30 and fronts the future Interstate 69 corridor on east side of TexAmericas Center. TexAmericas Center boasts 13,000 +/- acres of land, all of which is available for sale or lease. Any size tract of land is available to suit your needs. There is currently over 1,000,000 SF of industrial/office buildings available for sale or lease.



## FOR SALE OR LEASE

### BENEFITS OF LOCATING TO TEXAMERICAS CENTER

- ♦ Location
- ♦ Transportation
- ♦ Setting
- ♦ Pro-business community
- ♦ Labor force
- ♦ Sustainability
- ♦ Low-stress environment
- ♦ Abundant resources
- ♦ Economic stability
- ♦ Service-oriented management

### MAJOR PROSPECTS FOR THE FUTURE

- ♦ Commercial munitions manufacturing
- ♦ Electronics recycling and materials reclamation
- ♦ Forestry products
- ♦ Alternative Energy - biofuels/waste to energy
- ♦ Diversify automobile remanufacturing skill base with new jobs.
- ♦ I-69 intermodal & distribution facility
- ♦ Water intensive users

### IMPORTANT DETAILS

- ♦ Divided into three sections (TexAmericas Center - Central - TexAmericas Center - East and TexAmericas Center - West)
- ♦ TexAmericas Center provides water service to TexAmericas Center - Central and all sewer services.
- ♦ Texarkana Water Utilities provide water service to TexAmericas Center - East
- ♦ Area D has rail access.



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# AERIAL OVERVIEW



TexAmericas Center



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TexAmericas Center



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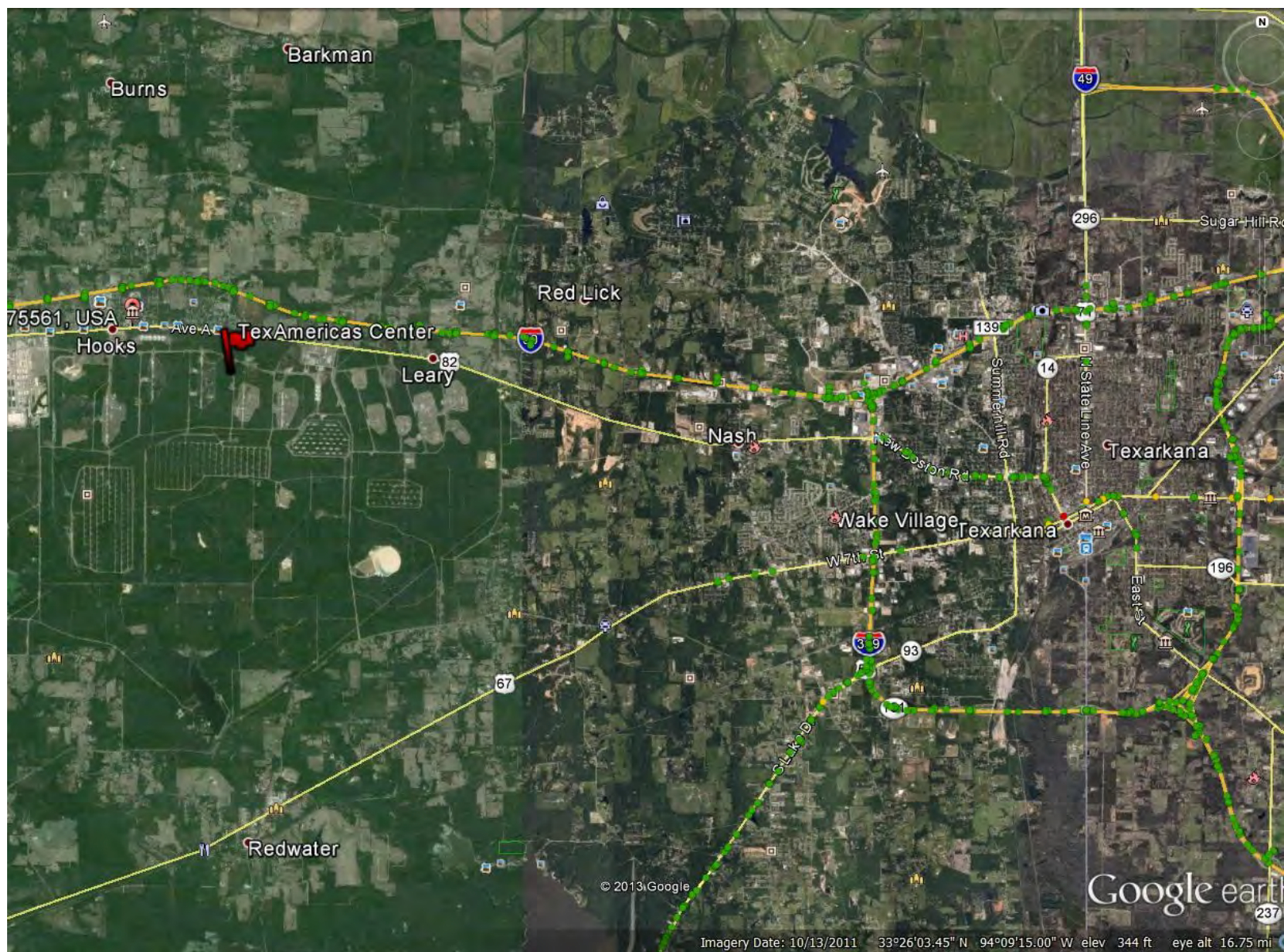
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TexAmericas Center



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TexAmericas Center



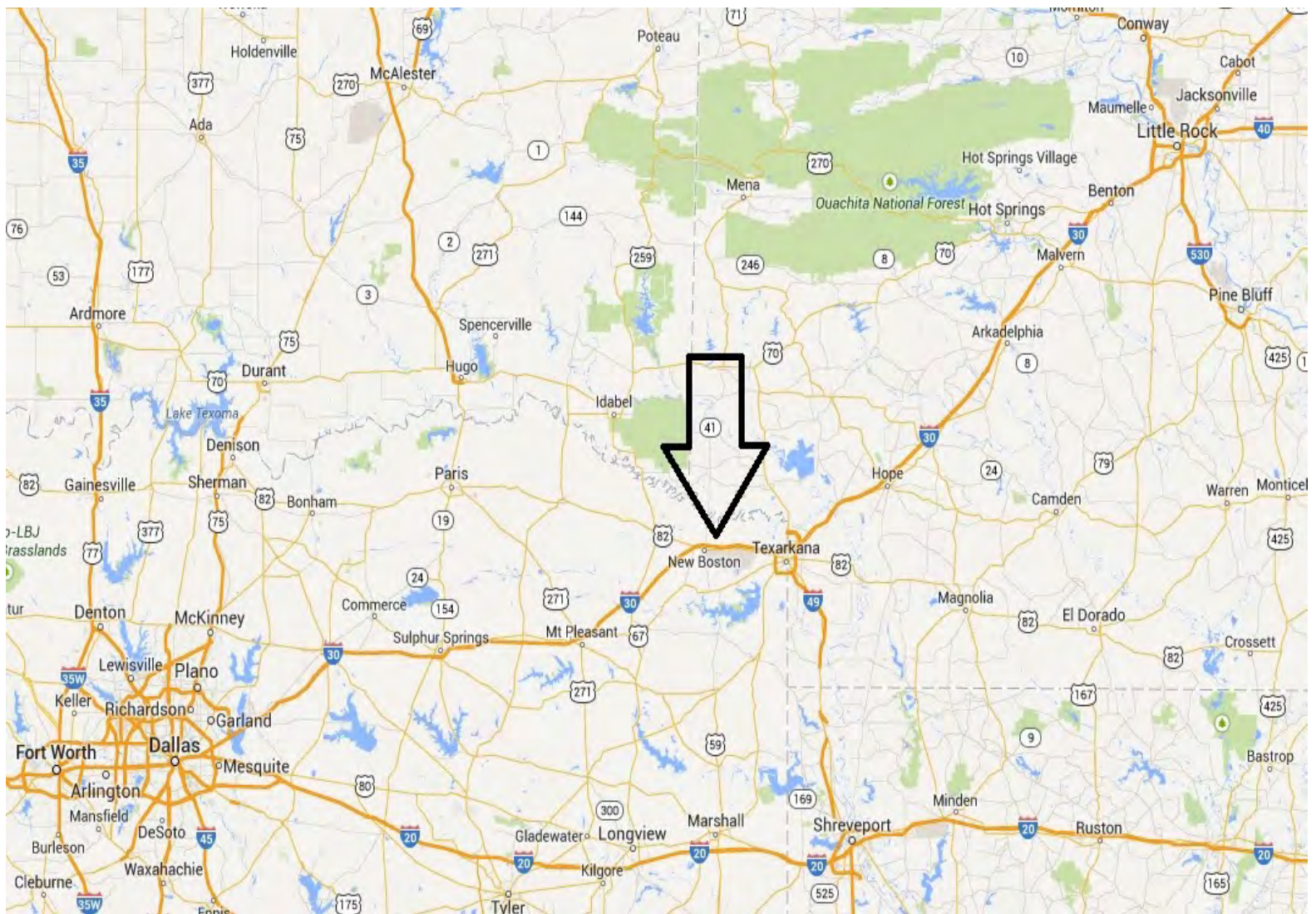
LOCATION: TexAmericas is an industrial park located in NE Texas in New Boston which is 15 miles west of Texarkana, .25 mile south of Interstate 30 and fronts the future Interstate 69 corridor on the east side of TexAmericas Center.

SITE: Divided into three sections (TexAmericas Center - Central - East, and TexAmericas Center - West)  
TexAmericas Center provides water service to TexAmericas Center - Central and all sewer services.  
Texarkana Water Utilities provide water service to TexAmericas Center - East.  
Area D has rail access

ZONING: Commercial  
  
INCENTIVE  
ZONES: Foreign Trade Zone



## REGIONAL MAP





## HOW DID TEXAMERICAS CENTER BECOME WHAT IT IS TODAY?

The Lone Star Army Ammunition Plant and the Red River Army Depot are adjacent Army installations located on nearly 40,000 acres in the heart of Bowie County, Texas. The land was acquired in the late 1930's and developed in the early 1940's as a military ordnance depot, evolving later into two installations serving munitions production/storage and military vehicle maintenance missions.

Pursuant to the 1998 round of Base Realignment and Closure, certain missions at the Red River Army Depot were realigned. 765 acres of land and buildings were determined to be surplus to the government's needs. Bowie County officials stepped up to develop a comprehensive plan to acquire the property and develop it into a mixed use commercial park. County and city officials then sought special legislation to establish the Red River Redevelopment Authority. In 1998, the RRAA was born, with the express purpose of acquiring the surplus military property and converting it into a dynamic industrial community branded as "Red River Commerce Park." From 2000-2010 the Commerce Park became the home of over one dozen companies and employing over 1,000 people. Today this area is still the home of both Headquarters for the Depot and the Depot Commanding Officer.

As a result of the 2005 round of Base Realignment and Closure, the entire Lone Star Army Ammunition Plant closed and the munitions mission at Red River Army Depot was realigned. The action resulted in a real estate surplus of an additional 19,000 acres and several million square feet of buildings.

The Red River Redevelopment Authority took on the task of developing a Reuse Master Plan for the surplus property in 2007 and went about the business of acquiring portions of the site for implementation of a large scale commercial industrial complex. The Authority has rebranded all of its real estate assets under the banner of the TexAmericas Center in 2010.

TexAmericas Center is poised to be one of the largest industrial centers in the Americas. Located along the Interstate 30 corridor just west of Texarkana, Texas, TexAmericas Center offers abundant natural and human resources, diverse transportation options, and adaptable infrastructure in a pro- business community that understands, appreciates, and encourages growth.





## DISCLAIMER

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information  
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 forth 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.

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