

SCHIMMING COMPANY

COMMERCIAL REAL ESTATE

\$299,900.00

For Sale

22,343 SF of warehouse space for sale. Located just off Loop 151 at W. 7th Street. 20' doors, six smaller doors and eight cranes on over two acres.



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REDUCED



- High Ceilings
- High Doors
- Fenced In
- Endless Uses
- Centrally Located
- 10,500 SF with 2 - 13' tall doors. One is 12' wide and the other is 18' wide.
- 2,761 SF with one 12'x12' door.
- 6,400 SF with four 14' wide by 20' tall doors.
- 2,400 SF with a 14'x14' door.
- Covered open wall space totaling 6,000 SF with a 24' tall ceiling is located in the back.

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.

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AERIAL OVERVIEW



4101 DALLAS STREET
TEXARKANA, TEXAS

PROPERTY INFORMATION

LOCATION: 22,343 SF of warehouse space for lease on 2.62 acres of land located just off of Loop 151 at W. 7th street at 4101 Dallas St.

ZONING: Zoned Industrial 1, permitted uses include industrial uses. Manufacturing, storage, or distribution.

MAJOR AREA

BUSINESSES: Red River Army Depot, Cooper Tire, Domtar, International Paper, Christus St. Michael, Wadley Hospital.

TRAFFIC

GENERATORS:

This site is located just off of W. 7th St. which is off of Loop 151. The roads are heavily traveled by individuals connecting I-30 to Hwy 67, Hwy 71, Hwy 59, and Hwy 82. W. 7th St. is a five lane road that connects to downtown Texarkana.

4101 DALLAS STREET
TEXARKANA, TEXAS

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.



In 2011, TAMU-T completed a 294 bed, 86,000 sq. ft. on-campus living facility, Bringle Lake Village. The residence hall will enhance campus life at A&M - Texarkana and expand the university's outreach across the four state region. Also currently under construction is and 8 acre lake with an amphitheater that extends over the lake.

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.

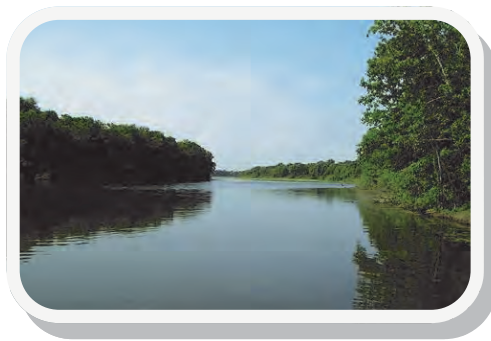
Multiple transportation projects have been completed to expand Texarkana's capabilities to handle the ever growing amount of traffic and to relieve strain on the I-30 exits and frontage roads. The frontage roads on both the north and south sides of I-30 were converted from two-way to one-way west on 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, Johnny Carino's, Outback Steakhouse, Texas Roadhouse, Applebee's, Longhorn Steakhouse, Red Lobster, McAlister's, Copeland's, Buffalo Wild Wings, Genghis Grill and Ruby Tuesday's. 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.

CITY AND AREA INFORMATION

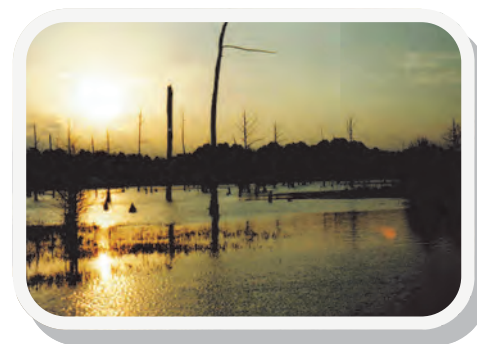
Lake Wright Patman:

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.



CITY AND AREA INFORMATION

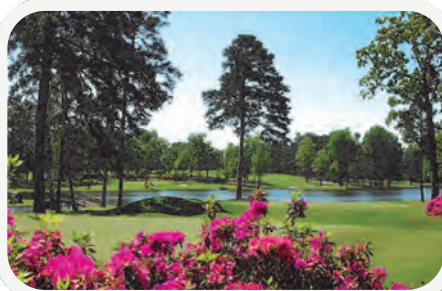
Golf Ranch:

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.



AREA LAKES AND RECREATION

CITY AND AREA INFORMATION

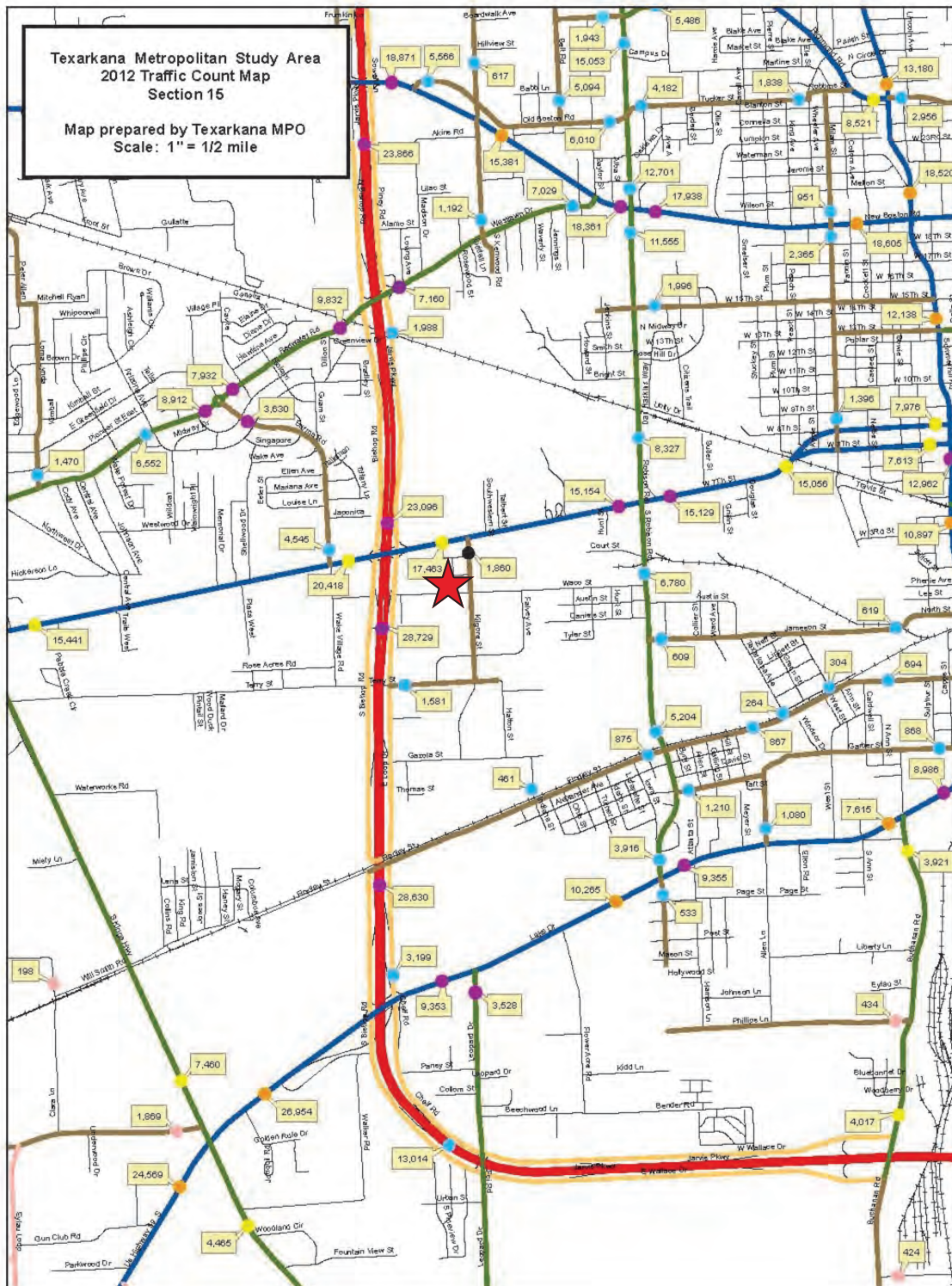
North Ridge Country Club:

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.

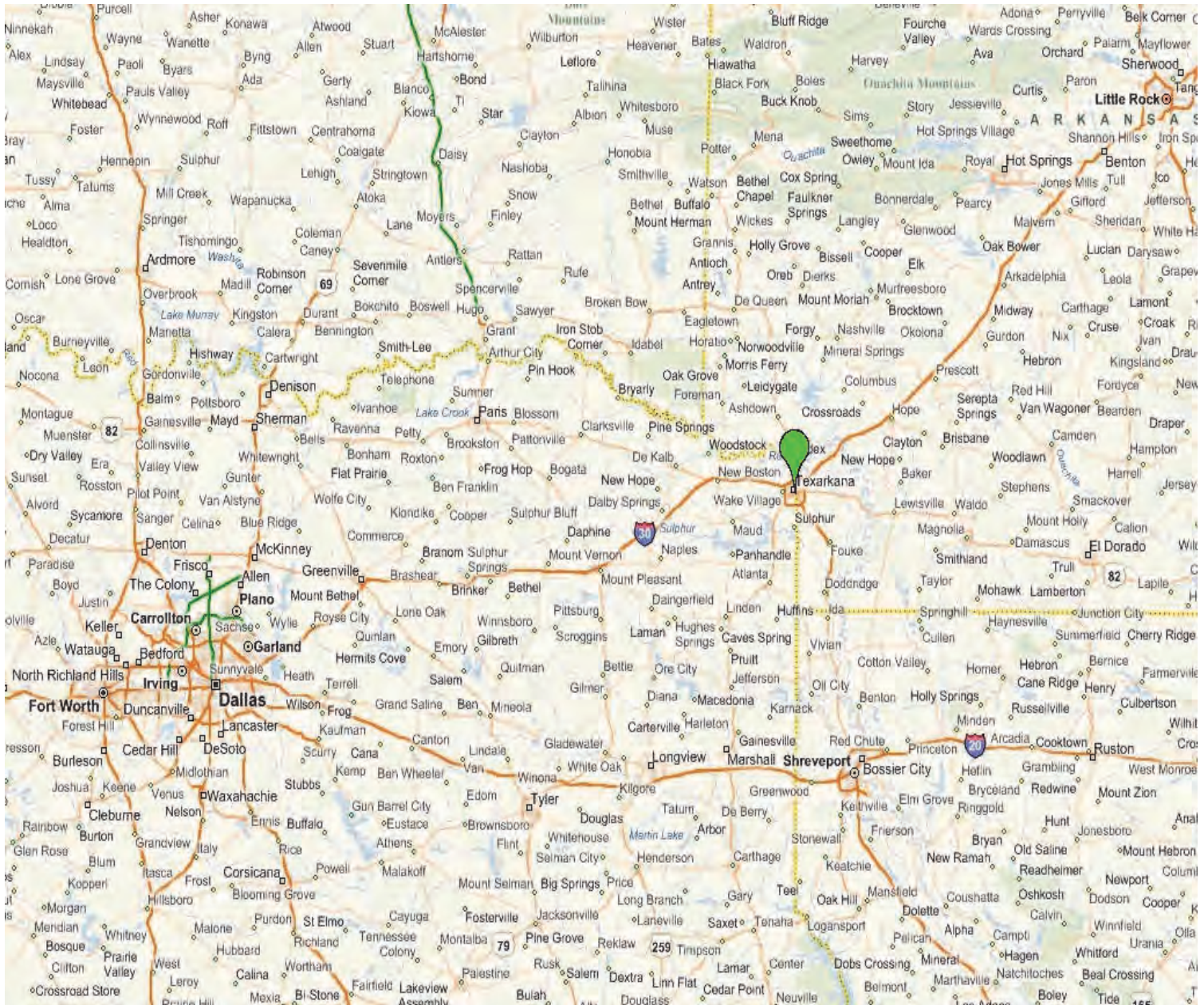


AREA LAKES AND RECREATION

TRAFFIC COUNT MAP

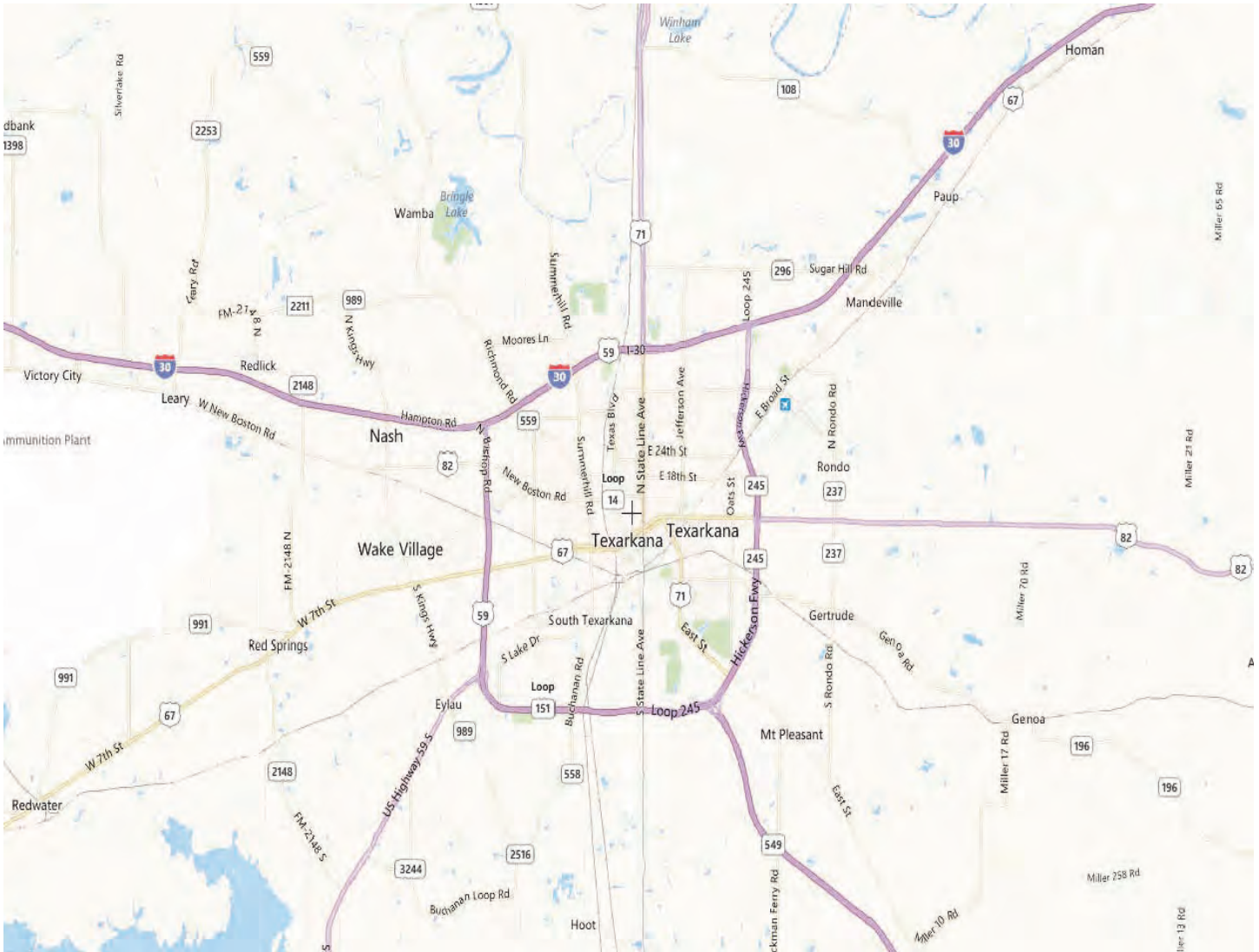


REGIONAL MAP



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

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.

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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.

(TAR-2501) 1/1/96

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Alan Schimming

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TREC No. OP-K

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