



REAL ESTATE SERVICES

**For Sale**

**11.81 +/- Acres**

**REDUCED - \$249,900**



Landon Huffer, CCIM, Executive Broker

6004 Summerfield Drive, Suite B

Texarkana, Texas 75503

(903) 794-3606 - Phone • (903) 793-1309 - Fax

Email: [landon@schimmingcompany.com](mailto:landon@schimmingcompany.com)



- **3.5 +/- acres of commercial frontage and 8 +/- acres of residential land available in the back.**
- **Commercial frontage land is priced at \$1.60/SF and the residential back acreage is priced at \$13,000/acre.**
- **652' of Highway 82 Frontage**

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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## OFFERING MEMORANDUM AND DISCLAIMER

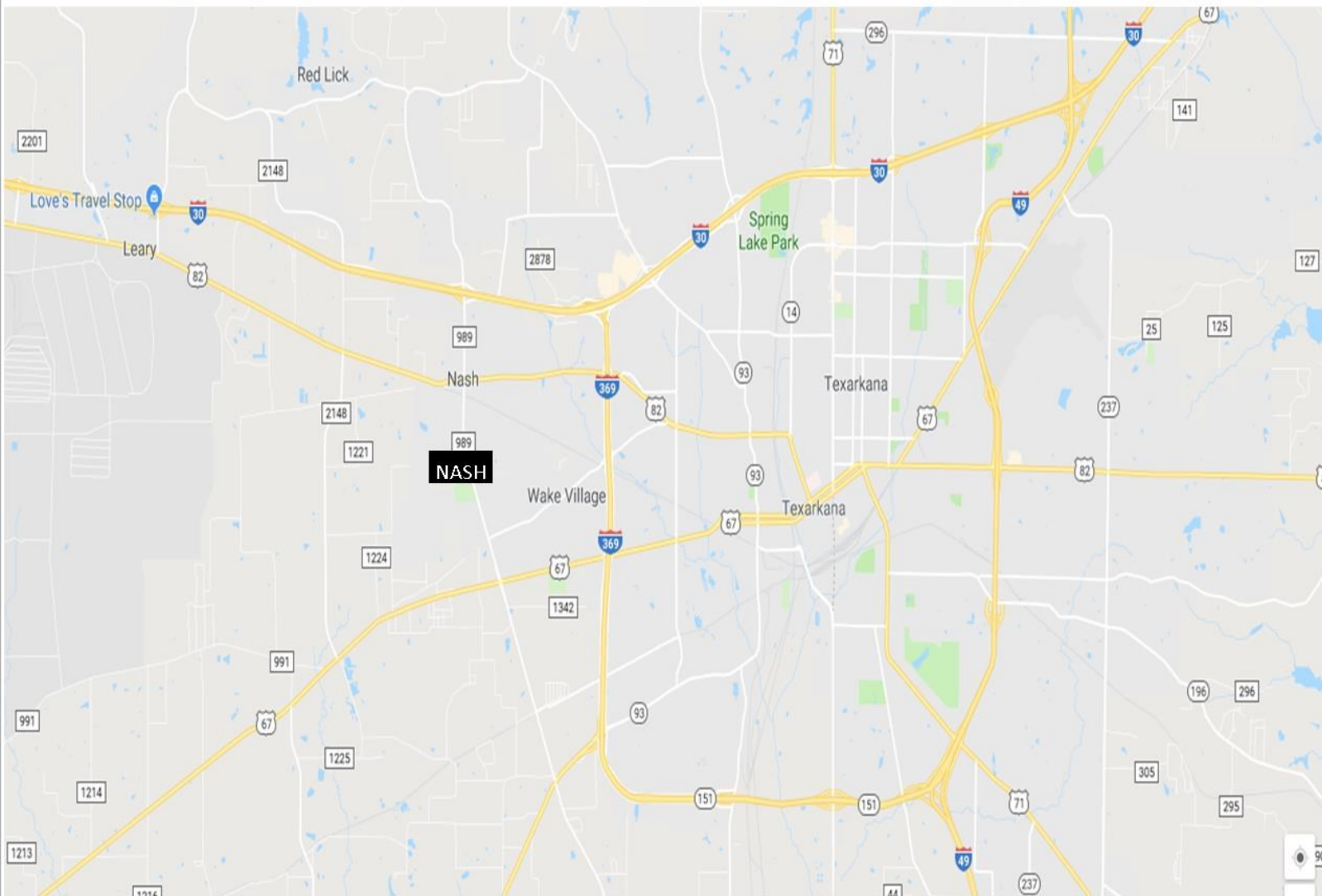
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Schimming Company Commercial Real Estate ("Schimming Company"), and should not be made available to any other person or entity without 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.

# LOCATION MAP





## Executive Summary

1212-1298 E New Boston Rd  
1212-1298 E New Boston Rd, Nash, Texas, 75569  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.44272  
Longitude: -94.11216

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,185	28,511	61,340
2010 Population	2,744	30,418	65,035
2017 Population	2,926	31,588	66,521
2022 Population	3,022	32,347	67,719
2000-2010 Annual Rate	2.30%	0.65%	0.59%
2010-2017 Annual Rate	0.89%	0.52%	0.31%
2017-2022 Annual Rate	0.65%	0.48%	0.36%
2017 Male Population	48.1%	47.3%	49.3%
2017 Female Population	51.9%	52.7%	50.7%
2017 Median Age	34.9	37.0	37.4

In the identified area, the current year population is 66,521. In 2010, the Census count in the area was 65,035. The rate of change since 2010 was 0.31% annually. The five-year projection for the population in the area is 67,719 representing a change of 0.36% annually from 2017 to 2022. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 34.9, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	60.1%	56.9%	58.6%
2017 Black Alone	26.3%	32.4%	32.1%
2017 American Indian/Alaska Native Alone	0.8%	0.7%	0.7%
2017 Asian Alone	1.7%	2.1%	1.7%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	7.2%	4.8%	4.0%
2017 Two or More Races	3.7%	3.0%	2.8%
2017 Hispanic Origin (Any Race)	11.9%	8.7%	8.1%

Persons of Hispanic origin represent 8.1% 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 62.0 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	906	11,457	23,233
2010 Households	1,086	12,418	25,021
2017 Total Households	1,144	12,895	25,738
2022 Total Households	1,176	13,200	26,214
2000-2010 Annual Rate	1.83%	0.81%	0.74%
2010-2017 Annual Rate	0.72%	0.52%	0.39%
2017-2022 Annual Rate	0.55%	0.47%	0.37%
2017 Average Household Size	2.56	2.43	2.44

The household count in this area has changed from 25,021 in 2010 to 25,738 in the current year, a change of 0.39% annually. The five-year projection of households is 26,214, a change of 0.37% annually from the current year total. Average household size is currently 2.44, compared to 2.43 in the year 2010. The number of families in the current year is 16,605 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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<b>Median Household Income</b>			
2017 Median Household Income	\$50,675	\$44,729	\$44,166
2022 Median Household Income	\$54,234	\$48,719	\$47,543
2017-2022 Annual Rate	1.37%	1.72%	1.48%
<b>Average Household Income</b>			
2017 Average Household Income	\$67,235	\$63,150	\$64,576
2022 Average Household Income	\$76,227	\$70,840	\$71,692
2017-2022 Annual Rate	2.54%	2.32%	2.11%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$25,684	\$26,045	\$26,227
2022 Per Capita Income	\$29,009	\$29,158	\$28,965
2017-2022 Annual Rate	2.46%	2.28%	2.01%

### Households by Income

Current median household income is \$44,166 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$47,543 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$64,576 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$71,692 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,227 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,965 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,003	12,596	25,806
2000 Owner Occupied Housing Units	645	7,079	14,699
2000 Renter Occupied Housing Units	261	4,378	8,534
2000 Vacant Housing Units	97	1,139	2,573
2010 Total Housing Units	1,180	13,753	27,733
2010 Owner Occupied Housing Units	731	6,753	14,153
2010 Renter Occupied Housing Units	355	5,665	10,868
2010 Vacant Housing Units	94	1,335	2,712
2017 Total Housing Units	1,239	14,465	28,781
2017 Owner Occupied Housing Units	747	6,636	13,930
2017 Renter Occupied Housing Units	397	6,259	11,808
2017 Vacant Housing Units	95	1,570	3,043
2022 Total Housing Units	1,275	14,878	29,461
2022 Owner Occupied Housing Units	776	6,745	14,116
2022 Renter Occupied Housing Units	400	6,455	12,098
2022 Vacant Housing Units	99	1,678	3,247

Currently, 48.4% of the 28,781 housing units in the area are owner occupied; 41.0%, renter occupied; and 10.6% 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 27,733 housing units in the area - 51.0% owner occupied, 39.2% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 1.66%. Median home value in the area is \$135,797, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.73% annually to \$171,066.

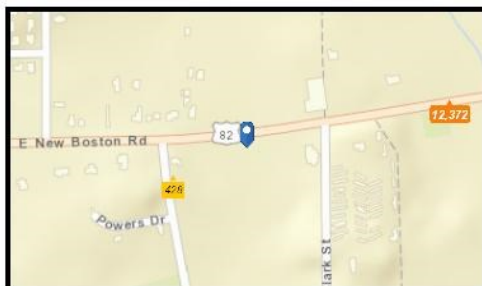
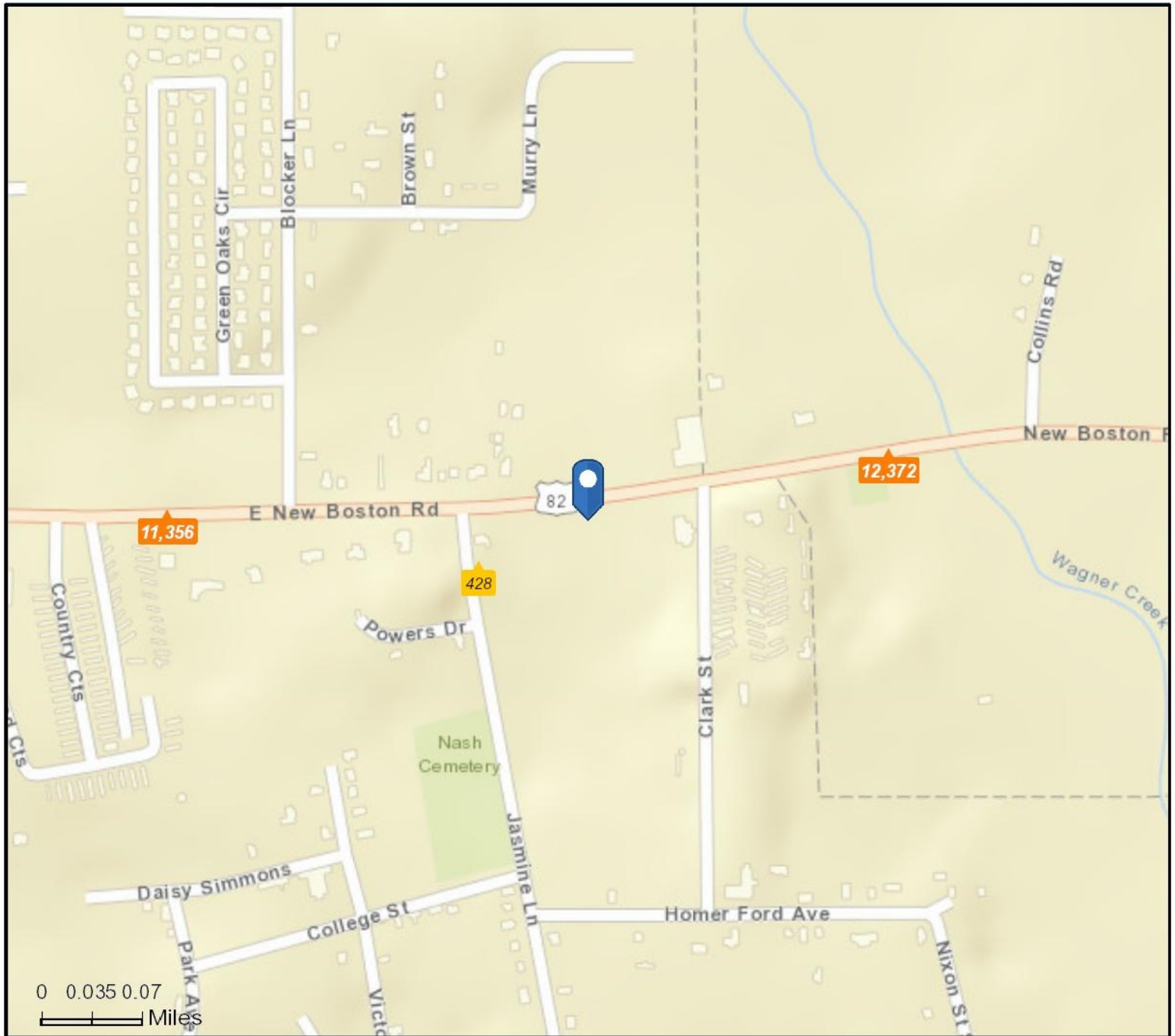
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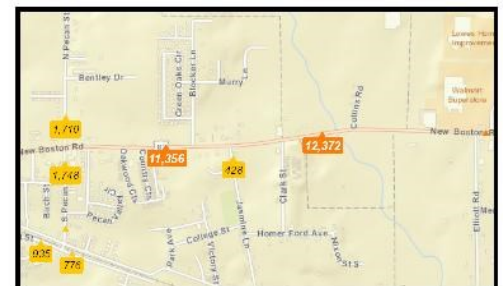
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**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



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 Primary Assumed Business Name	License No.	Email	Phone
<u>Alan F. Schimming</u>	<u>0250487</u>	<u>alan@schimmingcompany.com</u>	<u>(903)794-3606</u>
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>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

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