



REAL ESTATE SERVICES

6004 Summerfield Drive, Ste. B

Texarkana, TX 75503

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FOR LEASE / FOR SALE

3920 Summerhill Road

Texarkana, Texas



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- 21,000 +/- SF Building
- 3.0 +/- acres
- 13,000 SF concrete pad
- Service alley with sunken ramp and dock to accommodate delivery trucks.
- 150 +/- parking spaces
- Zoned PD—Commercial, which provides for numerous uses.
- 30 ft Pylon Sign with Marquee
- Ideal for grocery store, call center, garden center, equipment sales.
- Lease for \$12,000 per month, NNN, "as is"
- Landlord will negotiate improvements to the property.
- Sales Price: Undisclosed - Call Broker

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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Spring Lake Park



Texarkana Urgent Care

CEDAR RIDGE APARTMENTS

SUMMERHILL WOODS APARTMENTS

SUMMERHILL NORTH OFFICES



TEXARKANA CONVENTION CENTER



Summerhill Square Texarkana @SummerhillSquare

SUBJECT PROPERTY

Sullivan Performing Arts Center & John Thomas Theatre



GATEWAY TIRE & SERVICE CENTER

Cooper's Fine Jewelers





OFFERING MEMORANDUM AND DISCLAIMER

The information contained in the following Offering Memorandum and Disclaimer from Schimming Company Real Estate Services (“Schimming Company”), is furnished solely for the purpose of considering the purchase or lease of the property within and is not to be used for any other purpose. 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 or lessees 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 or 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.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

The information contained in this Offering Memorandum and Disclaimer 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 or completeness of the information provided. All potential buyers or lessees must take appropriate measures to verify all of the information set forth herein. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.

Potential buyers or lessees 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 or lease of this property. As full disclosure Alan F. Schimming, Principal Broker with Schimming Company, has an ownership interest in the subject property.

PROPERTY SUMMARY

LOCATION:	3920 Summerhill Road Texarkana, TX 75503
FOR LEASE:	\$12,000 per month NNN “as is” minimum five (5) year lease. Landlord will provide some improvement to the property.
PROPERTY:	+/- 3.0 acres
TENANT:	Vacant / TexAr Federal Credit Union has a 5 year ground Lease located on the Summerhill Road frontage.
BUILDING SIZE:	21,000 SF +/- with a 13,000 SF concrete pad
BUILDING COMPOSITION:	Structure: Walls: Tilt-up aggregate Slab: Concrete Roof: Built-up Asphalt
CONSTRUCTED:	1970
PARKING:	Asphalt - 150+/- spaces
DOCK	Service alley with sunken delivery ramp and dock to accommodate 18-wheeler delivery trucks.

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- **Schimming Company Real Estate Services (“Schimming Company”), has been exclusively retained by the Owner to offer For Lease a free-standing 21,000 SF +/- building (the “Property”), located at 3920 Summerhill Road, Texarkana, Texas.**
- **The Property is situated on 3 +/- acres of land at the SEC of Summerhill Road and 40th Street. The premises was leased to Ellis Pottery, a garden and home décor store.**
- **The Property has a 30 foot high pylon identification sign and has excellent visibility from Summerhill Road, a major arterial connecting north Texarkana to the Downtown area with I-30 easily accessible only .7 miles north. There are upwards of 19,000 VPD that pass this location.**
- **Major traffic generators to the location:**
 - * **Summerhill Square Shopping Center**
 - * **Texas High School & Sullivan Performing Arts Center**
 - * **TISD offices**
 - * **Red River Federal Credit Union**
 - * **2 apartment complexes (Summerhill Woods & Cedar Ridge Apartments)**
 - * **Sonic Drive-In**
 - * **Summerhill North Offices**
 - * **Walmart Neighborhood Market**
 - * **Pete Mankins Nissan**
 - * **Applebee’s**
 - * **Christus St. Michael Hospital Complex**
 - * **Central Mall**
- **The Property was leased to Ellis Pottery, for the past 25 years. The building was originally constructed for and leased as a Safeway Grocery Store in 1970 and then subsequently leased as an Ace Hardware.**



NOT TO SCALE

RETAIL BUILDING FOR LEASE



SUMMERHILL ROAD (SH 93)
(2016 ADT = 19,011)

40TH ST

SUMMERHILL SQUARE

21,000 SQ. FT.
BUILDING

OUTDOOR
STORAGE

APPROXIMATE
PROPERTY
BOUNDARY

LOADING
DOCK

SITE DATA:
BUILDING = 21,924 SQ. FT.
PARKING = 146 SPACES
(6 H/C SPACES)



ELLIS
Home & Garden





ELLIS *a fun place to Shop and Save™*
POTTERY

ELLIS



WANTS TO SHOW ATM ON THIS PIC



TEXARKANA,

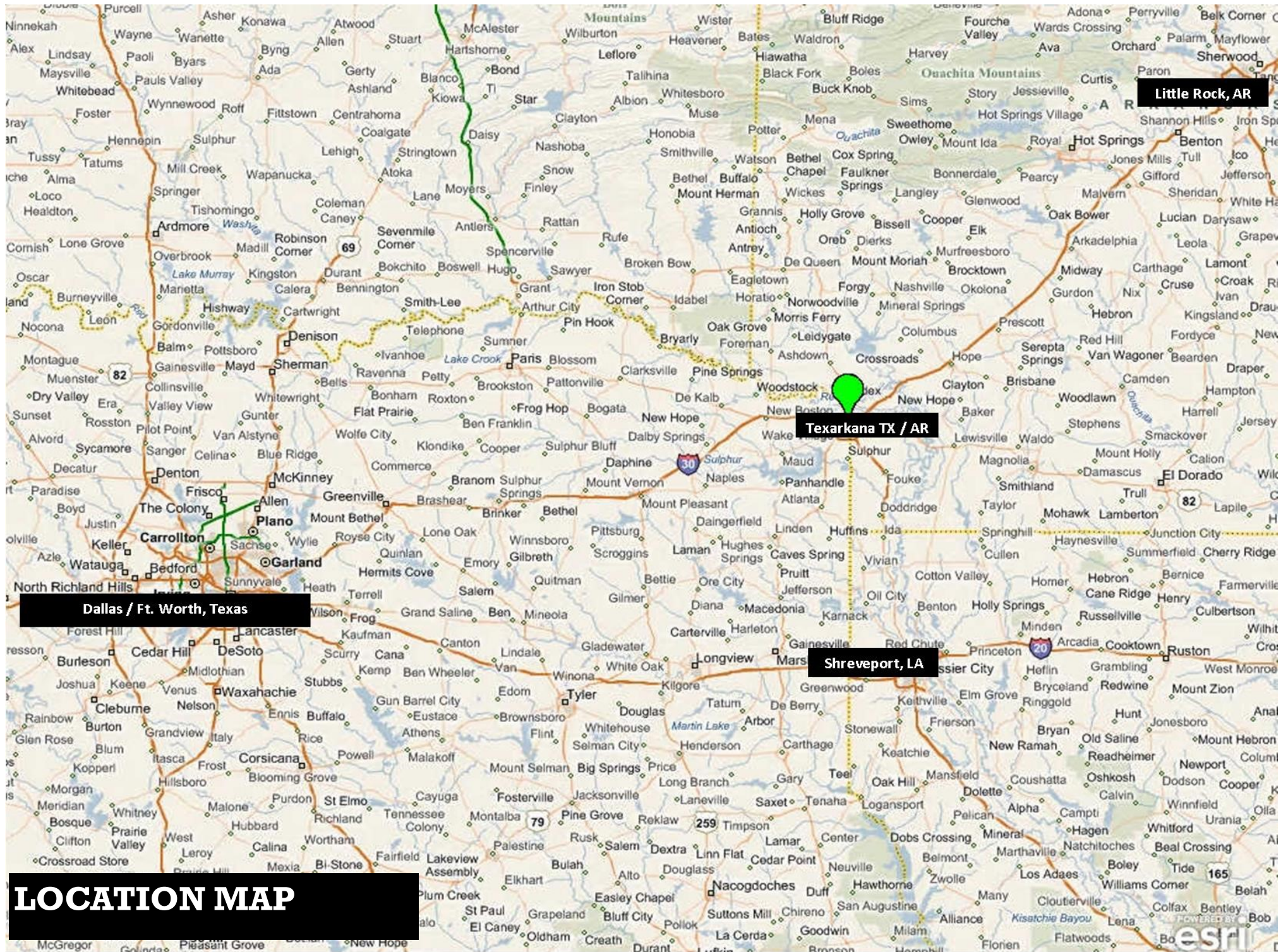
USA

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, Steak 'n Shake, Newk's and Tacos 4 Life. 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, Cinemark 14 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. Texas A&M-Texarkana (TAMU) is a rapidly growing four-year college on a 375 acre campus in far north Texarkana with a total of over 400,000 SF of educational facilities.



LOCATION MAP



DEMOGRAPHICS

3920 Summerhill Rd, Texarkana, Texas, 75503 3
3920 Summerhill Rd, Texarkana, Texas, 75503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.45429
Longitude: -94.06514

	1 mile	3 miles	5 miles
Population			
2000 Population	6,731	44,651	69,666
2010 Population	7,017	45,763	73,980
2017 Population	7,076	46,692	75,500
2022 Population	7,117	47,386	76,592
2000-2010 Annual Rate	0.42%	0.25%	0.60%
2010-2017 Annual Rate	0.12%	0.28%	0.28%
2017-2022 Annual Rate	0.12%	0.30%	0.29%
2017 Male Population	46.8%	48.3%	48.2%
2017 Female Population	53.2%	51.7%	51.8%
2017 Median Age	33.8	37.0	37.1

In the identified area, the current year population is 75,500. In 2010, the Census count in the area was 73,980. The rate of change since 2010 was 0.28% annually. The five-year projection for the population in the area is 76,592 representing a change of 0.29% annually from 2017 to 2022. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.2.

Race and Ethnicity

	1 mile	3 miles	5 miles
2017 White Alone	42.6%	54.3%	55.8%
2017 Black Alone	44.9%	36.8%	35.6%
2017 American Indian/Alaska Native Alone	0.7%	0.6%	0.7%
2017 Asian Alone	1.5%	1.8%	1.6%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	6.8%	3.6%	3.5%
2017 Two or More Races	3.4%	2.8%	2.8%
2017 Hispanic Origin (Any Race)	11.6%	7.1%	6.8%

Persons of Hispanic origin represent 6.8% 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

	1 mile	3 miles	5 miles
2000 Households	2,911	17,731	27,309
2010 Households	2,950	18,669	29,471
2017 Total Households	2,951	19,112	30,157
2022 Total Households	2,962	19,433	30,642
2000-2010 Annual Rate	0.13%	0.52%	0.76%
2010-2017 Annual Rate	0.00%	0.32%	0.32%
2017-2022 Annual Rate	0.07%	0.33%	0.32%
2017 Average Household Size	2.37	2.32	2.40

The household count in this area has changed from 29,471 in 2010 to 30,157 in the current year, a change of 0.32% annually. The five-year projection of households is 30,642, a change of 0.32% annually from the current year total. Average household size is currently 2.40, compared to 2.40 in the year 2010. The number of families in the current year is 19,136 in the specified area.



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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$38,566	\$40,073	\$41,244
2022 Median Household Income	\$40,373	\$41,995	\$43,686
2017-2022 Annual Rate	0.92%	0.94%	1.16%
Average Household Income			
2017 Average Household Income	\$50,941	\$58,387	\$60,234
2022 Average Household Income	\$56,655	\$64,149	\$66,604
2017-2022 Annual Rate	2.15%	1.90%	2.03%
Per Capita Income			
2017 Per Capita Income	\$21,839	\$24,591	\$24,905
2022 Per Capita Income	\$24,182	\$26,945	\$27,476
2017-2022 Annual Rate	2.06%	1.85%	1.98%

Households by Income

Current median household income is \$41,244 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$43,686 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$60,234 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$66,604 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,905 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,476 in five years, compared to \$34,828 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	3,215	19,927	30,450
2000 Owner Occupied Housing Units	1,475	10,174	16,750
2000 Renter Occupied Housing Units	1,436	7,557	10,559
2000 Vacant Housing Units	304	2,196	3,141
2010 Total Housing Units	3,203	20,946	32,670
2010 Owner Occupied Housing Units	1,247	9,344	15,980
2010 Renter Occupied Housing Units	1,703	9,325	13,491
2010 Vacant Housing Units	253	2,277	3,199
2017 Total Housing Units	3,260	21,671	33,785
2017 Owner Occupied Housing Units	1,159	9,050	15,610
2017 Renter Occupied Housing Units	1,792	10,063	14,547
2017 Vacant Housing Units	309	2,559	3,628
2022 Total Housing Units	3,301	22,150	34,504
2022 Owner Occupied Housing Units	1,152	9,147	15,767
2022 Renter Occupied Housing Units	1,810	10,286	14,874
2022 Vacant Housing Units	339	2,717	3,862

Currently, 46.2% of the 33,785 housing units in the area are owner occupied; 43.1% renter occupied; and 10.7% 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 32,670 housing units in the area - 48.9% owner occupied, 41.3% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 1.50%. Median home value in the area is \$123,705, 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 \$155,886.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
_____ 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
IABS 1-0