



Office Site For Sale

3012 Moores Lane

*1.09 +/- acres located on
Moores Lane just west of
Cowhorn Creek Drive
with close proximity to
Christus St. Michael
Hospital campus, Collom
& Carney Clinic and
numerous medical and
professional offices.
Zoned for Office Use.*

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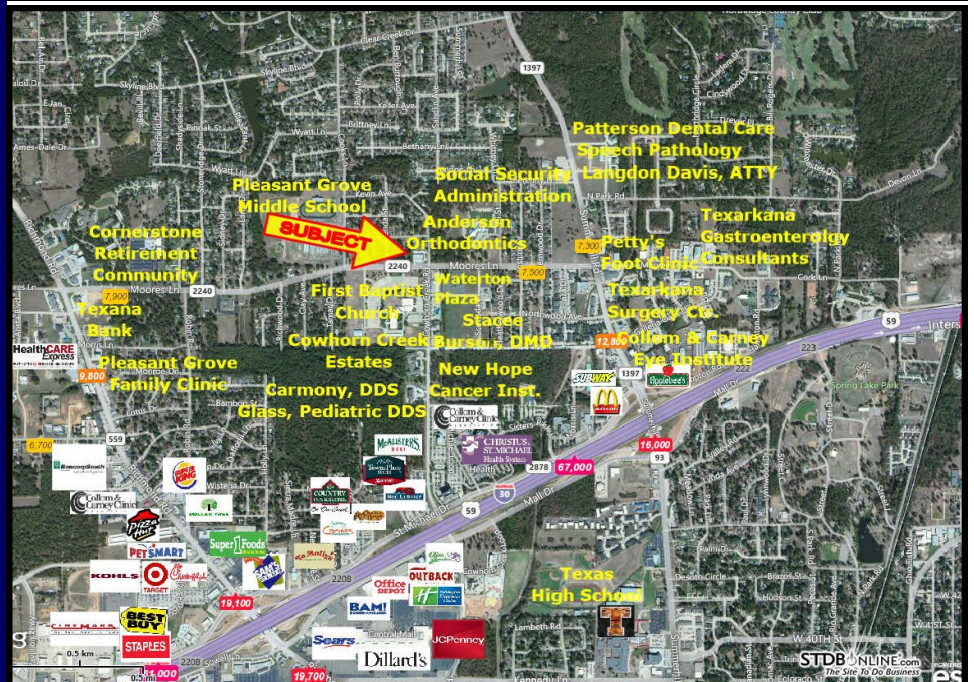
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The site has a fully functional 1,700 square foot brick at the corner of Moores Lane and Brenda Street, directly across from First Baptist Church.

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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1 +/- ACRES MOORES LANE, TEXARKANA, TEXAS

AERIAL PHOTOGRAPHS



1 +/- ACRES MOORES LANE, TEXARKANA, TEXAS

LOCATION: 1.09 +/- ACRES LOCATED ON Moores Lane just West of Cowhorn Creek. The property is located in the Northwest part of the city, approximately two miles North of the central business district and just north of I-30. The neighborhood is generally defined as the area along Moores Lane, North of the interchange at Summerhill and I-30 and Richmond and I-30. Richmond Road is the boundary to the West, Summerhill Road is the boundary to the East, and I-30 is the boundary to the South. Richmond Road and Summerhill Road are the primary North to South city arterials which run from the central part of the city to the South to the rural areas North of Texarkana the North. I-30 is accessed at Richmond Road, Summerhill Road or Stateline Ave, each being the major interchanges of Texarkana.

SITE: The site has a fully functional 1,700 square foot brick home and is located on the corner of Brenda Street and Moores Lane directly across from First Baptist Church- Moores Lane just West of Cowhorn Creek.

TRAFFIC: According to the Texarkana Metropolitan Planning Organization (MPO) traffic counts are approximately 10,147 CPD (2012 study).

ZONING: The property is zoned PD-Office.

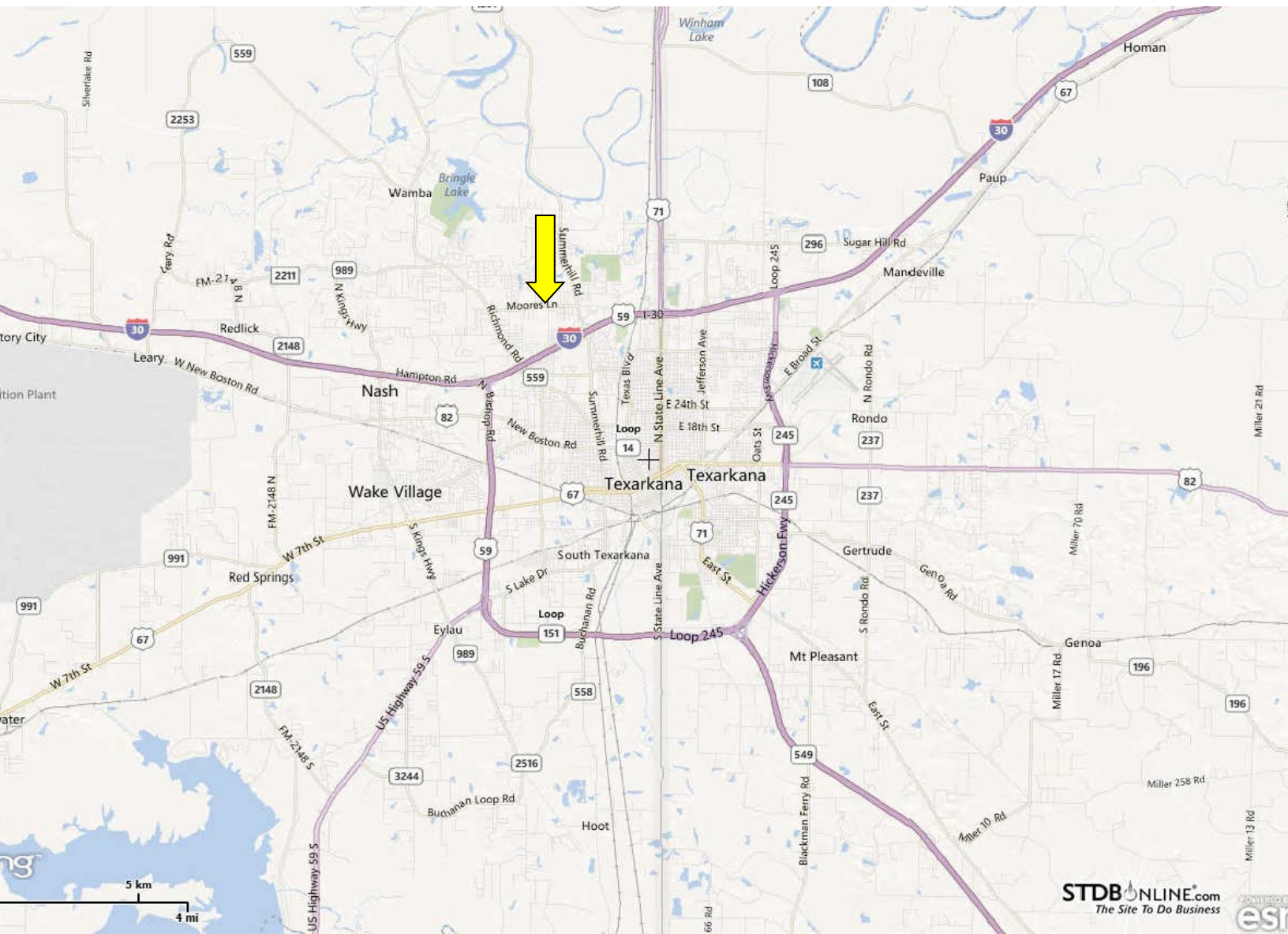
MAJOR AREA

RETAILERS: Major retailers in the area include Sam’s Wholesale Club, WalMart Neighborhood Market, Super One Foods (Brookshire’s), Target, Home Depot, Kohl’s, Old Navy, Best Buy, Bed Bath & Beyond, T J Maxx, Starbucks and Cinemark 14.

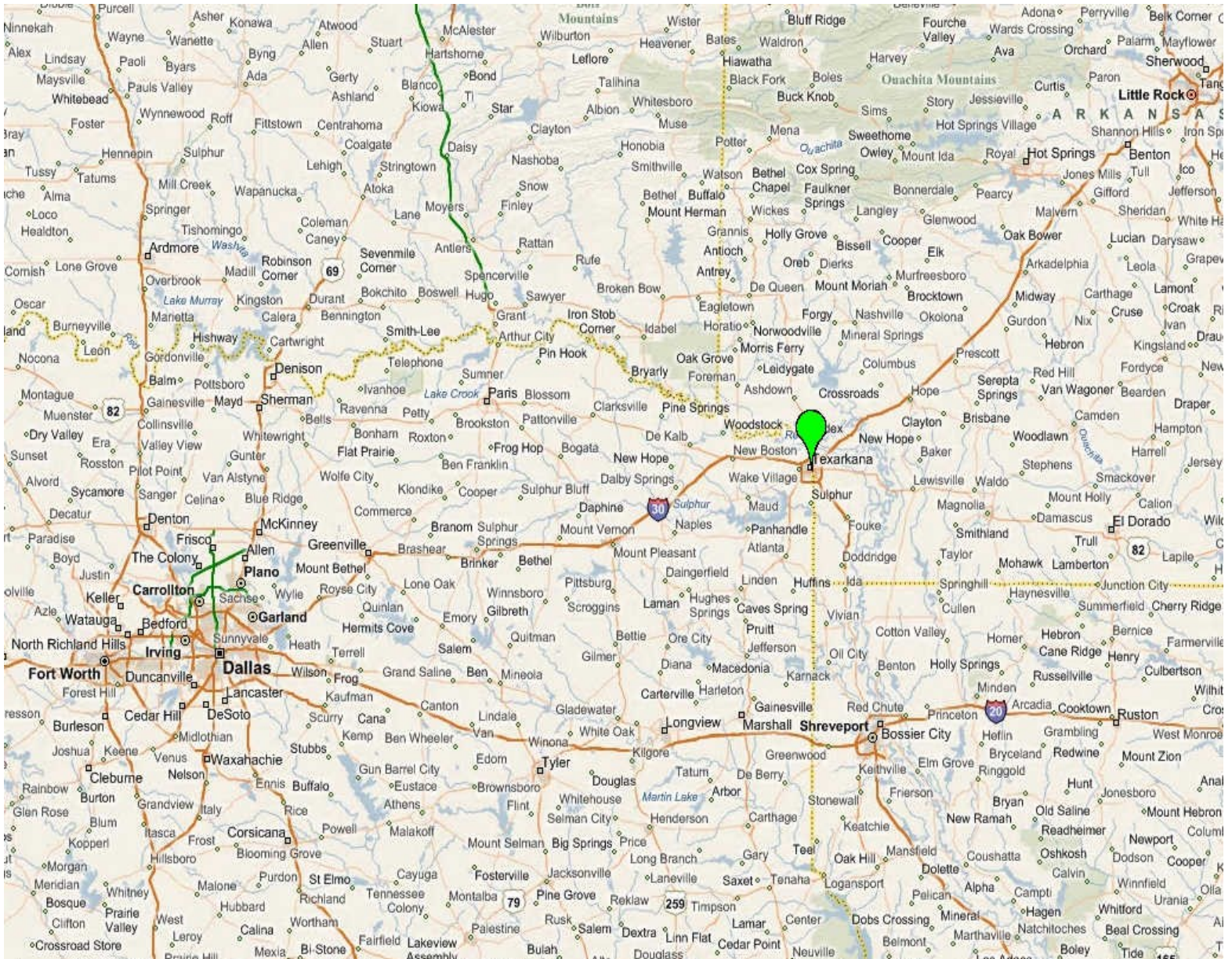
TRAFFIC

GENERATORS: Moores Lane is highly trafficked roadway connecting Richmond Road to Summerhill Road, the two major north-south arterials connecting areas north of I-30 to the south and downtown. In addition to being connected to major roadways Moores Lane is home to the largest church in Texarkana and to Pleasant Grove Middle School. The Pleasant Grove area of Texarkana has the highest per capita income in Texarkana.

CITY MAP OF TEXARKANA TX / AR



REGIONAL MAP



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 will 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, Outback Steakhouse, Texas Roadhouse, Applebee's, Longhorn Steakhouse, Red Lobster, McAlister's, Buffalo Wild Wings, 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.



Texarkana is proud to be the home of two institutions of higher learning, Texarkana College and Texas A&M - Texarkana.

The new Texas A&M University at Texarkana (TAMU) campus located at Bringle Lake northwest of the subject property will provide further growth opportunities for Texarkana. The City of Texarkana, Texas has partially completed a boulevard type street connecting Summerhill Road and the TAMU campus with main access to the University from Richmond Road. The 375 acre campus' first phase, a 42,000 sq. ft. Science & Technology Building was completed in 2008 and a four story 183,000 sq. ft. University Center was completed in July, 2010. Bringle Lake Village, a 294-bed, 86,000 sq. ft. on-campus living facility was added in 2011. Currently under construction is a 42,000 SF, \$12.1 million Student/ Recreation Center and just recently announced by Texas A&M Board of Regents is funding for a 58,000 SF facility for nursing and STEM (Science, Technology, Engineering and Mathematics) programs. The emphasis on higher education bodes well for Texarkana as the community is working to provide a well educated and productive workforce.





Executive Summary

3012 Moores Ln, Texarkana, Texas, 75503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.47226
Longitude: -94.07988

	1 mile	3 miles	5 miles
Population			
2000 Population	5,027	29,096	63,244
2010 Population	5,353	31,838	67,270
2017 Population	5,188	33,180	68,868
2022 Population	5,214	33,967	69,927
2000-2010 Annual Rate	0.63%	0.90%	0.62%
2010-2017 Annual Rate	-0.43%	0.57%	0.32%
2017-2022 Annual Rate	0.10%	0.47%	0.31%
2017 Male Population	46.3%	47.0%	48.2%
2017 Female Population	53.7%	53.0%	51.8%
2017 Median Age	40.8	37.6	37.5

In the identified area, the current year population is 68,868. In 2010, the Census count in the area was 67,270. The rate of change since 2010 was 0.32% annually. The five-year projection for the population in the area is 69,927 representing a change of 0.31% 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 40.8, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	79.3%	59.1%	57.3%
2017 Black Alone	11.3%	31.3%	33.9%
2017 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2017 Asian Alone	4.5%	2.4%	1.7%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	1.9%	3.8%	3.5%
2017 Two or More Races	2.4%	2.7%	2.7%
2017 Hispanic Origin (Any Race)	5.7%	7.3%	6.9%

Persons of Hispanic origin represent 6.9% 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 61.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,014	11,853	24,834
2010 Households	2,255	13,173	26,952
2017 Total Households	2,205	13,700	27,652
2022 Total Households	2,225	14,019	28,113
2000-2010 Annual Rate	1.14%	1.06%	0.82%
2010-2017 Annual Rate	-0.31%	0.54%	0.35%
2017-2022 Annual Rate	0.18%	0.46%	0.33%
2017 Average Household Size	2.31	2.38	2.39

The household count in this area has changed from 26,952 in 2010 to 27,652 in the current year, a change of 0.35% annually. The five-year projection of households is 28,113, a change of 0.33% annually from the current year total. Average household size is currently 2.39, compared to 2.39 in the year 2010. The number of families in the current year is 17,506 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.

August 29, 2017



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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$66,765	\$46,492	\$43,525
2022 Median Household Income	\$73,512	\$50,013	\$46,474
2017-2022 Annual Rate	1.94%	1.47%	1.32%
Average Household Income			
2017 Average Household Income	\$91,429	\$67,474	\$63,501
2022 Average Household Income	\$100,744	\$74,197	\$70,186
2017-2022 Annual Rate	1.96%	1.92%	2.02%
Per Capita Income			
2017 Per Capita Income	\$37,965	\$28,228	\$26,310
2022 Per Capita Income	\$41,897	\$30,954	\$29,016
2017-2022 Annual Rate	1.99%	1.86%	1.98%

Households by Income

Current median household income is \$43,525 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$46,474 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$63,501 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$70,186 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,310 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,016 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,118	12,964	27,719
2000 Owner Occupied Housing Units	1,461	7,143	15,266
2000 Renter Occupied Housing Units	553	4,710	9,568
2000 Vacant Housing Units	104	1,111	2,885
2010 Total Housing Units	2,380	14,512	29,859
2010 Owner Occupied Housing Units	1,456	6,909	14,783
2010 Renter Occupied Housing Units	799	6,264	12,169
2010 Vacant Housing Units	125	1,339	2,907
2017 Total Housing Units	2,429	15,237	30,934
2017 Owner Occupied Housing Units	1,344	6,800	14,514
2017 Renter Occupied Housing Units	861	6,900	13,138
2017 Vacant Housing Units	224	1,537	3,282
2022 Total Housing Units	2,478	15,673	31,606
2022 Owner Occupied Housing Units	1,338	6,897	14,690
2022 Renter Occupied Housing Units	886	7,123	13,423
2022 Vacant Housing Units	253	1,654	3,493

Currently, 46.9% of the 30,934 housing units in the area are owner occupied; 42.5%, 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 29,859 housing units in the area - 49.5% owner occupied, 40.8% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 1.58%. Median home value in the area is \$132,346, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.31% annually to \$163,418.

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.

August 29, 2017



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.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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 confidential 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>Designated Broker of Firm</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Licensed Supervisor of Sales Agent/ Associate</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Sales Agent/Associate's Name</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov