SCHIMMING COMPANY
COMMERCIAL REAL ESTATE

For Sale
1,027 SF

$97,500.00

Located at
1002 S. Main Street
Hope, AR

LANDON HUFFER
EXECUTIVE BROKER

6004 Summerfield Drive, Ste B
Texarkana, Texas 75503
www.schimmingcompany.com

Phone: 903-794-3606
Fax: 903-793-1309
E-mail:
landon@schimmingcompany.com

- **Building only - No business**
- **Built in 1986**
- **Property is in good condition**
- **High traffic area**
- **Good visibility**

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AERIALS

FAMILY DOLLAR
SUBJECT PROPERTY
1002 S Main St
SHELTER INSURANCE
S Hazel St
E 8th St
Henry C Yarger St
Rainbow St
S Laurel St
Nancy
E 9th St
E 10th St
S Elm St
S Main St
W 11th St
E 11th St
E 12th St
E 13th St
S Walker St
S Walnut St
S Pine St
Cherry St
S Henry St
N 7th St
29
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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

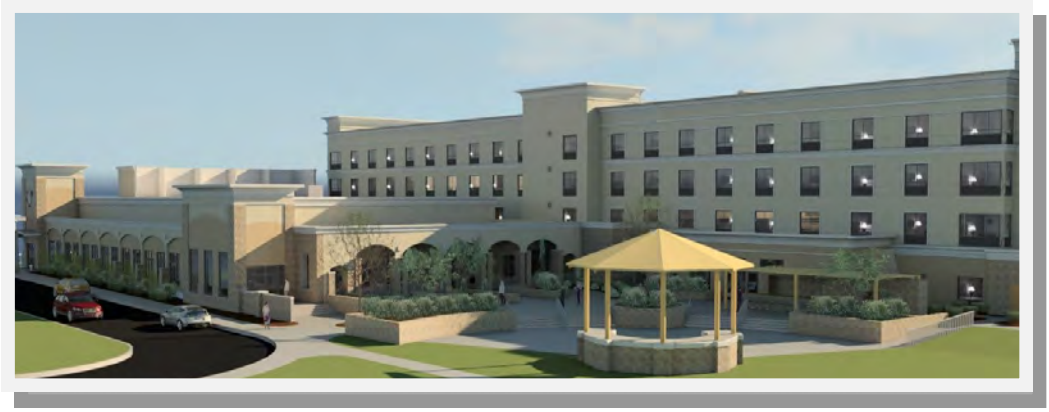
I-30 overpasses.

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.

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.

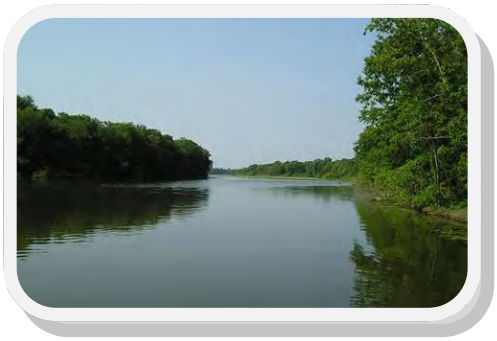
TAMU-T Science and Technology Building and University Center

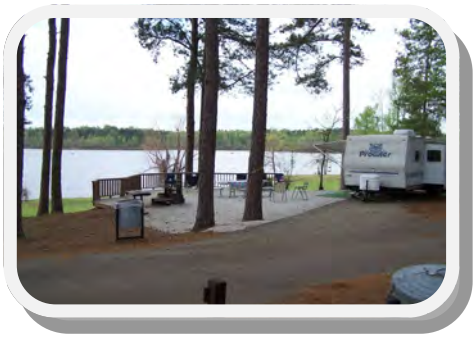
The new Arkansas Convention Center was completed in August 2013. Arkansas Convention Center offers luxurious accommodations, along with flexible meeting and gathering rooms to meet your every need. Whether your event includes ten people or hundreds of people, Arkansas Convention Center will be the premier 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.



Lake Wright Patman:

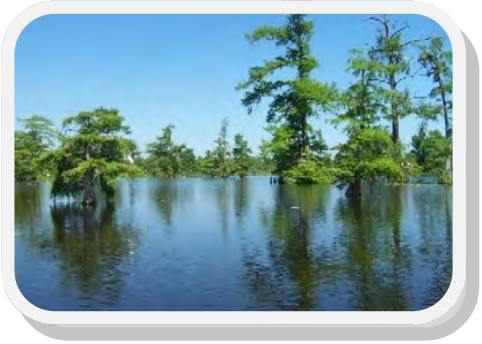
The U.S. Army Corps of Engineers maintains nine parks around Wright Patman Lake. These parks provide lake access for boating, swimming and fishing as well as camping, picnicking, hiking, equestrian trails and other outdoor activities. Atlanta State Park is also located on the south shore of the lake. Surface area is 20,300 acres.

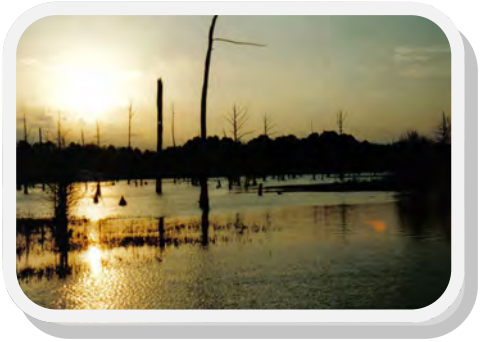




Lake Millwood:

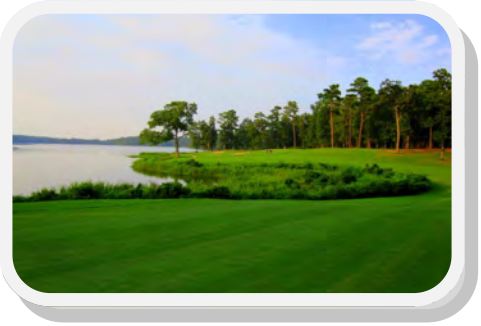
Lake Millwood is mainly recognized for its beauty and fishing. There are 15 recreational parks around the lake to provide campers with picnic areas, boat ramps, swimming areas, showers and restrooms. Millwood is a superb place to fish, mainly due to its 35,000 acres (14,000 ha) of submerged timber that make excellent homes for the many varieties of fish in the lake. Millwood has also been know 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.





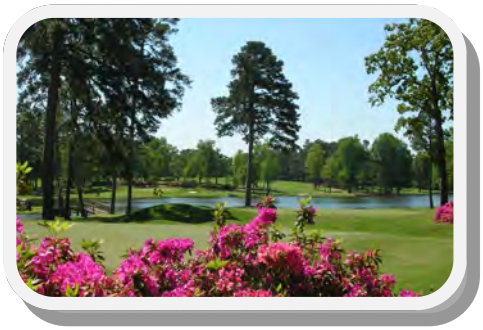
Golf Ranch:

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.



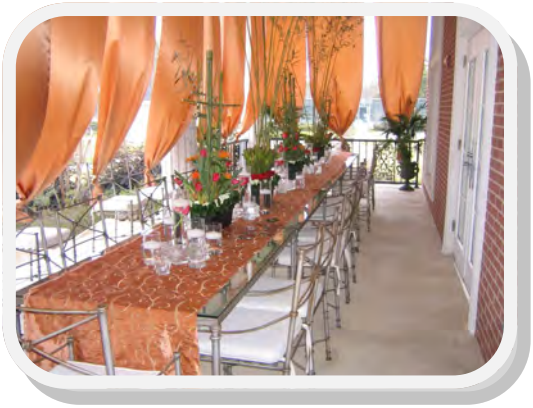
Texarkana Country Club:

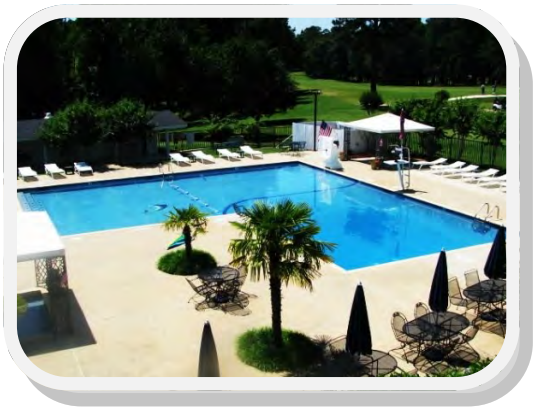
Texarkana Country Club began in 1914 with a nine-hole golf course with sand greens. The membership chose the prestigious architectural firm of Langford and Moreau from Chicago to design the current golf course in 1922. Mr. Langford is best know for his style of deep bunkers and sloping greens. After 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.



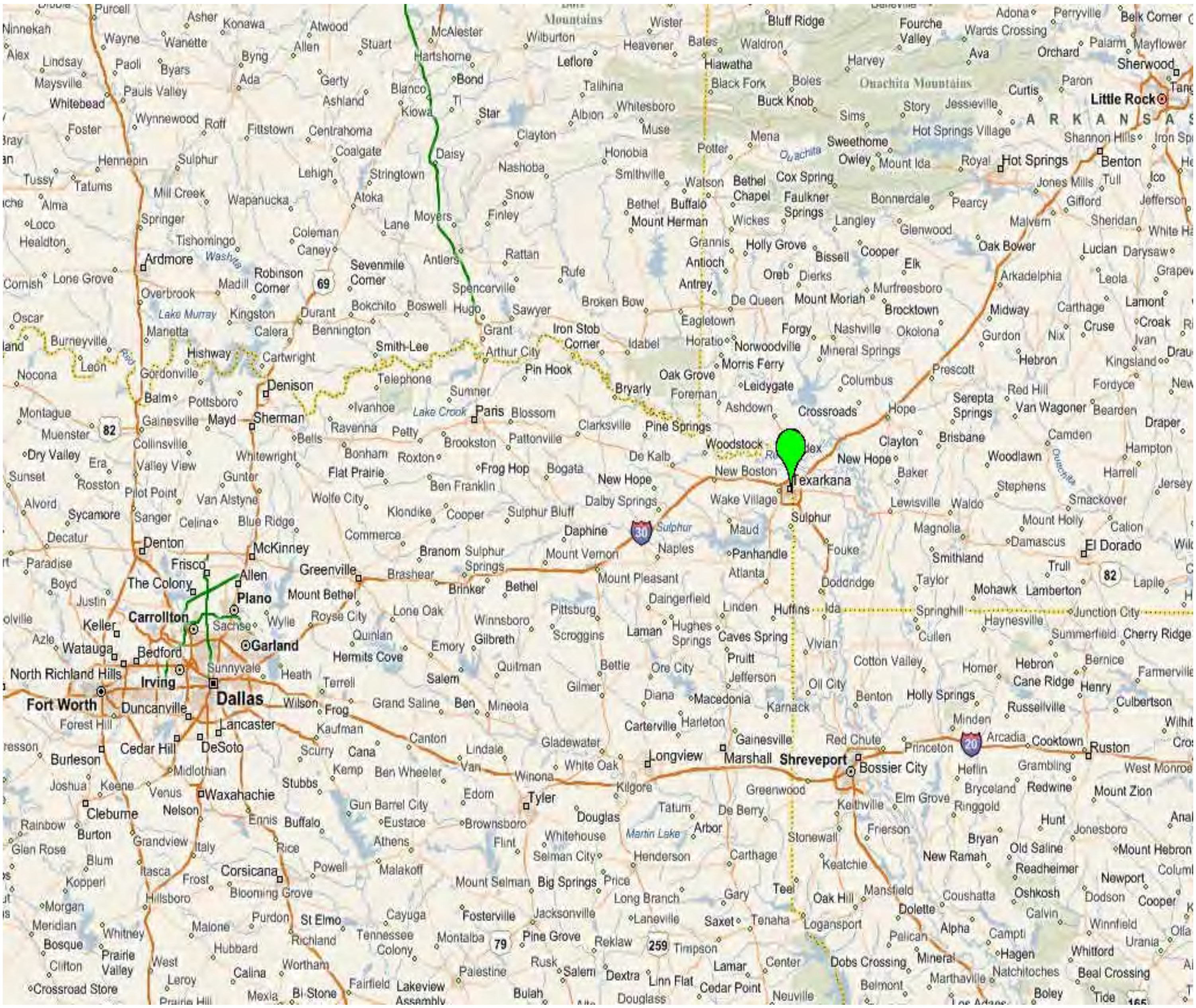
North Ridge Country Club:

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.





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.

Executive Summary

1002 S Main St, Hope, Arkansas, 71801
Rings: 1, 3, 5 mile radii

Latitude: 33.6601
Longitude: -93.58925

	1 mile	3 mile	5 mile
Population			
2000 Population	5,469	12,155	13,752
2010 Population	5,393	11,656	13,198
2014 Population	5,414	11,669	13,227
2019 Population	5,426	11,680	13,254
2000-2010 Annual Rate	-0.14%	-0.42%	-0.41%
2010-2014 Annual Rate	0.09%	0.03%	0.05%
2014-2019 Annual Rate	0.04%	0.02%	0.04%
2014 Male Population	46.2%	46.9%	47.1%
2014 Female Population	53.8%	53.1%	52.9%
2014 Median Age	33.6	34.2	35.1

In the identified area, the current year population is 13,227. In 2010, the Census count in the area was 13,198. The rate of change since 2010 was 0.05% annually. The five-year projection for the population in the area is 13,254 representing a change of 0.04% annually from 2014 to 2019. Currently, the population is 47.1% male and 52.9% female.

Median Age

The median age in this area is 33.6, compared to U.S. median age of 37.7.

Race and Ethnicity			
2014 White Alone	43.6%	44.0%	47.8%
2014 Black Alone	38.5%	38.6%	36.0%
2014 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2014 Asian Alone	0.4%	0.3%	0.3%
2014 Pacific Islander Alone	0.1%	0.1%	0.1%
2014 Other Race	14.3%	14.2%	13.0%
2014 Two or More Races	2.9%	2.5%	2.5%
2014 Hispanic Origin (Any Race)	20.7%	20.1%	18.4%

Persons of Hispanic origin represent 18.4% of the population in the identified area compared to 17.5% 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 75.0 in the identified area, compared to 62.6 for the U.S. as a whole.

Households			
2000 Households	2,100	4,575	5,202
2010 Households	2,038	4,392	5,019
2014 Total Households	2,046	4,404	5,041
2019 Total Households	2,057	4,425	5,072
2000-2010 Annual Rate	-0.30%	-0.41%	-0.36%
2010-2014 Annual Rate	0.09%	0.06%	0.10%
2014-2019 Annual Rate	0.11%	0.10%	0.12%
2014 Average Household Size	2.56	2.58	2.56

The household count in this area has changed from 5,019 in 2010 to 5,041 in the current year, a change of 0.10% annually. The five-year projection of households is 5,072, a change of 0.12% annually from the current year total. Average household size is currently 2.56, compared to 2.57 in the year 2010. The number of families in the current year is 3,409 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 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

February 23, 2015

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Executive Summary

1002 S Main St, Hope, Arkansas, 71801
Rings: 1, 3, 5 mile radii

Latitude: 33.6601
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	1 mile	3 mile	5 mile
Median Household Income			
2014 Median Household Income	$26,593	$27,409	$28,351
2019 Median Household Income	$31,016	$31,534	$32,895
2014-2019 Annual Rate	3.12%	2.84%	3.02%
Average Household Income			
2014 Average Household Income	$37,867	$38,713	$39,818
2019 Average Household Income	$42,450	$43,063	$44,209
2014-2019 Annual Rate	2.31%	2.15%	2.11%
Per Capita Income			
2014 Per Capita Income	$14,536	$14,756	$15,297
2019 Per Capita Income	$16,376	$16,503	$17,077
2014-2019 Annual Rate	2.41%	2.26%	2.23%
Households by Income			

Current median household income is $28,351 in the area, compared to $52,076 for all U.S. households. Median household income is projected to be $32,895 in five years, compared to $59,599 for all U.S. households

Current average household income is $39,818 in this area, compared to $72,809 for all U.S. households. Average household income is projected to be $44,209 in five years, compared to $83,937 for all U.S. households

Current per capita income is $15,297 in the area, compared to the U.S. per capita income of $27,871. The per capita income is projected to be $17,077 in five years, compared to $32,168 for all U.S. households

Housing			
2000 Total Housing Units	2,314	4,975	5,653
2000 Owner Occupied Housing Units	1,139	2,679	3,170
2000 Renter Occupied Housing Units	962	1,896	2,032
2000 Vacant Housing Units	213	400	451
2010 Total Housing Units	2,321	5,017	5,718
2010 Owner Occupied Housing Units	1,031	2,423	2,905
2010 Renter Occupied Housing Units	1,007	1,969	2,114
2010 Vacant Housing Units	283	625	699
2014 Total Housing Units	2,355	5,084	5,797
2014 Owner Occupied Housing Units	986	2,319	2,795
2014 Renter Occupied Housing Units	1,060	2,085	2,245
2014 Vacant Housing Units	309	680	756
2019 Total Housing Units	2,375	5,125	5,849
2019 Owner Occupied Housing Units	996	2,325	2,809
2019 Renter Occupied Housing Units	1,062	2,101	2,263
2019 Vacant Housing Units	318	700	777

Currently, 48.2% of the 5,797 housing units in the area are owner occupied; 38.7%, renter occupied; and 13.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 5,718 housing units in the area - 50.8% owner occupied, 37.0% renter occupied, and 12.2% vacant. The annual rate of change in housing units since 2010 is 0.61%. Median home value in the area is $74,129, compared to a median home value of $190,791 for the U.S. In five years, median value is projected to change by 3.51% annually to $88,102.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

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Demographic and Income Comparison Profile

1002 S Main St, Hope, Arkansas, 71801
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	1 mile	3 mile	5 mile
Census 2010 Summary			
Population	5,393	11,656	13,198
Households	2,038	4,392	5,019
Families	1,347	2,980	3,422
Average Household Size	2.55	2.59	2.57
Owner Occupied Housing Units	1,031	2,423	2,905
Renter Occupied Housing Units	1,007	1,969	2,114
Median Age	33.1	33.7	34.5
2014 Summary			
Population	5,414	11,669	13,227
Households	2,046	4,404	5,041
Families	1,342	2,964	3,409
Average Household Size	2.56	2.58	2.56
Owner Occupied Housing Units	986	2,319	2,795
Renter Occupied Housing Units	1,060	2,085	2,245
Median Age	33.6	34.2	35.1
Median Household Income	$26,593	$27,409	$28,351
Average Household Income	$37,867	$38,713	$39,818
2019 Summary			
Population	5,426	11,680	13,254
Households	2,057	4,425	5,072
Families	1,342	2,961	3,411
Average Household Size	2.55	2.57	2.55
Owner Occupied Housing Units	996	2,325	2,809
Renter Occupied Housing Units	1,062	2,101	2,263
Median Age	34.3	34.9	35.8
Median Household Income	$31,016	$31,534	$32,895
Average Household Income	$42,450	$43,063	$44,209
Trends: 2014-2019 Annual Rate			
Population	0.04%	0.02%	0.04%
Households	0.11%	0.10%	0.12%
Families	0.00%	-0.02%	0.01%
Owner Households	0.20%	0.05%	0.10%
Median Household Income	3.12%	2.84%	3.02%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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2014 Households by Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<$15,000	703	34.4%	1,374	31.2%	1,523	30.2%
$15,000 - $24,999	275	13.4%	667	15.1%	752	14.9%
$25,000 - $34,999	221	10.8%	536	12.2%	610	12.1%
$35,000 - $49,999	322	15.7%	678	15.4%	787	15.6%
$50,000 - $74,999	262	12.8%	578	13.1%	681	13.5%
$75,000 - $99,999	146	7.1%	316	7.2%	380	7.5%
$100,000 - $149,999	87	4.3%	187	4.2%	225	4.5%
$150,000 - $199,999	13	0.6%	33	0.7%	46	0.9%
$200,000+	16	0.8%	34	0.8%	38	0.8%
Median Household Income	$26,593		$27,409		$28,351	
Average Household Income	$37,867		$38,713		$39,818	
Per Capita Income	$14,536		$14,756		$15,297	
2019 Households by Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<$15,000	658	32.0%	1,302	29.4%	1,442	28.4%
$15,000 - $24,999	225	10.9%	544	12.3%	611	12.0%
$25,000 - $34,999	219	10.6%	513	11.6%	581	11.5%
$35,000 - $49,999	332	16.1%	698	15.8%	808	15.9%
$50,000 - $74,999	290	14.1%	644	14.6%	757	14.9%
$75,000 - $99,999	183	8.9%	395	8.9%	474	9.3%
$100,000 - $149,999	110	5.3%	234	5.3%	282	5.6%
$150,000 - $199,999	18	0.9%	47	1.1%	65	1.3%
$200,000+	22	1.1%	47	1.1%	52	1.0%
Median Household Income	$31,016		$31,534		$32,895	
Average Household Income	$42,450		$43,063		$44,209	
Per Capita Income	$16,376		$16,503		$17,077	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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2010 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	519	9.6%	1,066	9.1%	1,168	8.9%
Age 5 - 9	445	8.2%	949	8.1%	1,043	7.9%
Age 10 - 14	393	7.3%	869	7.5%	974	7.4%
Age 15 - 19	357	6.6%	808	6.9%	907	6.9%
Age 20 - 24	376	7.0%	772	6.6%	847	6.4%
Age 25 - 34	750	13.9%	1,570	13.5%	1,745	13.2%
Age 35 - 44	602	11.2%	1,325	11.4%	1,507	11.4%
Age 45 - 54	652	12.1%	1,514	13.0%	1,757	13.3%
Age 55 - 64	547	10.1%	1,239	10.6%	1,443	10.9%
Age 65 - 74	342	6.3%	777	6.7%	943	7.1%
Age 75 - 84	258	4.8%	504	4.3%	578	4.4%
Age 85+	154	2.9%	264	2.3%	284	2.2%
2014 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	500	9.2%	1,024	8.8%	1,123	8.5%
Age 5 - 9	442	8.2%	937	8.0%	1,035	7.8%
Age 10 - 14	412	7.6%	884	7.6%	976	7.4%
Age 15 - 19	337	6.2%	752	6.4%	846	6.4%
Age 20 - 24	375	6.9%	795	6.8%	880	6.7%
Age 25 - 34	741	13.7%	1,560	13.4%	1,738	13.1%
Age 35 - 44	613	11.3%	1,326	11.4%	1,506	11.4%
Age 45 - 54	630	11.6%	1,424	12.2%	1,646	12.4%
Age 55 - 64	587	10.8%	1,326	11.4%	1,546	11.7%
Age 65 - 74	373	6.9%	875	7.5%	1,059	8.0%
Age 75 - 84	255	4.7%	506	4.3%	592	4.5%
Age 85+	148	2.7%	260	2.2%	281	2.1%
2019 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	499	9.2%	1,023	8.8%	1,125	8.5%
Age 5 - 9	425	7.8%	897	7.7%	992	7.5%
Age 10 - 14	418	7.7%	885	7.6%	981	7.4%
Age 15 - 19	356	6.6%	773	6.6%	857	6.5%
Age 20 - 24	335	6.2%	720	6.2%	798	6.0%
Age 25 - 34	731	13.5%	1,559	13.3%	1,743	13.1%
Age 35 - 44	628	11.6%	1,342	11.5%	1,520	11.5%
Age 45 - 54	581	10.7%	1,285	11.0%	1,480	11.2%
Age 55 - 64	592	10.9%	1,348	11.5%	1,583	11.9%
Age 65 - 74	428	7.9%	998	8.5%	1,197	9.0%
Age 75 - 84	283	5.2%	585	5.0%	688	5.2%
Age 85+	150	2.8%	267	2.3%	292	2.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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Demographic and Income Comparison Profile

1002 S Main St, Hope, Arkansas, 71801
Rings: 1, 3, 5 mile radii

Latitude: 33.6601
Longitude: -93.58925

	1 mile		3 mile		5 mile	
2010 Race and Ethnicity	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White Alone	2,379	44.1%	5,171	44.4%	6,357	48.2%
Black Alone	2,123	39.4%	4,620	39.6%	4,875	36.9%
American Indian Alone	13	0.2%	33	0.3%	43	0.3%
Asian Alone	15	0.3%	27	0.2%	31	0.2%
Pacific Islander Alone	5	0.1%	12	0.1%	14	0.1%
Some Other Race Alone	717	13.3%	1,533	13.2%	1,589	12.0%
Two or More Races	141	2.6%	260	2.2%	288	2.2%
Hispanic Origin (Any Race)	1,038	19.2%	2,173	18.6%	2,261	17.1%

2014 Race and Ethnicity	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White Alone	2,360	43.6%	5,133	44.0%	6,317	47.8%
Black Alone	2,084	38.5%	4,504	38.6%	4,764	36.0%
American Indian Alone	14	0.3%	36	0.3%	47	0.4%
Asian Alone	21	0.4%	36	0.3%	42	0.3%
Pacific Islander Alone	5	0.1%	12	0.1%	14	0.1%
Some Other Race Alone	772	14.3%	1,654	14.2%	1,717	13.0%
Two or More Races	159	2.9%	294	2.5%	327	2.5%
Hispanic Origin (Any Race)	1,119	20.7%	2,341	20.1%	2,440	18.4%

2019 Race and Ethnicity	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White Alone	2,296	42.3%	5,012	42.9%	6,188	46.7%
Black Alone	2,019	37.2%	4,350	37.2%	4,612	34.8%
American Indian Alone	15	0.3%	40	0.3%	52	0.4%
Asian Alone	28	0.5%	50	0.4%	59	0.4%
Pacific Islander Alone	5	0.1%	12	0.1%	14	0.1%
Some Other Race Alone	883	16.3%	1,885	16.1%	1,960	14.8%
Two or More Races	179	3.3%	331	2.8%	369	2.8%
Hispanic Origin (Any Race)	1,250	23.0%	2,607	22.3%	2,721	20.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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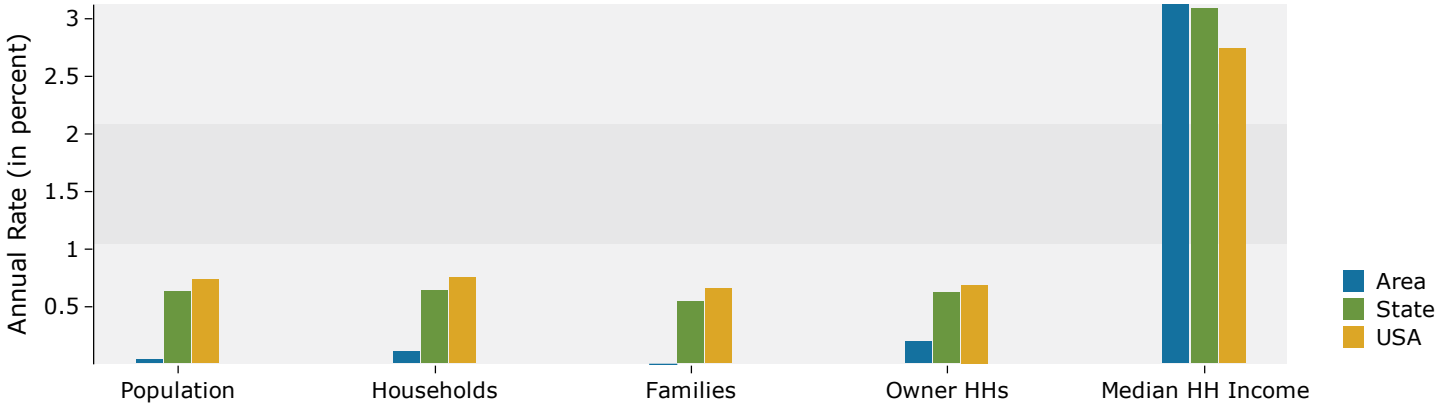
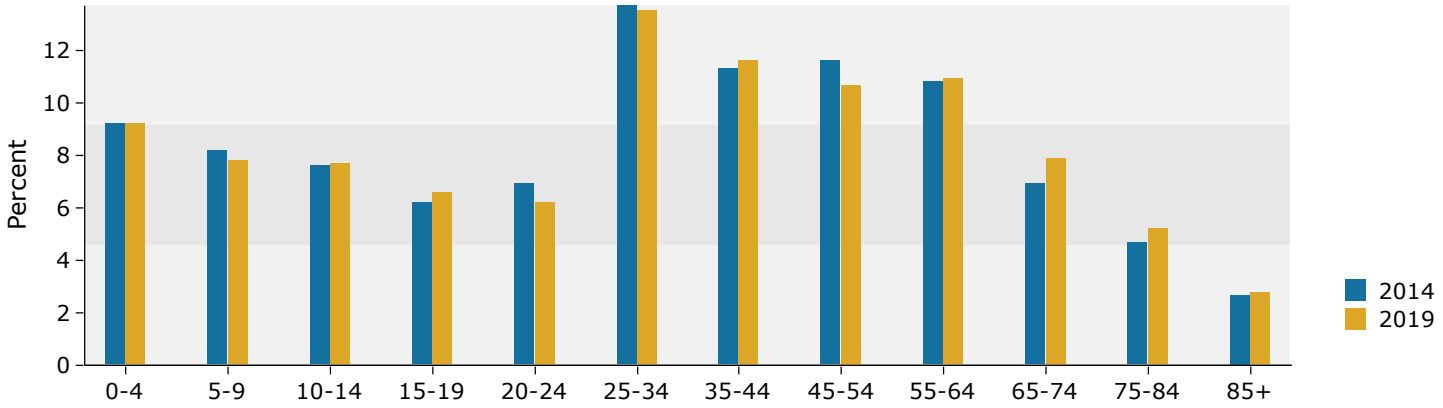
1 mile

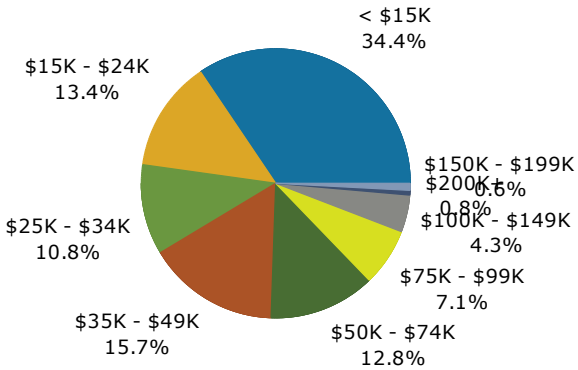
Trends 2014-2019



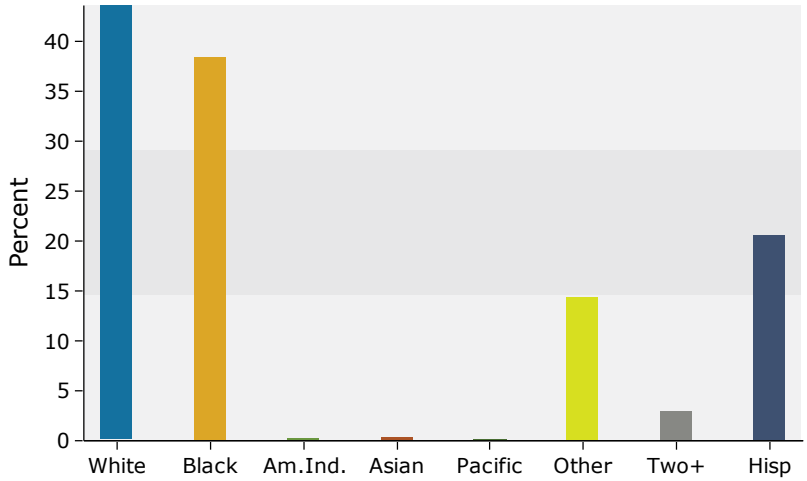
Population by Age



2014 Household Income



2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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Demographic and Income Comparison Profile

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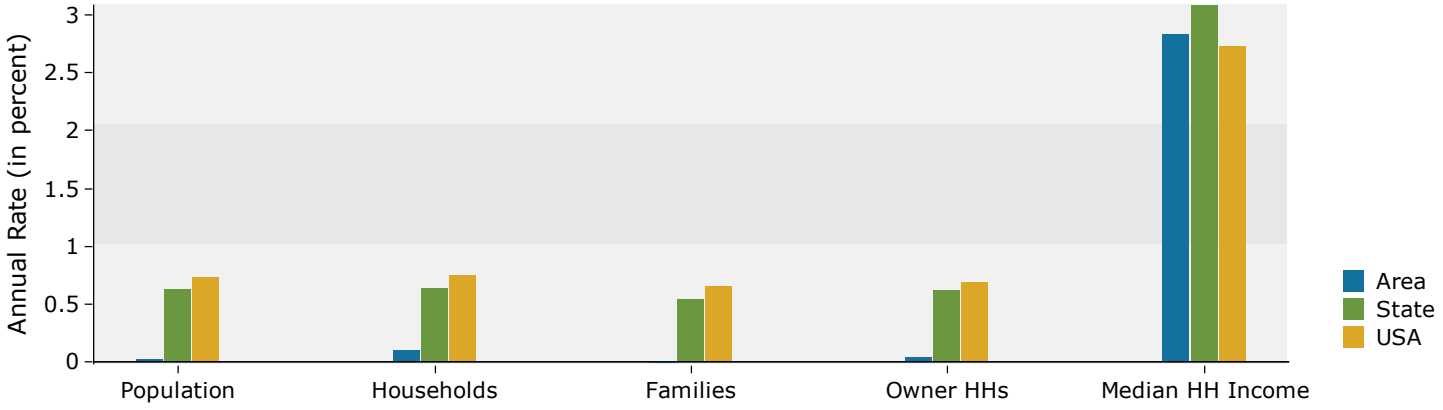
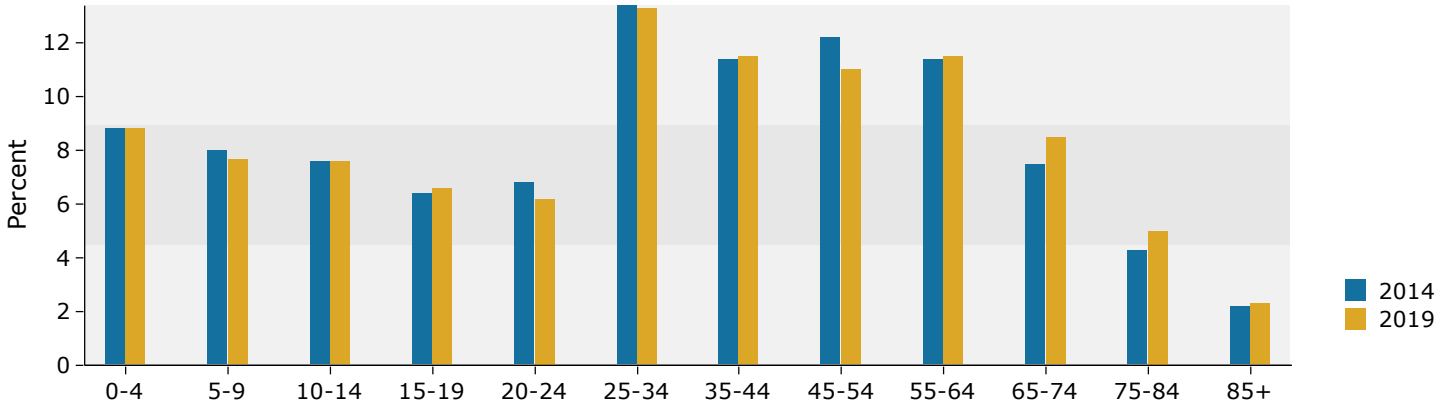
3 mile

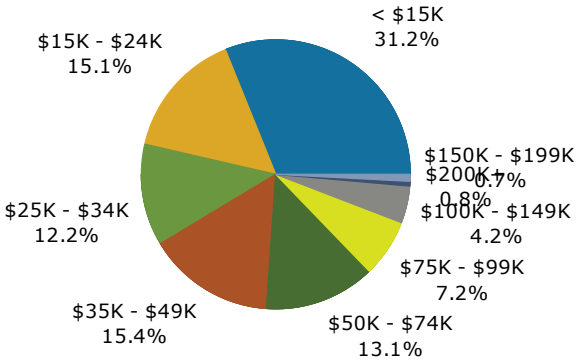
Trends 2014-2019



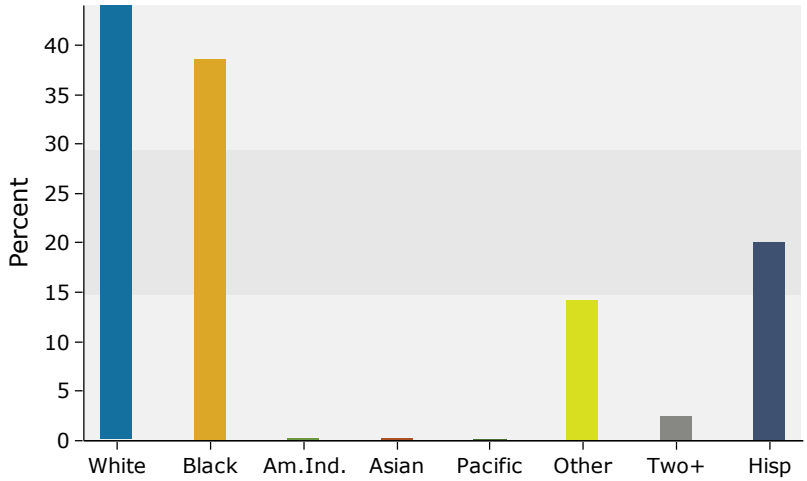
Population by Age



2014 Household Income



2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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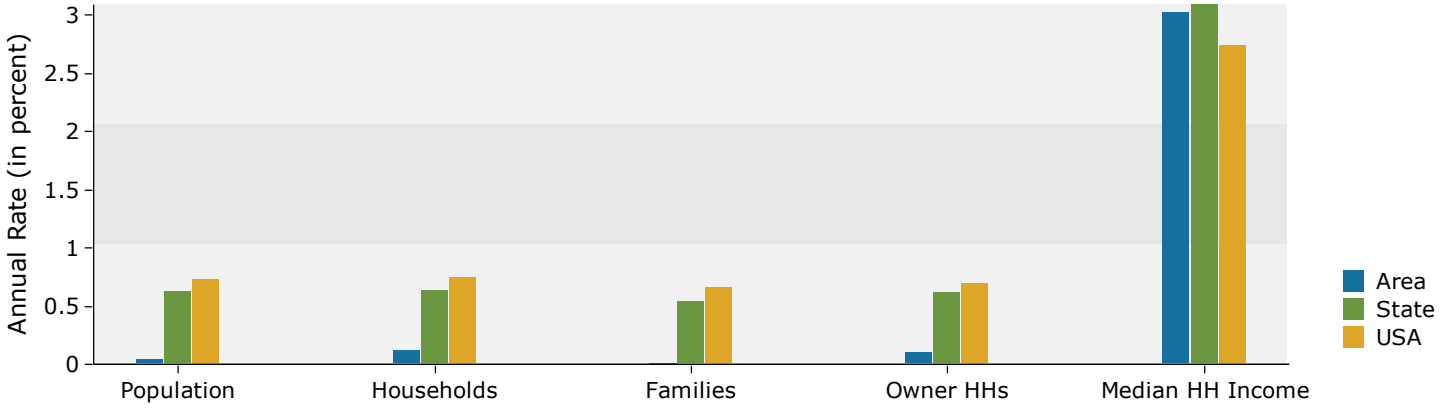
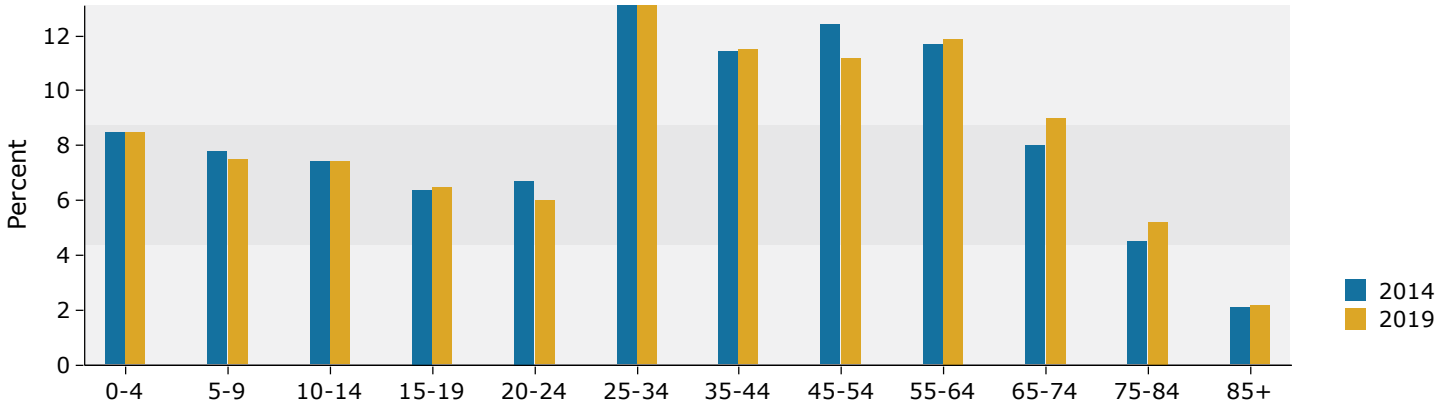
5 mile

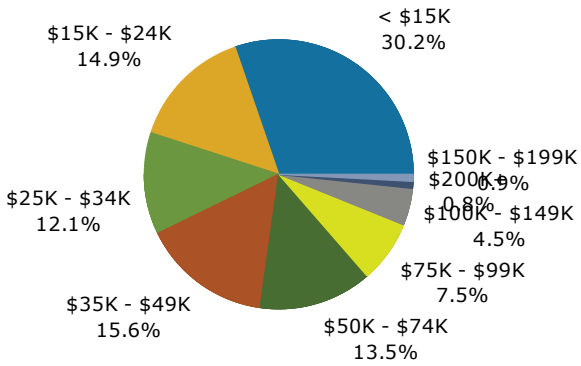
Trends 2014-2019



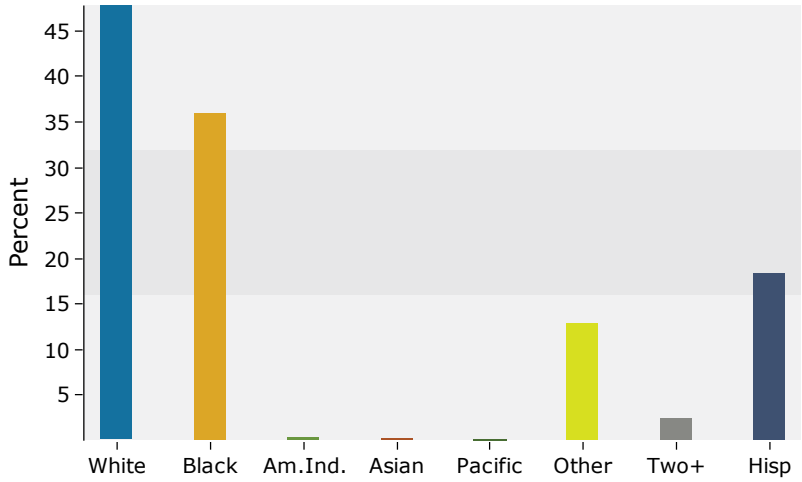
Population by Age



2014 Household Income



2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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COMMERCIAL REAL ESTATE

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6004 Summerfield Drive, Suite B •Texarkana, TX. 75503

903-794-3606 Fax 903-793-1309

SCHIMMING COMPANY
COMMERCIAL REAL ESTATE

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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 for 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

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Schimming Company 6004 Summerfield Dr. Suite B, Texarkana, TX 75503
Phone: 903-794-3606 Fax: 903-793-1309 Alan Schimming