



**REAL ESTATE SERVICES**

6004 Summerfield Drive, Ste. B Texarkana, TX 75503  
903-794-3606 [www.schimmingcompany.com](http://www.schimmingcompany.com)

**3012 Moores Lane  
Texarkana, TX 75503**



**SUBJECT  
PROPERTY**

**CONTACT: Alan Schimming**  
[alan@schimmingcompany.com](mailto:alan@schimmingcompany.com)

**Office Site For Sale: 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. Zones for Office Use.**

# PROPERTY OVERVIEW

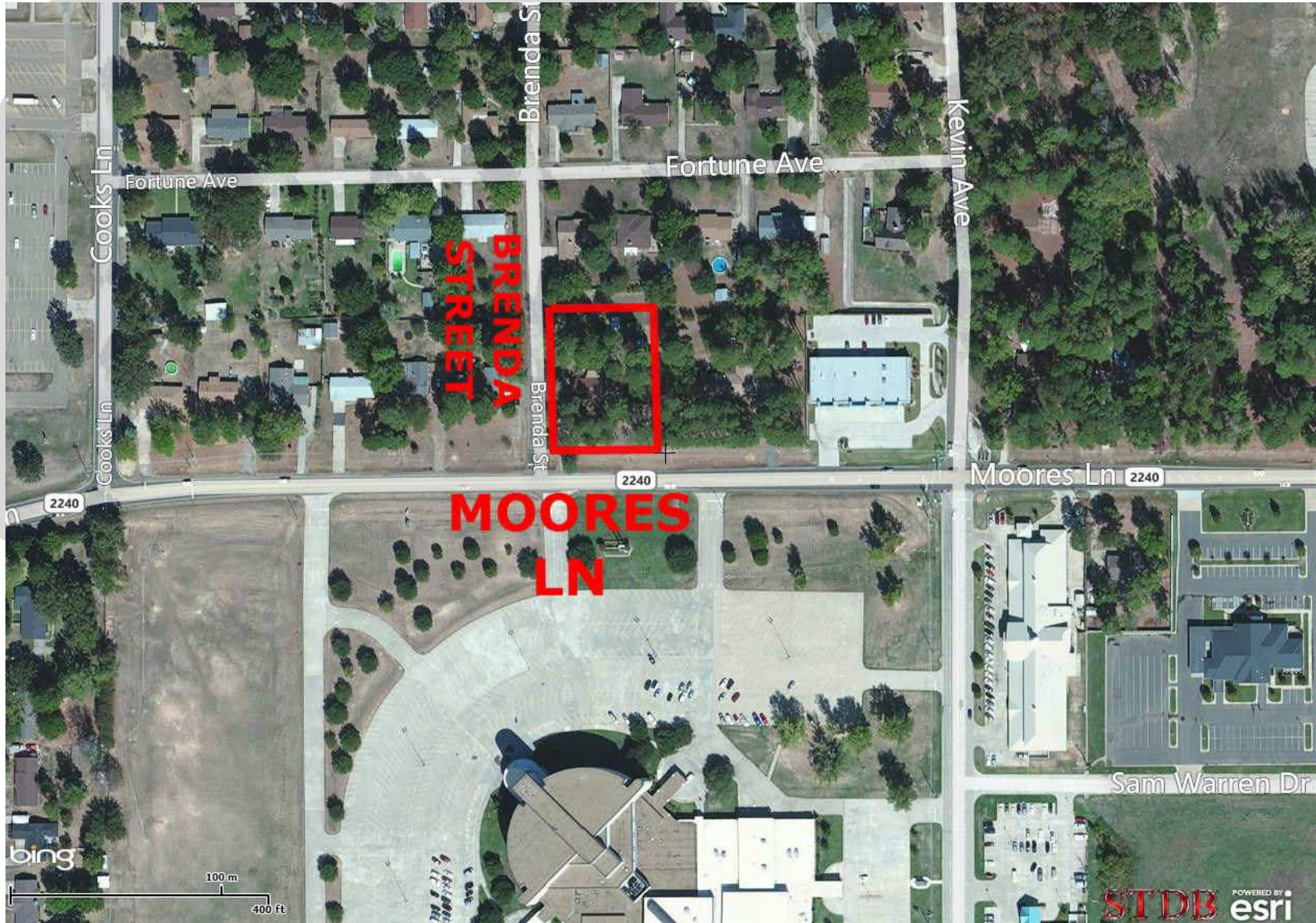
1 +/- acre located on Moores Lane just west of Cowhorn Creek. Has fully functional 1,700 SF brick home sitting on the corner of Moores Lane and Brenda Street, across from First Baptist Moores Lane and near Christus St. Michael Hospital campus and numerous medical and professional offices. Great location for medical, attorneys, insurance or real estate office, accounting office and other office use.

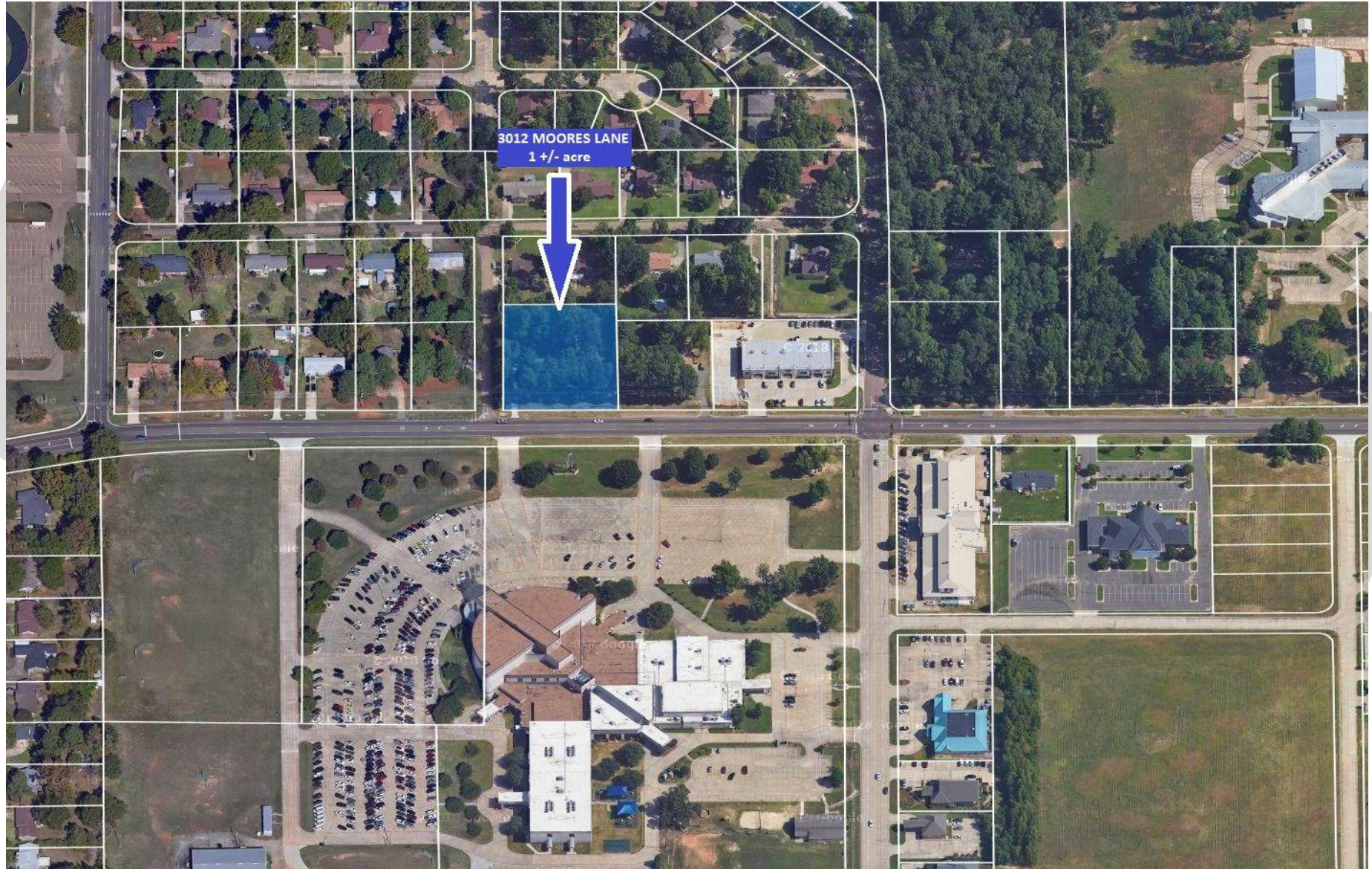


**3012 Moores Lane  
Texarkana, TX 75503**



**PROPERTY PHOTOS**  
**3012 MOORES LANE**





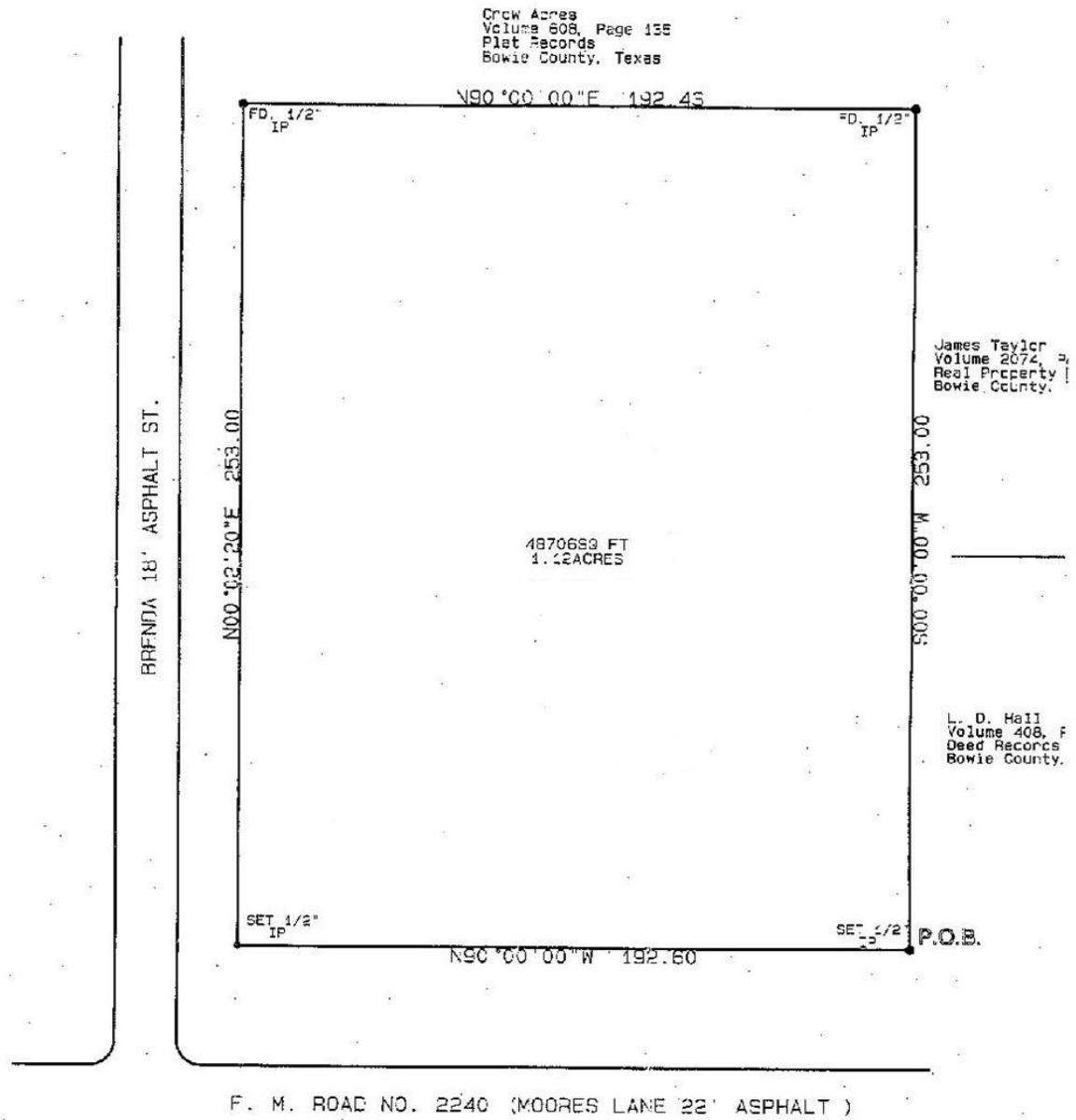


**PROPERTY PHOTOS  
3012 MOORES LANE**



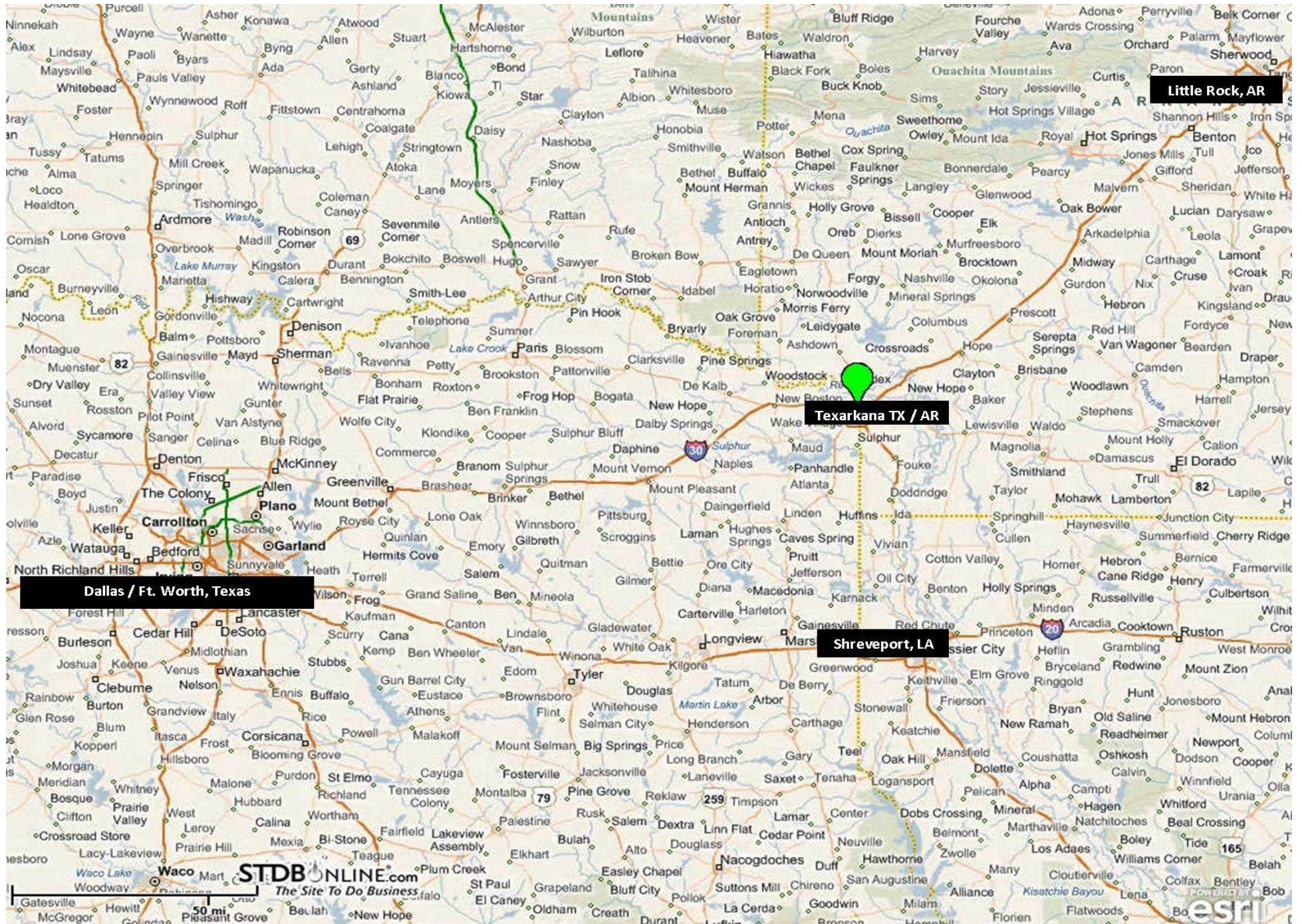
**The site has fully functional 1,700 SF brick home at the corner of Moores Lane and Brenda St. directly across from First Baptist Church.**

# SURVEY OF 3012 MOORES LANE



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.

# AREA LOCATION MAP





### DISCLAIMER

The information contained in this Offering Memorandum was obtained from sources believed reliable; however, Schimming Company makes no guarantees, warranties or representations as to the completeness or accuracy contained in this Offering Memorandum. It is the buyers express understanding and agreement that such materials are provided only for the buyers convenience. The buyers 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/Landlord in making a determination to purchase /lease the property. The buyers expressly disclaim any reliance on any such material provided in the Offering Memorandum and agree they shall rely solely on their own independently verified information and analysis. This offering of this property for sale, rent or exchange is submitted subject to error, omissions, change of price or conditions, prior sale of lease or withdrawal without notice. The Broker is the Seller/Owner's Agent and represents the Owner/Seller. As full disclosure, Alan Schimming, Broker has an ownership interest in The Property.





## 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
_____	_____	_____	_____
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](http://www.trec.texas.gov)  
IABS 1-0