

REAL ESTATE SERVICES 6004 Summerfield Drive, Ste. B Texarkana, TX 75503 903-794-3606 www.schimmingcompany.com

Texarkana, TX 75503 Valnut Church of Chri **SUBJECT** PROPERTY

CONTACT: Alan Schimming alan@schimmingcompany.com

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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.

3012 Moores Lane

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.

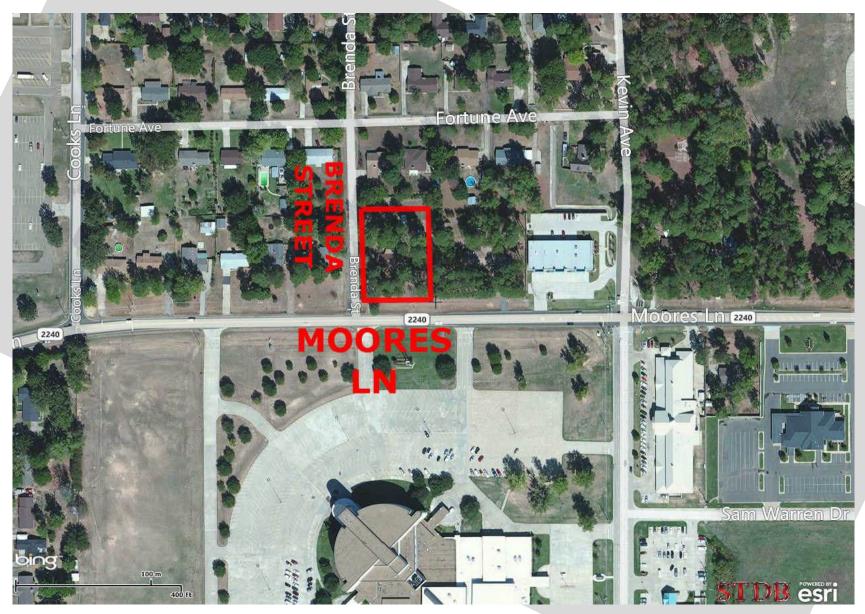


3012 Moores Lane Texarkana, TX 75503





PROPERTY PHOTOS 3012 MOORES LANE





PROPERTY PHOTOS 3012 MOORES LANE



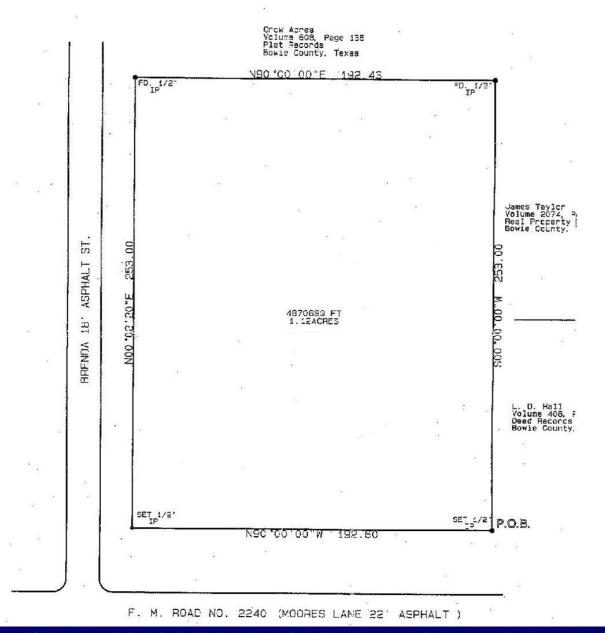


PROPERTY PHOTOS 3012 MOORES LANE



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

Ninnekah Asher Konawa Atwood McAlecter Meuntains Wister Bluff Ridge Fourche Warrs Crossing Bluff Ridge Fourche Warrs Crossing
Wayne Wanette Allen Stuart McAlester Wilburton Heavener Bates Waldron, Valley Valley Palarm Mayflower
Pauls Valley Blanco
Wonnewood a star Albion Minestorio Sims Stary Albion
Dattas 0
an Hennepin Sulphur Coalgate Lehigh Stringtown Nashoba Smithville Watson Bethel Cox Spring Mount Ida Royal Hot Springs Benton He
Tatums Mill Creek Wanaucka Aloka Snow Chapel Faulkner Bonnemale 3
Che Alma Springer Coleman Lane Moyers Finley Mount Herman Wickes Springs Langley Glenwood Malvern Sheridan White Ha
Healdton Ardmore Wash. Coleman Caney Anter Rattan Caney Anter Dak Bower Lucian Darysawo
Sevenmile Anders Sevenmile Anders Cranes
Overbrook walking Comer of Spencerville Broken Bow De Queen Mount Moriah *
Oscar Victorook Burneville Burneville Bernington Durant Bokchito Boswell Hugo Sawyer Broken Bow De Queen Mount Moriah * Brocktown Midway Carthage Lamont Cruse Croak Ri Marietta Calera Bennington Grant Iron Stob Horations Horations Bokohito Okolona Gurdon Nix Cruse Vian
Oscar Calera Bennington Grant Iron Stob Eagletown Forgy Nashville Okolona Gurdon Nix Cruse °Croak Ri Iand Burneyville Hishway Calera Bennington Smith-Lee Arthur City Corner Idabel Horatio* Norwoodville Mineral Springs Prescott Hebron Kingsland oc Nocona Codonville Telephone Pin Hook Oak Grove Columbus Prescott Hebron Kingsland oc
Nocona León Gordonville Denison Telephone Summer Pin Hook Bryarly Oak Grove Columbus Prescott Red Hill Fordyce New
Nocona Leon Gordonville Penison Telephone Summer Pin Hook Oak Grove Oreman Ashdown Crossroads Hope Springs Van Wagoner Bearden
Gainesville Mayd Sherman Bruenne Caresville Pine Stronge Clarksville Pine Stronge Clarksville Pine Stronge
PLIC Valley Windowight Double A
Sunset & Gunter Flat Flaine A New Hone New Hone Baker
Alvord Pilot Poline Van Alstyne Wolfe City Dalby Springs Wake Head North Lewisville Waldo Smackover
Decatur Deprinte Commerce
Decatur Denton McKinney Branom Sulphur Mount Vernon Naples Planhandle Fouke Smithland Trull 22 C
Boyd The Colony Doddridge Taylor Mount Pleasant Doddridge Taylor Mohawk Lamberton of Lapile
Azle Azle Quintan _ Gilbreth Scroggins Laman Surings Caves Spring Vision Cullen Summerfield Cherry Ridge
Pruite Cotton Valley Hebron Bernice
Gilmer Dana Martin Oli City Benton Holly Springs Cane Ridge Henry
Dallas / Ft. Worth, Texas Vilson Frog Grand Saline Ben Mineola Diana Macedonia Benton Holly Springs Russellville Culbertson Forest Hill Lancaster Kaufman Canton Gladewater Carterville Harleton Gainesville Red Chute Princeton Arcadia, Cooktown Russellville Culbertson
Forest Hill DeSoto Scurry Cana Canton Lindale Gladewater Longview Mars Shrowaport LA
Burleson Midlothian Kemp Ben Wheeler Van White Oak Hongview Mars Shreveport, LA ssier City Herlin Grambling West Monroe
Joshua Keene Venus PWaxahachie Studos Edom Tyler Kilgore Greenwood Elm Grove Bryceland Redwine Mount Zion
Rainbow Cleburne Neison Ennis Buffalo Eustace Brownsboro Douglas Tatulit De Berry Hunt Lander Hunt Lander Anal
Gien Rose Bryan Old Saline Mount Hebron
tasca Corsicana Powell Malakoff Columi
Long Dianch
Morgan Whitney Malone Purdon St Elmo Cayuga Fosterville Jacksonville Oclametria Calvin Coust Dodoson Cooper k Meridian Whitney Malone Purdon St Elmo Cayuga Fosterville Jacksonville Saxet Tenaha Logansport Pelican Alpha Campti
Bosque Prairie Hubbard Richland Richland Colony Montalba 79 Pine Grove Reklaw 259 Timpson Mineral Hagen Whitford Urania
Clifton Valley Leroy Calina Wortham Fairfield Lakeview Palestine Obstra Linn Flat Cades Data Marthaville Natchitoches Beal Crossing Al
Lacy-Lakeview Prairie Hill Mexia Bi-Stone Assembly Elikhart Alto Douglass Cedar Point Neuville Zwolle Los Adaes Boley Tide 165
Waco Lake Waco Mart STDB NUNE com Plum Creek Easley Chapel Nacogdoches Duff Hawthome Many Clouterville
Meridian Whitney Malone Purdon St Elmo Cayuga Posterville Jacksonville elaneville Saxeto Tenaha Logansport Peican Alpha Campti Winfield Olia Prairie West Calina Wortham Ease Colony Wortham Palestine Rusk Salem Dextra Linn Flat Cedar Point Neuville Beland Marthaville Natchitoches Belan Alpha Campti Winfield Itagen Wattore Lacy-Lakeview Prairie Hill Mexia Bi-Stone Fairfield Lakeview Assembly Elkhart Bulah Alto Douglass Linn Flat Cedar Point Neuville Beland Tenague Prairie Hill Mexia Bi-Stone Fairfield Lakeview Assembly Elkhart Easiey Chapel Colony Te Site To Do Business faio Marthaville St Paul Grapeland Bluft City Pollok La Certar Goodwin Mill Chireno San Augustine Alliance Kisstchie Bayou Lena Colore Beland Bluft City Pollok La Certar Goodwin Milam Floren Flatwoods Boo Colore Business faio McGregor Colored Pleasant Grove Belan New Hope Oldham Creath Durant Luritin Pollog Lacerda Goodwin Milam Floren Flatwoods Boo Colored Boo Pleasant Grove Beland New Hope Colored Creath Durant Luriting Pollog Lacerda Goodwin Milam Floren Flatwoods Boo Colored Boo
McGregor Goladas Pleasant Grove Beulah New Hope Oldham Creath Durant La Cerdas Brosson Hamphill Florien Flatwoods, Bo



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.

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Schimming Company



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'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;
 - o 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.

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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord In	itials Date	

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov IABS 1-0

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