

DEVELOPMENT LAND FOR SALE
7.404 +/- ACRES
NWC of Summerhill Road @ Moores Lane, Texarkana, Texas



Demographics:
 Population
 1 mile: 4,201
 3 mile: 36,014
 5 mile: 68,991
Traffic Count:
 18,675

PROPERTY FEATURES:

- 7.404 Acres +/- in Texarkana, Texas
- Just .5 mile north of I-30 NWC of Summerhill Road @ Moores Lane Signal Controlled Intersection
- Located adjacent south of 24,000 SF VA Clinic
- Near Social Security Office, Christus St. Michael Hospital Complex, Collom & Carney Clinic, Physician and Medical Related Offices, Law Offices

& Banking.

- Zoned General Retail (GR) allows Pharmacy, Restaurants, Retail, Office, Medical, C-Store with gas
 - Site is level with all utilities to the property
- Call for pricing.**



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 Texarkana, TX 75503
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7.404 +/- acres
NWC Summerhill Road & Moores Lane
Texarkana, TX

- I. PROPERTY INFORMATION
- II. SURVEY & UTILITY DATA
- III. AERIAL
- IV. MAPS
- V. TRAFFIC COUNT MAP
- VI. EXECUTIVE SUMMARY
- VII. CITY AND AREA INFORMATION
- VIII. DISCLAIMER AGENCY DISCLOSURE
- IX. BROKERAGE SERVICES

LOCATION: 7.404 +/- acres located at the NWC of Summerhill Road and Moores Lane, Texarkana, Texas. This site is approximately 3/4 mile north of I-30 in the thriving growth area of Pleasant Grove and in close proximity to Christus St. Michael Health Center campus and to Galleria Oaks, Summerhill Plaza Business Center and The Offices at Summerhill Ridge, all with numerous medical facilities, attorneys and other professional offices.

SITE: The site is level and essentially cleared with all utilities available to the property.

TRAFFIC: According to the Texarkana Metropolitan Planning Organization (MPO) traffic counts for this intersection were:

- Summerhill Road (2023).....18,675 VPD
- Moores Lane just west (2023)..... 17,485 VPD

ZONING: Zoned General Retail, (GR), permitted uses include retail sales, restaurants, general office, medical and dental facilities, and neighborhood services.

TRAFFIC GENERATORS: Primary generators are Christus St. Michael Hospital Complex, medical clinics and medically related facilities, banks, restaurants and business offices.

LOT 1, BLOCK 1
 PART OF BLOCK NO. 1,
 WITHIN THE 2ND WYTHE
 FINAL PLAT
 ORIGINAL CALL NO. 289
 PLAT FILED IN RECORDS
 BUREAU COUNTY, TEXAS

TOWNSHIP 4E, RANGE 12E, SEC. 22E
 COUNTY, BUREAU COUNTY, TEXAS

N89°21'18"E 361.44'

BLOCK NO. 1
 LOT NO. 2A
 121228.75 SQ. FT.
 2.801 ACRES

SOLD

S86°20'54"W 472.51'

BLOCK NO. 2
 AFFECTING THE SECTION
 WITHIN SEC. 22E, RANGE 12E,
 TOWNSHIP 4E,
 COUNTY BUREAU,
 STATE TEXAS

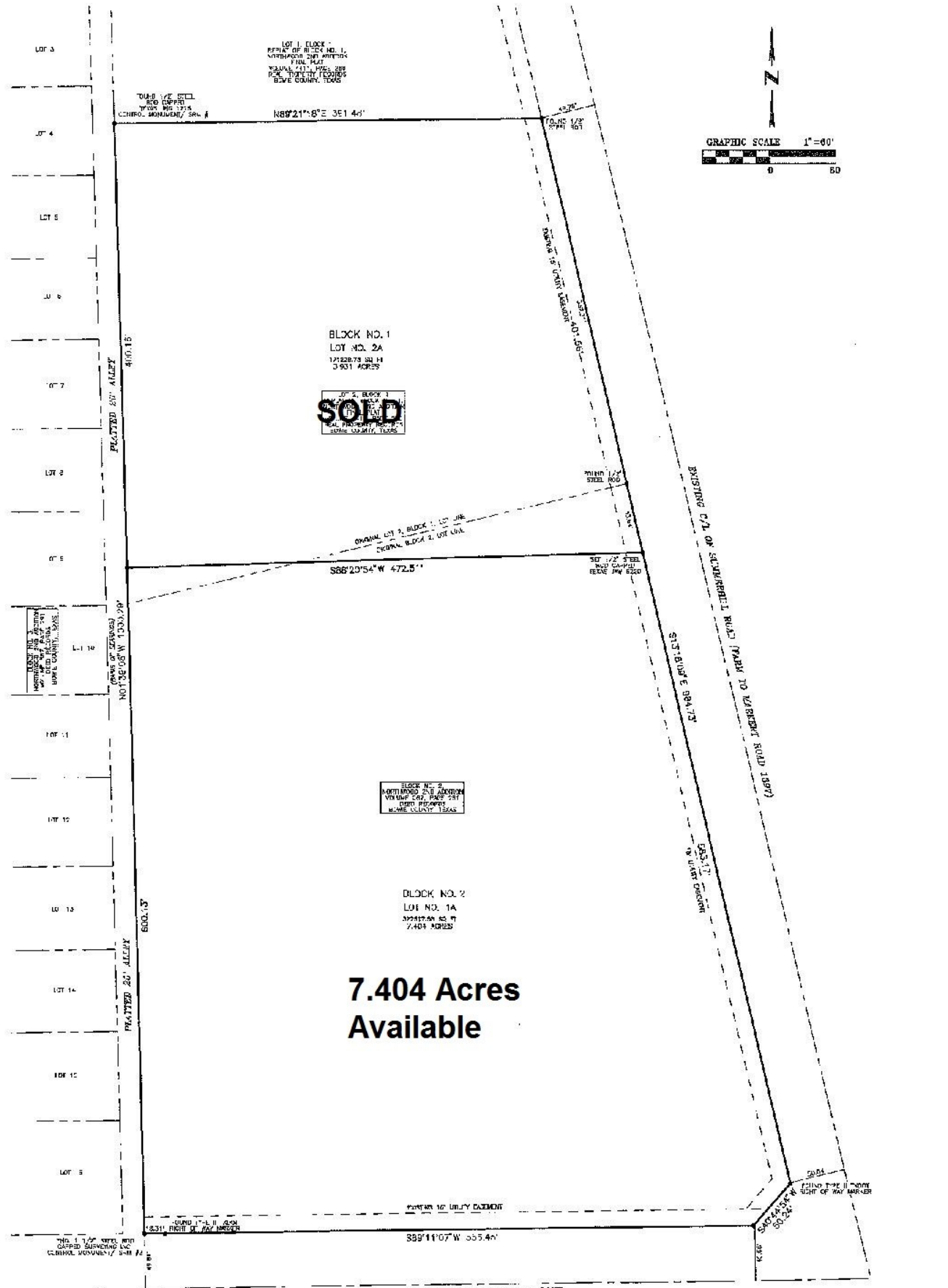
BLOCK NO. 2
 LOT NO. 1A
 322817.89 SQ. FT.
 7.404 ACRES

7.404 Acres Available

ADJACENT TO ULLY CANYON

S89°11'07"W 555.40'

EXISTING 1/4 OF MOORE LANE





Utility Data based on TWU records and should be field verified.

Legend

- Gravity Sewer
- Sewer Manholes
- Water Mains
- Hydrants

New Veterans Affairs Building

SUBJECT PROPERTY
7.404 +/- ACRES

Fernwood

Sumnerhill

Moore's

Plaza

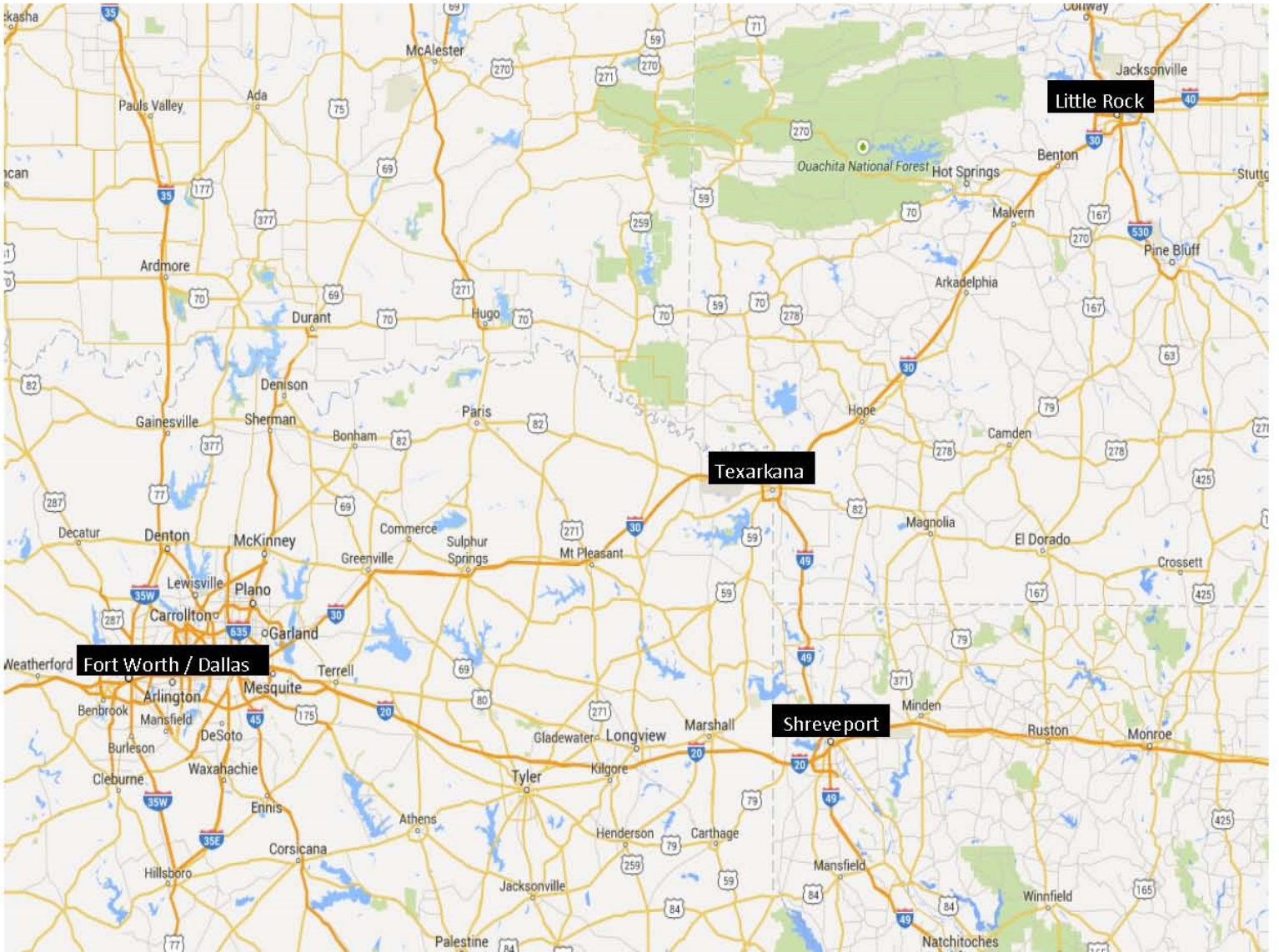




**7.404 +/- acres just .5 mile north of I-30, NWC of Summerill Road @ Moores Lane,
signal controlled intersection.**

**Near Social Security Office, Christus St Michael Hospital Complex, Collom & Carney
Clinic, Physicians and Medical Related Offices, Law Offices and Banking.**

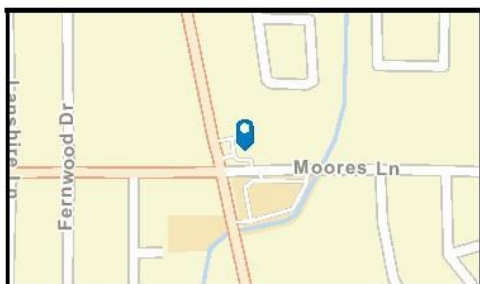
Site is level with all utilities to the property.



Traffic Count Map - Close Up

5602 Summerhill Rd, Texarkana, Texas, 75503 2
 5602 Summerhill Rd, Texarkana, Texas, 75503
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.47258
 Longitude: -94.06900



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).



Executive Summary

5602 Summerhill Rd, Texarkana, Texas, 75503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.47258
Longitude: -94.06900

	1 mile	3 miles	5 miles
Population			
2010 Population	4,245	36,445	68,565
2020 Population	4,233	36,167	69,190
2023 Population	4,201	36,014	68,991
2028 Population	4,134	35,707	68,584
2010-2020 Annual Rate	-0.03%	-0.08%	0.09%
2020-2023 Annual Rate	-0.23%	-0.13%	-0.09%
2023-2028 Annual Rate	-0.32%	-0.17%	-0.12%
2020 Male Population	46.1%	46.4%	47.5%
2020 Female Population	53.9%	53.6%	52.5%
2020 Median Age	43.0	38.4	37.8
2023 Male Population	47.0%	47.6%	48.4%
2023 Female Population	53.0%	52.4%	51.6%
2023 Median Age	44.2	38.7	38.2

In the identified area, the current year population is 68,991. In 2020, the Census count in the area was 69,190. The rate of change since 2020 was -0.09% annually. The five-year projection for the population in the area is 68,584 representing a change of -0.12% annually from 2023 to 2028. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	69.2%	51.4%	49.7%
2023 Black Alone	16.9%	34.9%	37.3%
2023 American Indian/Alaska Native Alone	0.8%	0.7%	0.7%
2023 Asian Alone	3.9%	2.0%	1.6%
2023 Pacific Islander Alone	0.0%	0.1%	0.0%
2023 Other Race	2.2%	4.3%	4.1%
2023 Two or More Races	7.0%	6.7%	6.5%
2023 Hispanic Origin (Any Race)	5.7%	7.7%	7.5%

Persons of Hispanic origin represent 7.5% of the population in the identified area compared to 19.4% 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 66.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	102	69	65
2010 Households	1,784	15,132	27,406
2020 Households	1,791	14,866	27,721
2023 Households	1,781	14,855	27,820
2028 Households	1,770	14,847	27,894
2010-2020 Annual Rate	0.04%	-0.18%	0.11%
2020-2023 Annual Rate	-0.17%	-0.02%	0.11%
2023-2028 Annual Rate	-0.12%	-0.01%	0.05%
2023 Average Household Size	2.29	2.36	2.38

The household count in this area has changed from 27,721 in 2020 to 27,820 in the current year, a change of 0.11% annually. The five-year projection of households is 27,894, a change of 0.05% annually from the current year total. Average household size is currently 2.38, compared to 2.40 in the year 2020. The number of families in the current year is 17,158 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

5602 Summerhill Rd, Texarkana, Texas, 75503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.47258
Longitude: -94.06900

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	15.9%	17.7%	17.9%
Median Household Income			
2023 Median Household Income	\$73,446	\$52,053	\$49,570
2028 Median Household Income	\$77,762	\$56,714	\$54,384
2023-2028 Annual Rate	1.15%	1.73%	1.87%
Average Household Income			
2023 Average Household Income	\$97,906	\$78,465	\$75,721
2028 Average Household Income	\$109,112	\$88,474	\$85,989
2023-2028 Annual Rate	2.19%	2.43%	2.58%
Per Capita Income			
2023 Per Capita Income	\$41,436	\$32,502	\$30,660
2028 Per Capita Income	\$46,696	\$36,930	\$35,097
2023-2028 Annual Rate	2.42%	2.59%	2.74%
GINI Index			
2023 Gini Index	36.5	45.3	46.1

Households by Income

Current median household income is \$49,570 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$54,384 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$75,721 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$85,989 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$30,660 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$35,097 in five years, compared to \$47,525 for all U.S. households

Housing

2023 Housing Affordability Index	132	128	128
2010 Total Housing Units	1,889	16,791	30,418
2010 Owner Occupied Housing Units	1,133	7,864	14,783
2010 Renter Occupied Housing Units	652	7,269	12,623
2010 Vacant Housing Units	105	1,659	3,012
2020 Total Housing Units	1,930	16,800	31,165
2020 Owner Occupied Housing Units	1,067	7,237	14,006
2020 Renter Occupied Housing Units	724	7,629	13,715
2020 Vacant Housing Units	146	1,900	3,457
2023 Total Housing Units	1,923	16,886	31,457
2023 Owner Occupied Housing Units	1,067	7,626	14,905
2023 Renter Occupied Housing Units	714	7,229	12,915
2023 Vacant Housing Units	142	2,031	3,637
2028 Total Housing Units	1,924	16,894	31,481
2028 Owner Occupied Housing Units	1,081	7,724	15,119
2028 Renter Occupied Housing Units	689	7,123	12,775
2028 Vacant Housing Units	154	2,047	3,587

Socioeconomic Status Index

2023 Socioeconomic Status Index	55.5	45.6	45.1
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Currently, 47.4% of the 31,457 housing units in the area are owner occupied; 41.1%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 31,165 housing units in the area and 11.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.29%. Median home value in the area is \$147,612, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 9.78% annually to \$235,370.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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. Dining choices include On The Border, Olive Garden, Cracker Barrel, Outback Steakhouse, Texas Roadhouse, Bubba's 33, Applebee's, Longhorn Steakhouse, Red Lobster, McAlister's, Walk-On's Sports Bistreaux, Hooters, Silver Spur Texas Grill, Newk's and Taco's 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 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 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.



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. Also recently completed 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.





DISCLAIMER

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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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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

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