

# THE OFFICES AT SUMMERHILL RIDGE



**Size**  
Lots available from 29,926 sq. feet  
up to 48,134 sq. feet

**Location**  
NE corner of intersection of  
Summerhill Rd and North Park Rd  
in Texarkana, TX

**Zoning**  
Office-planned development

**Traffic Counts**  
Summerhill Rd            17,186  
cars per day

**Demographics**            **5 miles**  
Population            66,209  
Ave HH Income        \$74,935  
Per Capita Income    \$30,403

**Information**  
Professional office sites for sale  
just north of I-30 on Summerhill  
Rd at North Park Rd. Near Christus  
St. Michael campus and many  
medical and professional offices.  
Will build to suit or design build.

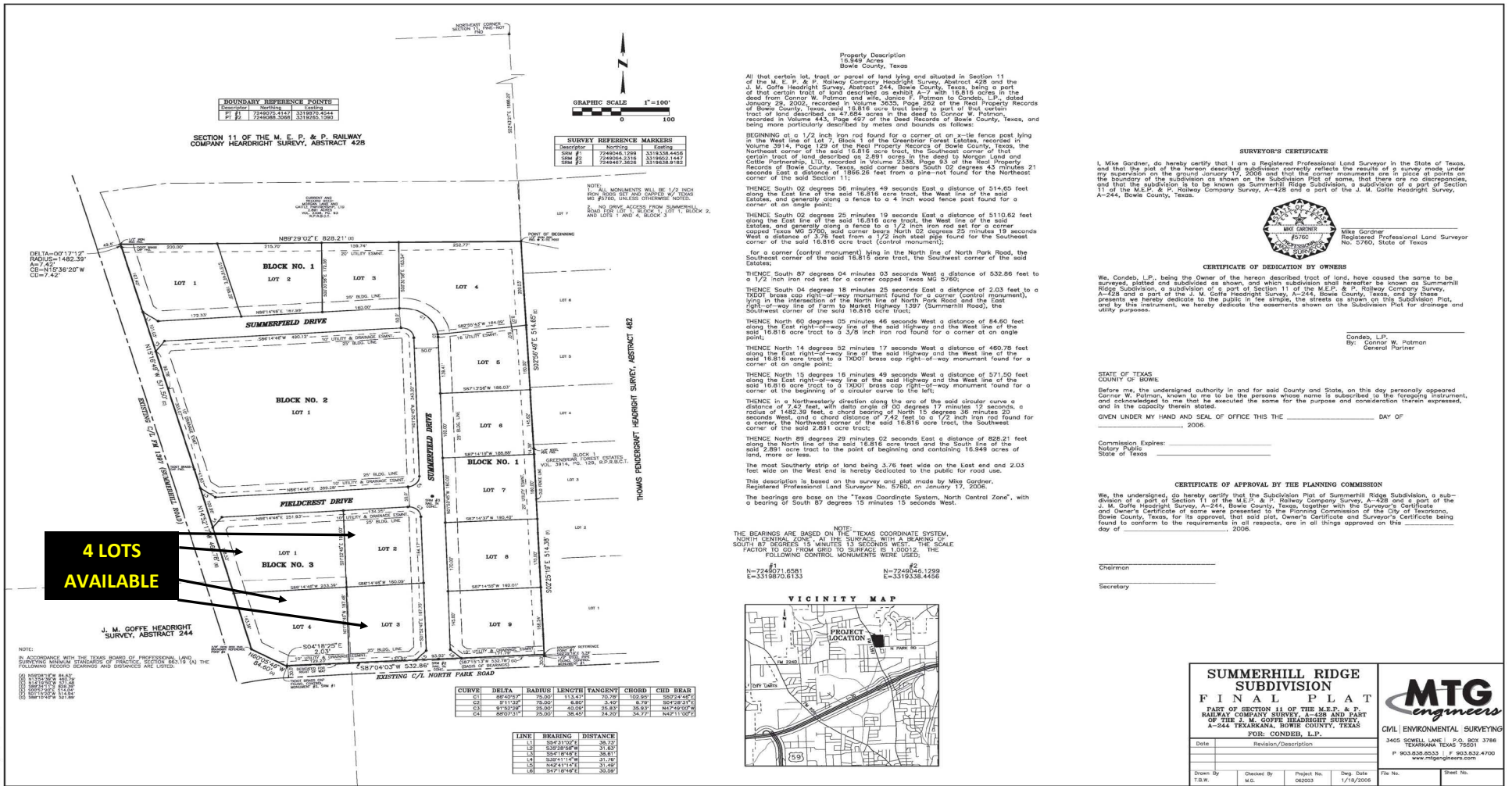
**Contact: Alan Schimming**  
**6004 Summerfield Drive, Ste. B • Texarkana, TX 75503 • P: 903-794-3606 • F: 903-793-1309**  
**alan@schimmingcompany.com • www.schimmingcompany.com**

The above information 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 error, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.



**The Offices at Summerhill Ridge  
Summerhill Rd & North Park Rd  
Texarkana, Texas**

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# The Offices at Summerhill Ridge Summerhill Rd & North Park Rd Texarkana, Texas

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<b>SUMMERHILL RIDGE SUBDIVISION FINAL PLAT</b>		<b>MTG</b> <i>engineers</i> CIVIL ENVIRONMENTAL SURVEYING
PART OF SECTION 11 OF THE M. E. P. & P. RAILWAY COMPANY SURVEY, A-428 AND PART OF THE J. M. GOFFE HEADRIGHT SURVEY, A-244, BOWE COUNTY, TEXAS. FOR: CONDEB, L.P.		
Date	Revision/Description	3455 SOWELL LANE, P.O. BOX 3788 TEXARKANA TEXAS 75501 P: 903.838.9033 F: 903.832.4700 www.mtgenr.com
Drawn By	Checked By	Project No.
T.B.W.	W.C.	06203
		Dwg. Date
		1/19/2006
		Sheet No.



## 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:
  - o 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
  - o 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)  
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