

DEVELOPMENT LAND FOR SALE

7.404 +/- ACRES

NWC of Summerhill Road @ Moores Lane, Texarkana, Texas



Demographics:
 Population
 1 mile: 3,458
 3 mile: 34,421
 5 mile: 64,250
 Traffic Count:
 19,041

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 21,000 SF VA Clinic currently under construction.
- Near 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
 903-794-3606
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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.

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

- I. PROPERTY INFORMATION
- II. SURVEY & UTILITY DATA AERIAL
- III. MAPS
- IV. TRAFFIC COUNT MAP
- V. EXECUTIVE SUMMARY
- VI. CITY AND AREA INFORMATION
- VII. DISCLAIMER AGENCY DISCLOSURE
- VIII. 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 (2021).....19,041 VPD
 - Summerhill Road just north (2021)..... 8,907 VPD
 - Moores Lane just west (2012)..... 7,178 VPD
 - Moores Lane just east (2012)..... 3,523 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.



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**

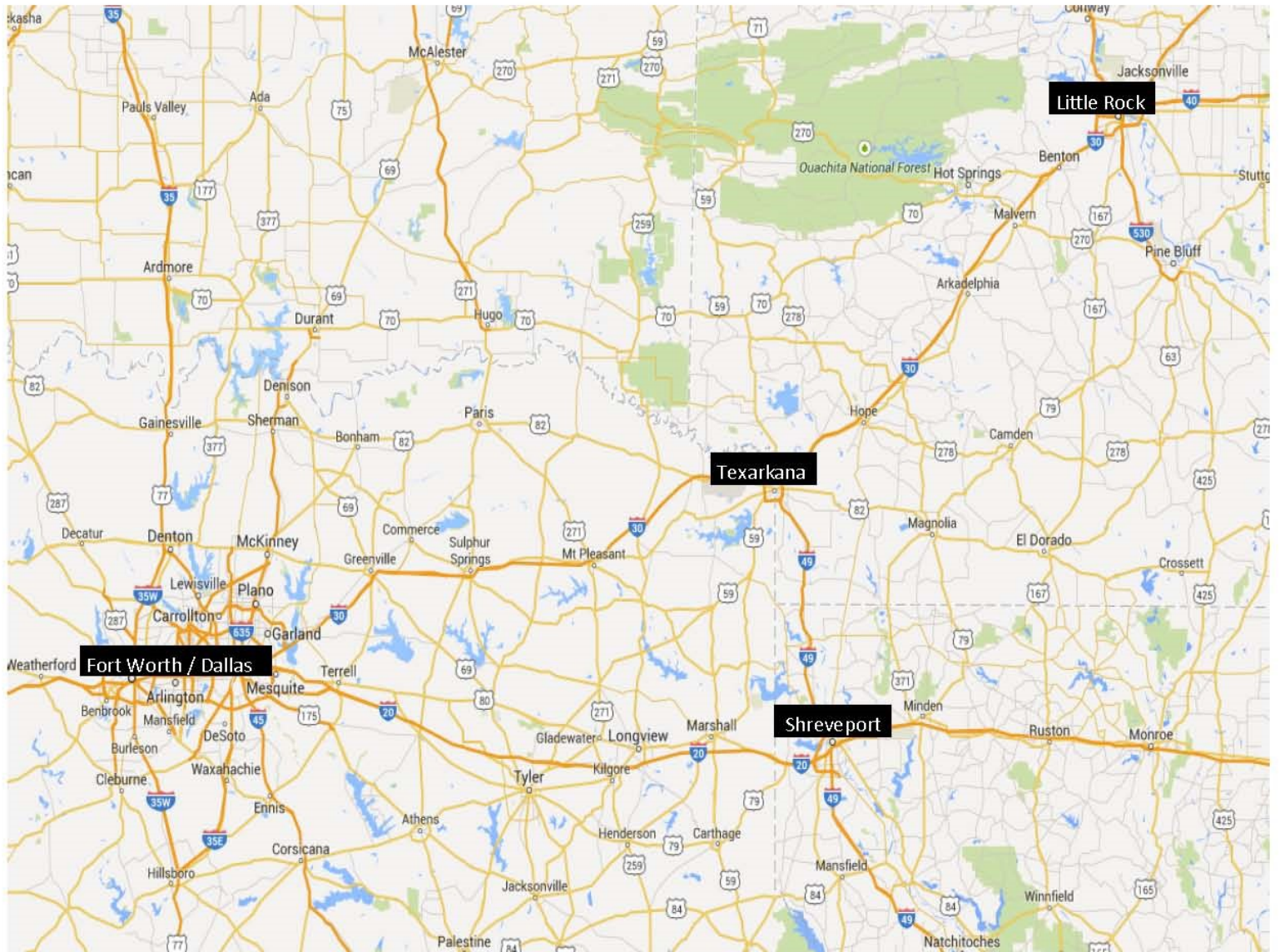
Fernwood

Summehill

Moore's

Plaza

REGIONAL MAP





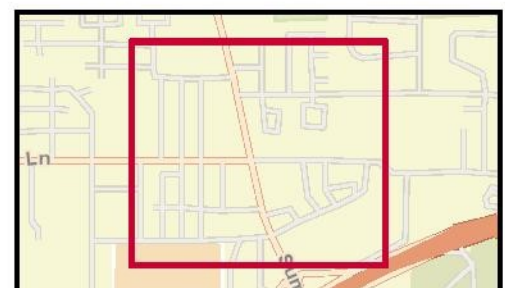
Traffic Count Map - Close Up

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: ©2021 Kalibrate Technologies (Q3 2021).

November 30, 2021



Executive Summary

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

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Latitude: 33.47258
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	1 mile	3 miles	5 miles
Population			
2000 Population	3,458	34,421	64,250
2010 Population	3,845	36,456	68,178
2021 Population	3,816	37,129	69,880
2026 Population	3,810	37,476	70,713
2000-2010 Annual Rate	1.07%	0.58%	0.60%
2010-2021 Annual Rate	-0.07%	0.16%	0.22%
2021-2026 Annual Rate	-0.03%	0.19%	0.24%
2021 Male Population	46.1%	47.1%	48.3%
2021 Female Population	53.9%	52.9%	51.7%
2021 Median Age	44.1	38.6	38.0

In the identified area, the current year population is 69,880. In 2010, the Census count in the area was 68,178. The rate of change since 2010 was 0.22% annually. The five-year projection for the population in the area is 70,713 representing a change of 0.24% annually from 2021 to 2026. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 44.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	77.1%	58.1%	55.7%
2021 Black Alone	14.0%	32.5%	35.2%
2021 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2021 Asian Alone	4.4%	2.0%	1.6%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	1.5%	3.7%	3.8%
2021 Two or More Races	2.4%	3.0%	3.0%
2021 Hispanic Origin (Any Race)	5.1%	7.3%	7.3%

Persons of Hispanic origin represent 7.3% of the population in the identified area compared to 18.9% 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 62.4 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	112	68	63
2000 Households	1,452	13,994	25,214
2010 Households	1,621	15,158	27,277
2021 Total Households	1,616	15,419	27,940
2026 Total Households	1,615	15,573	28,288
2000-2010 Annual Rate	1.11%	0.80%	0.79%
2010-2021 Annual Rate	-0.03%	0.15%	0.21%
2021-2026 Annual Rate	-0.01%	0.20%	0.25%
2021 Average Household Size	2.30	2.36	2.40

The household count in this area has changed from 27,277 in 2010 to 27,940 in the current year, a change of 0.21% annually. The five-year projection of households is 28,288, a change of 0.25% annually from the current year total. Average household size is currently 2.40, compared to 2.39 in the year 2010. The number of families in the current year is 17,584 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

November 30, 2021



Executive Summary

5602 Summerhill Rd, Texarkana, Texas, 75503
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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	14.3%	13.5%	13.7%
Median Household Income			
2021 Median Household Income	\$65,581	\$48,840	\$44,859
2026 Median Household Income	\$68,083	\$51,545	\$48,876
2021-2026 Annual Rate	0.75%	1.08%	1.73%
Average Household Income			
2021 Average Household Income	\$93,004	\$69,484	\$65,795
2026 Average Household Income	\$101,079	\$75,953	\$72,529
2021-2026 Annual Rate	1.68%	1.80%	1.97%
Per Capita Income			
2021 Per Capita Income	\$38,894	\$28,700	\$26,508
2026 Per Capita Income	\$42,271	\$31,383	\$29,219
2021-2026 Annual Rate	1.68%	1.80%	1.97%

Households by Income

Current median household income is \$44,859 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$48,876 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$65,795 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$72,529 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$26,508 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,219 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	130	151	154
2000 Total Housing Units	1,556	15,462	28,165
2000 Owner Occupied Housing Units	1,043	8,400	15,337
2000 Renter Occupied Housing Units	409	5,594	9,877
2000 Vacant Housing Units	104	1,468	2,951
2010 Total Housing Units	1,718	16,837	30,277
2010 Owner Occupied Housing Units	1,067	7,967	14,790
2010 Renter Occupied Housing Units	554	7,191	12,487
2010 Vacant Housing Units	97	1,679	3,000
2021 Total Housing Units	1,770	17,545	31,603
2021 Owner Occupied Housing Units	944	7,215	13,708
2021 Renter Occupied Housing Units	672	8,204	14,232
2021 Vacant Housing Units	154	2,126	3,663
2026 Total Housing Units	1,791	17,839	32,145
2026 Owner Occupied Housing Units	960	7,439	14,184
2026 Renter Occupied Housing Units	655	8,134	14,103
2026 Vacant Housing Units	176	2,266	3,857

Currently, 43.4% of the 31,603 housing units in the area are owner occupied; 45.0%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 30,277 housing units in the area - 48.8% owner occupied, 41.2% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 1.92%. Median home value in the area is \$146,088, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 6.39% annually to \$199,105.

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

November 30, 2021

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, 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

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

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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 Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
_____ 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
IABS 1-0