**SCHIMMING** COMPANY

# REAL ESTATE SERVICES

6004 Summerfield Drive, Ste. B

Texarkana, TX 75503

Phone - 903-794-3606

Fax - 903-793-1309

www.schimmingcompany.com

# FOR LEASE / FOR SALE

**3920 Summerhill Road** 

Texarkana, Texas

- 21,000 +/- SF Building
- 3.0 +/- acres
- 13,000 SF concrete pad
- Service alley with sunken ramp and dock to accommodate delivery trucks.
- 150 +/- parking spaces
- Zoned PD—Commercial, which provides for numerous uses.
- 30 ft Pylon Sign with Marquee
- Ideal for grocery store, call center, garden center, equipment sales.
- Lease for \$12,000 per month, NNN, "as is"
- Landlord will negotiate improvements to the property.
- Sales Price: Undisclosed Call Broker

alan@schimmingcompany.com donovan@schimmingcompany.com landon@schimmingcompany.com

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.



### TABLE OF CONTENTS

- I. AERIAL OVERVIEW
- II. OFFERING MEMORANDUM and DISCLAIMER
- **III. PROPERTY SUMMARY**
- **IV. EXECUTIVE SUMMARY**
- V. SITE PLAN

- VI. PROPERTY PHOTOS
- **VII. CITY AND AREA INFORMATION**
- VIII. LOCATION MAP
- IX. DEMOGRAPHICS
- X. INFORMATION ABOUT BROKERAGE SERVICES





The information contained in the following Offering Memorandum and Disclaimer from Schimming Company Real Estate Services ("Schimming Company"), is furnished solely for the purpose of considering the purchase or lease of the property within and is not to be used for any other purpose. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property.

It is understood and agreed that this Offering Memorandum is provided only for the prospective buyers or lessees convenience and the information contained herein is not a substitute for a thorough due diligence investigation and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements theron, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

The information contained in this Offering Memorandum and Disclaimer has been obtained from sources we believe to be reliable, however, Schimming Company has not verified, and will not verify, any of the information contained herein, nor has Schimming Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers or lessees must take appropriate measures to verify all of the information set forth herein. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.

Potential buyers or lessees agree that by accepting this Memorandum you agree to release Schimming Company and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase or lease of this property. As full disclosure Alan F. Schimming, Principal Broker with Schimming Company, has an ownership interest in the subject property.

## **PROPERTY SUMMARY**

LOCATION:	3920 Summerhill Road Texarkana, TX 75503		
FOR LEASE:	\$12,000 per month NNN "as is" minimum five (5) year lease. Landlord will provide some improvement to the property.		
PROPERTY:	+/- 3.0 acres		
TENANT:	Vacant / TexAr Federal Credit Union has a 5 year ground Lease located on the Summerhill Road frontage.		
<b>BUILDING SIZE:</b>	21,000 SF +/- with a 13,000 SF concrete pad		
BUILDING	Structure:		
<b>COMPOSITION:</b>	Walls: Tilt-up aggregate		
	Slab: Concrete		
	Roof: Built-up Asphalt		
CONSTRUCTED:	1970		
PARKING:	Asphalt - 150+/- spaces		
DOCK	Service alley with sunken delivery ramp and dock to accommodate 18-wheeler delivery trucks.		

The information provided herein was obtained from sources believed reliable; however, Schimming Company makes no guarantees, warranties or representations as to the

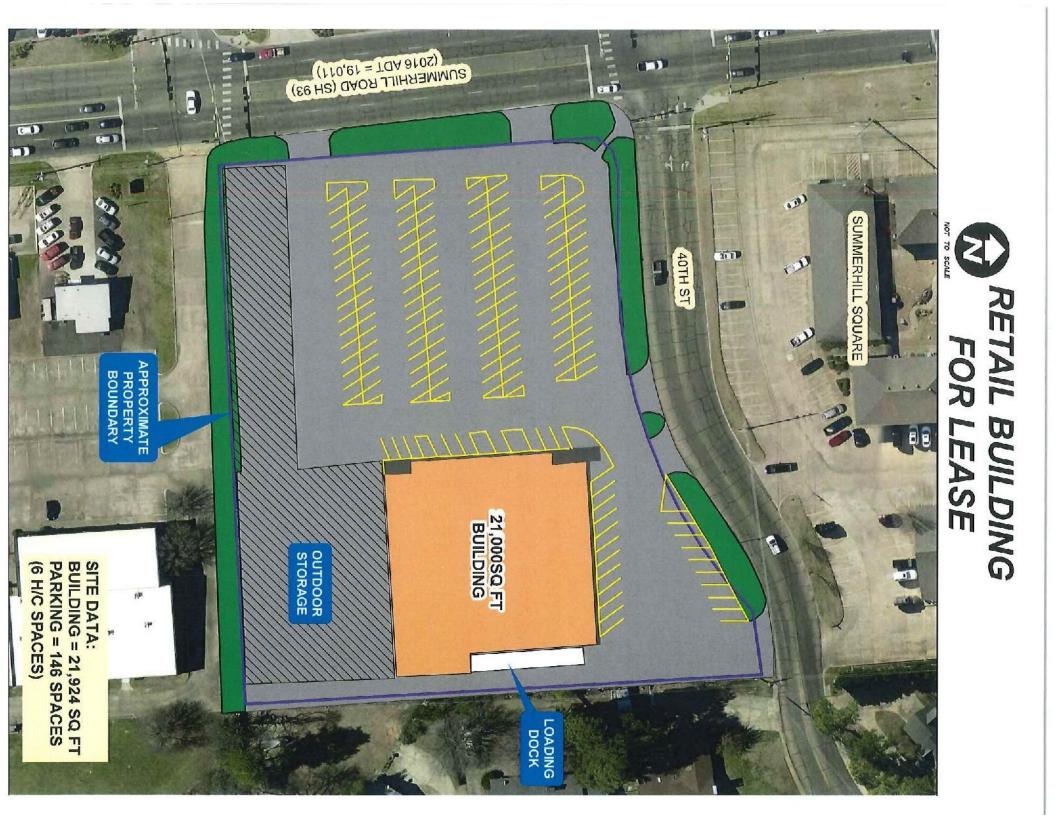
completeness or accuracy thereof. The presentation of this property for sale, rent or exchanges is submitted subject to errors, omissions,

change of price or conditions, prior sale or lease or withdrawal without notice.

## **EXECUTIVE SUMMARY**

- Schimming Company Real Estate Services ("Schimming Company"), has been exclusively retained by the Owner to offer For Lease a free-standing 21,000 SF +/- building (the "Property"), located at 3920 Summerhill Road, Texarkana, Texas.
- The Property is situated on 3 +/- acres of land at the SEC of Summerhill Road and 40th Street. The premises was leased to Ellis Pottery, a garden and home décor store.
- The Property has a 30 foot high pylon identification sign and has excellent visibility from Summerhill Road, a major arterial connecting north Texarkana to the Downtown area with I-30 easily accessible only .7 miles north. There are upwards of 19,000 VPD that pass this location.
- Major traffic generators to the location:
  - \* Summerhill Square Shopping Center
  - \* Texas High School & Sullivan Performing Arts Center
  - \* **TISD offices**
  - Red River Federal Credit Union
  - \* 2 apartment complexes (Summerhill Woods & Cedar Ridge Apartments)
  - \* Sonic Drive-In
  - \* Summerhill North Offices
  - \* Walmart Neighborhood Market
  - Pete Mankins Nissan
  - \* Applebee's
  - \* Christus St. Michael Hospital Complex
  - \* Central Mall
- The Property was leased to Ellis Pottery, for the past 25 years. The building was originally constructed for and leased as a Safeway Grocery Store in 1970 and then subsequently leased as an Ace Hardware.

completeness or accuracy thereof. The presentation of this property for sale, rent or exchanges is submitted subject to errors, omissions,







# WANTS TO SHOW ATM ON THIS PIC



### 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. Within the past few years new restaurants added include On The Border, Olive Garden, Cracker Barrel, Outback Steakhouse, Texas Roadhouse, Applebee's, Longhorn Steakhouse, Red Lobster, McAlister's, Buffalo Wild Wings, Hooters, Silver Spur Texas Grill, Ruby Tuesday's, Steak 'n Shake, Newk's and Tacos 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 recently completed 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, Cinemark 14 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. Texas A&M-Texarkana (TAMU) is a rapidly growing four-year college on a 375 acre campus in far north Texarkana with a total of over 400,000 SF of educational facilities.

Asher Konawa Atwood Meuntains Wister Bluff Ridge Fourche Wards Crossing Adona Paiarm Maylow Wilburton Heavener Bates Waldron Harvey Ava Orchard Paiarm Maylow Harvey Paron Paron Adona Perryville Belk Corner ( Ninnekah McAlester · Palarm Mayflower Stuart Allen Paoli Byars Hiawatha Harvey Boles Ouachita Mountains Curtis Alex Lindsay Byng Hartshome Gerty /o Talihina N Day •Bond Ada Paron Maysville Blanco Pauls Valley Albion Whitesboro Buck Knob Sims Story Jes Muse Mena Sweethome Outer Outer Outer Outer Owley Mount Ida Ashland TI Whitebead Kiowa Story Jessieville Little Rock. AR Wynnewood Roff Fittstown Centrahoma Star · A R Hot Springs Village Foster Clayton Shannon Hills . Iron Sp ray Coalgate Royal Hot Springs Benton Daisy Hennepin Sulphur Owley Mount Ida n Tussy Tatums Nashoba Lehigh Stringtown Smithville, Watson Bethel Cox Spring, Bethel Buffalo, Chapel Faulkner, Bonnerdale, Pearcy Mount Herman, Wickes, Springs, Langley, Glenwood Jones Mills Tull 100 Mill Creek Wapanucka 1 Alma Snow Atoka Gifford Jefferson che Lane Moyers Sheridan White H Finley Springer Malvern •Loco Grannis Holly Grove Bissell Cooper Elk Antroy De Queen Mount Morian Brocktown Coleman Tishomingo Oak Bower Healdton Ardmore Wash Robinson 69 Caney Lucian Darysawo Rattan Sevenmile Antlers Leola Rufe Arkadelphia Cornish<sup>®</sup> Lone Grove Houte Comer Overbrook Madill Comer Ingston Durant Bokchito Boswell Hugo Sawyer Calera Bennington Grant Bokchilo Boswell Hugo Sawyer Eagletown Forgy Nashville Ord angton Grant Iron Stob Idabel Horatio Norwoodville Mineral Springs Smith-Lee Arthur City Corner Idabel Horatio Norwoodville Mineral Springs Telephone Pin Hook Oak Grove Foreman Ashdown Crossroads Hor Nashville Pine Springs Clarksville Pine Springs Clarksville Pine Springs Woodstock Rev Hore Clayt Bonham Roxton Stop Pattonville De Kalb New Boston Forget Nashville Pine Springs Clarksville Pine Springs Clar \* Lamont Broken Bow Midway Carthage Lake Murray Kingston Eagletown Forgy Nashville Okolona Oscar · Cruse ·Croak d Burneyville Marietta Gurdon Nix Ivan Hishway Hebron Kingsland ... Drau Nocona Leon Gordonville Prescott Fordyce New Penison Red Hill Balmo Pottsboro Gainesville Mayd Sherman Collinsville Whitewright Bonham Roxton o oFrog Hop Bogata Serepta o Springs Van Wagoner Bearden Hope-Montague Muenster 82 Voodstock Ru Diex New Hope Baker Stephens Draper Camden oDry Valley Era Collinsville Hampton Roxton 
 Sen Franklin
 Dalby Springs Valley View Sunset Rosston Plot Point Van Alstyne Wolfe City Klondike Cooper Sulphur Bluff Dalby Springs Baker Harrell Wake Texarkana TX / AR Lewisville Waldo Stephens Jersey Mount Holly Calion Wile Sulphur Maud Blue Ridge Daphine 30 Sulphur Magnolia Fouke McKinney Commerce Branom Sulphur ODamascus El Dorado Wi Trull
 S2 Laple
 Laple Decatur Naples Denton Smithland Mount Vernon Panhandle Paradise Frisco Allen Greenville Brashear Springs Plano Mount Bethel Brinker Bethel Mount Pleasant Atlanta The Colony Taylor Boyd Doddridge Daingerfield 710 Royse City Lone Oak Winnsboro Justin Laman<sup>°</sup> Hughes Caves Spring Springs Caves Spring Pruitt Linden Huffins Ida Springhill Haynesville Junction City Caves Spring Vivian Cullen Summerfield Cherry Ridge Pittsburg olville Sachse Wylie Keller Carrollton Quinlan Emory Gilbreth Scroggins Azle, Watauga Bedford Ore City Jefferson Oll City Benton Holly Springs Russellville Minden Arcadia, Cooktown Rus ⊙Garland Homer, Hebron Bernice Farmery Cane Ridge Henry Sunnyvale, Heath Terrell Quitman Bettie Ore City 110 North Richland Hills Salem 4 . 2 . Gilmer Vilson, Frog rog Grand Saline Ben Mineola Dallas / Ft. Worth, Texas Culbertson Carterville Harleton Gainesville p \_ Lancaster Red Chute Princeton Arcadia Cooktown Ruston Cros Kaufman Canton Lindale 1 22 Gladewater Scurry Cana Cedar Hill DeSoto White Oak Longview Mars Shreveport, LA Burleson -Van\_\_\_\_ West Monroe ssier City Heflin Grambling Kemp Ben Wheeler Kilgore Tatum Midlothian Winona Stubbs Gun Barrel City Greenwood Kilgore Greenwood Keithville Elm Grove Ringgold Hunt Martin Leke Arbor Stonewall Frierson Bryan Old Saline Bryceland Redwine Mount Zion Joshua Keene Venus PWaxahachie Ennis Buffalo Edom Tyler an Old Saline • Nelson Douglas Cleburne Rainbow Burton Eustace Brownsboro Grandview Italy Whitehouse Rice Athens Flint Mount Hebron Glen Rose Keatchie New Ramah Carthage Selman Cityo Henderson Blum Itasca Frost Corsicana Powell Hillsboro Blooming Grove Malakoff N Mount Selman, Big Springs Price Oak Hill Mansfield Coushatta Oshkosh Dodson Cooper Dolette Calvin Winnfield O Price Gary Teel Kopperl •Morgan Meridian Whitney Fosterville Jacksonville / •Laneville Cayuga Malone Purdon St Elmo Saxet . Tenaha Logansport 

 Tennessee
 Montalba
 79
 Pine Grove
 Rekiaw
 259
 Timpson
 Lamar
 Center
 Dobs Crossing
 Mineral
 Alpha
 Campti
 Wintfield

 Palestine
 Rusk
 Salem
 Dextra
 Lamar
 Center
 Dobs Crossing
 Mineral
 •Hagen
 Whitford
 Beal Crossing

 Fairfield
 Lakeview
 Bulah
 Alto
 Douglass
 Cedar Point
 Neuville
 Beimont
 Marthaville
 Natchitoches
 Beal Crossing

 Plum Creek
 Elikhart
 Alto
 Douglass
 Duiglass
 Duiglass
 Suttons Mill
 Chireno
 San Augustine
 Many
 Clouterville
 Colfax
 Bentery

 St Paul
 Grapeland
 Bluff City
 Poliok
 La Cerda
 Goodwin
 Milam
 Florien
 Flatwoods
 Bo C S ff

 w Hope
 Oldham
 Creath
 Durant
 Luffin
 Bronson
 Homobilit
 Florien
 Flatwoods
 Bo C S ff

 Pelican Alpha Campti Tennessee Colony Montalba 79 Pine Grove Reklaw 259 Timpson Rusk Salem Porter Lamar Hubbard Bosque Prairie Richland Clifton Valley West Calina • Wortham Leroy Crossroad Store Bi-Stone Belah **IOCATION MAP** Colfax Bentley Bob McGregor Golindas Pleasant Grove New Hope



	3920 Summerhill Rd, Texarkana, Texas, 75503 3 3920 Summerhill Rd, Texarkana, Texas, 75503 Rings: 1, 3, 5 mile radii			Prepared by Esri Latitude: 33.45429 Longitude: -94.06514	
		1 mile	3 miles	5 miles	
Population					
2000 Population		6,731	44,651	69,666	
2010 Population		7,017	45,763	73,980	
2017 Population		7,076	46,692	75,500	
2022 Population		7,117	47,386	76,592	
2000-2010 Annual Rate		0.42%	0.25%	0.60%	
2010-2017 Annual Rate		0.12%	0.28%	0.28%	
2017-2022 Annual Rate		0.12%	0.30%	0.29%	
2017 Male Population		46.8%	48.3%	48.2%	
2017 Female Population		53.2%	51.7%	51.8%	
2017 Median Age		33.8	37.0	37.1	

In the identified area, the current year population is 75,500. In 2010, the Census count in the area was 73,980. The rate of change since 2010 was 0.28% annually. The five-year projection for the population in the area is 76,592 representing a change of 0.29% annually from 2017 to 2022. Currently, the population is 48.2% male and 51.8% female.

### Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.2.

Race and Ethnicity			
2017 White Alone	42.6%	54.3%	55.8%
2017 Black Alone	44.9%	36.8%	35.6%
2017 American Indian/Alaska Native Alone	0.7%	0.6%	0.7%
2017 Asian Alone	1.5%	1.8%	1.6%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	6.8%	3.6%	3.5%
2017 Two or More Races	3.4%	2.8%	2.8%
2017 Hispanic Origin (Any Race)	11.6%	7.1%	6.8%

Persons of Hispanic origin represent 6.8% of the population in the identified area compared to 18.1% 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 61.7 in the identified area, compared to 64.0 for the U.S. as a whole.

2,911	17,731	27,309
2,950	18,669	29,471
2,951	19,112	30,157
2,962	19,433	30,642
0.13%	0.52%	0.76%
0.00%	0.32%	0.32%
0.07%	0.33%	0.32%
2.37	2.32	2.40
	2,950 2,951 2,962 0.13% 0.00% 0.07%	2,950 18,669 2,951 19,112 2,962 19,433 0.13% 0.52% 0.00% 0.32% 0.07% 0.33%

The household count in this area has changed from 29,471 in 2010 to 30,157 in the current year, a change of 0.32% annually. The five-year projection of households is 30,642, a change of 0.32% annually from the current year total. Average household size is currently 2.40, compared to 2.40 in the year 2010. The number of families in the current year is 19,136 in the specified area.



3920.1	Summerhill Rd, Texarkana, Texa	is. 75503 3		Prepared by Esri
	Summerhill Rd, Texarkana, Texa			Latitude: 33.45429
Rings:	Rings: 1, 3, 5 mile radii		Longitude: -94.06	
		1 mile	3 miles	5 miles
Median Household Income				
2017 Median Household Income		\$38,566	\$40,073	\$41,244
2022 Median Household Income		\$40,373	\$41,995	\$43,686
2017-2022 Annual Rate		0.92%	0.94%	1.16%
Average Household Income				
2017 Average Household Income		\$50,941	\$58,387	\$60,234
2022 Average Household Income		\$56,655	\$64,149	\$66,604
2017-2022 Annual Rate		2.15%	1.90%	2.03%
Per Capita Income				
2017 Per Capita Income		\$21,839	\$24,591	\$24,905
2022 Per Capita Income		\$24,182	\$26,945	\$27,476
2017-2022 Annual Rate		2.06%	1.85%	1.98%
Hannahalda ha Tarana				

Households by Income

Current median household income is \$41,244 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$43,686 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$60,234 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$66,604 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,905 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,476 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	3,215	19,927	30,450
2000 Owner Occupied Housing Units	1,475	10,174	16,750
2000 Renter Occupied Housing Units	1,436	7,557	10,559
2000 Vacant Housing Units	304	2,196	3,141
2010 Total Housing Units	3,203	20,946	32,670
2010 Owner Occupied Housing Units	1,247	9,344	15,980
2010 Renter Occupied Housing Units	1,703	9,325	13,491
2010 Vacant Housing Units	253	2,277	3,199
2017 Total Housing Units	3,260	21,671	33,785
2017 Owner Occupied Housing Units	1,159	9,050	15,610
2017 Renter Occupied Housing Units	1,792	10,063	14,547
2017 Vacant Housing Units	309	2,559	3,628
2022 Total Housing Units	3,301	22,150	34,504
2022 Owner Occupied Housing Units	1,152	9,147	15,767
2022 Renter Occupied Housing Units	1,810	10,286	14,874
2022 Vacant Housing Units	339	2,717	3,862

Currently, 46.2% of the 33,785 housing units in the area are owner occupied; 43.1%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 32,670 housing units in the area - 48.9% owner occupied, 41.3% renter occupied; and 9.8% vacant. The annual rate of change in housing units since 2010 is 1.50%. Median home value in the area is \$123,705, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.73% annually to \$155,586.

11/2/2015



### **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;
- 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.

Schimming Company	0250487	alan@schimmingcompany.com	(903)794-3606
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Alan F. Schimming	0250487	alan@schimmingcompany.com	(903)794-3606
Designated Broker of Firm	License No.	Email	Phone
Alan F. Schimming	0250487	alan@schimmingcompany.com	(903)794-3606
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Ini	tials Date	
Regulated by the Texas Real Estate	e Commission	Information available a	
			IABS 1-0

 Schimming Company, 6004 Summerfield Drive, Suite B Texarkana, TX 75503
 Phone: 903-794-3606
 Fax: 903-793-1309
 Information About

 Alan Schimming
 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026
 www.zipLogix.com
 Information About