

3905 New Boston Rd
Texarkana, TX

OFFERING MEMORANDUM



Offered By:

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**CURT GREEN
& COMPANY, LLC**
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

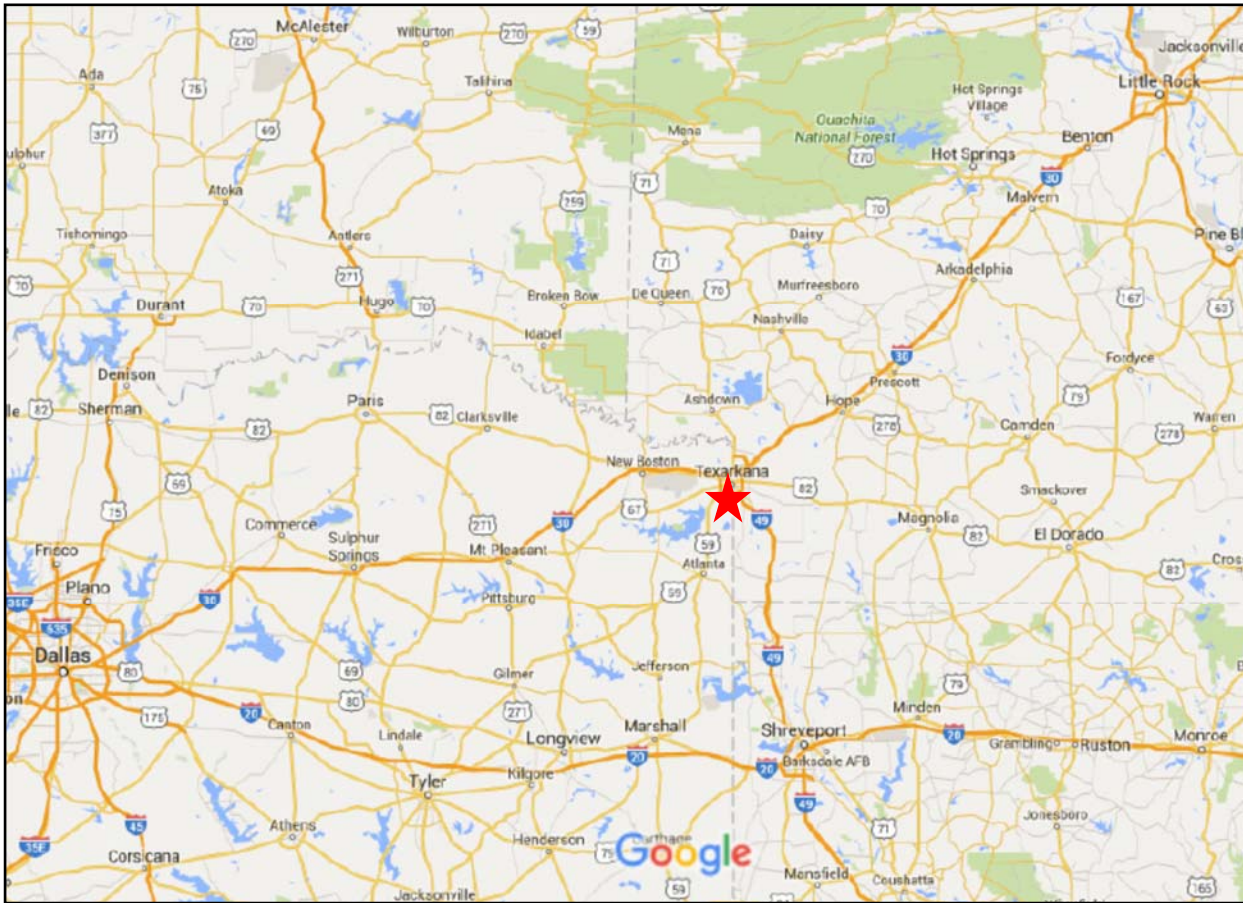
Property Location:	3905 New Boston Rd. Texarkana, Bowie County, TX 75501 SW corner @ intersection of U.S. Hwy 82 (New Boston Rd.) and Loop 151 (U.S. Hwy 59)
Lot Size:	1.63 +/- acres (71,003 SF)
Building Size:	17,054 total SF / 14,400 SF ground + 2,652 mezzanine 3,200 SF Showroom/Office + 13,854 SF Shop/Warehouse
Sales Price:	\$850,000.00
Lease Price/Terms:	Base Annual Rent Rate: \$4.25 / SF = \$72,480.00 Base Monthly Rent Rate: \$0.354 / SF = \$6,404.00
Estimated NNN Expenses:	\$1.41 / SF annually = \$24,046.14 \$0.117 / SF monthly = \$2,003.85
Estimated Gross Annual Rent:	\$5.66 / SF = \$96,526.14
Estimated Gross Monthly Rent:	\$0.75 / SF = \$8,407.85
Area Neighbors:	Super Walmart, Lowe's Home Center, Ashley Furniture Home Store, Hanks Fine Furniture, Bedding Mart, Red River Federal Credit Union , Academy Sports, ORR Kia, Harley Davidson



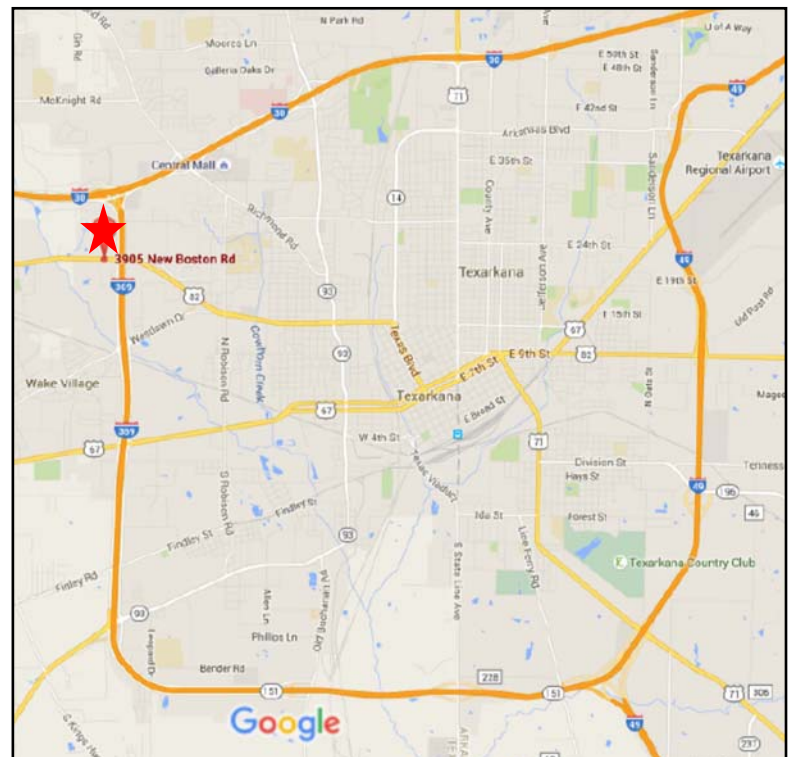
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Texarkana, TX

Property Description



Regional Map



Local Map

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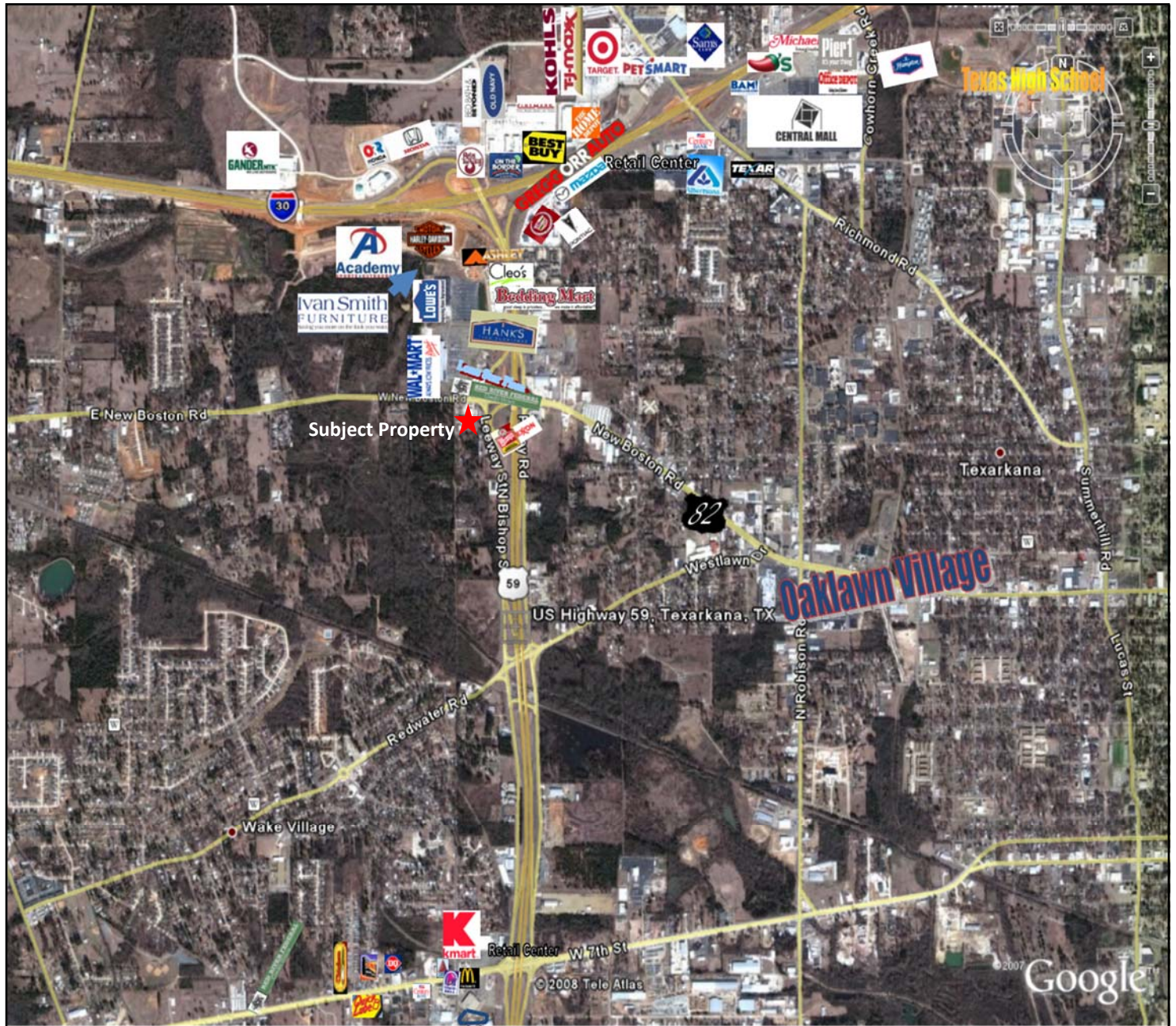
AREA DEVELOPMENT



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