

For Sale

Medical Office Building

\$410,000



4110 Richmond Place
Texarkana, TX 75503

Adam Dukelow

512.492.5584

PHIL BISHOP

903.244.8368

X-Ray Room

Lab

2 Large Private Offices

Exam Rooms

300 ft off Richmond Rd

www.CurtGreen.com



CURT GREEN
& COMPANY, LLC
— COMMERCIAL REAL ESTATE —



Disclaimer

This Offering Memorandum was prepared by Curt Green & Company, LLC (“Broker”) solely for the purpose of prospective purchasers of the real properties commonly known as The Leaves of Winnsboro located at 4110 Richmond Rd, Texarkana, TX (“Property”). Neither the broker, nor the owner of the Property (“Owner”), makes any representations or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Offering Memorandum.

Prospective Purchasers of the Property are advised (i) that any changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum was prepared, and (ii) that projections contained herein are based upon assumptions of the events beyond the control of Broker and, therefore, may be subject to variation. Prospective purchasers of the property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. This Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner or Broker shall have no legal commitment or obligation to any entity at any time with or without notice. The Owner or Broker shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence; (ii) that you will not photocopy or duplicate any part of the Offering Memorandum; (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Broker; and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Owner or the Broker.

The Broker is the Seller/Owner’s Agent and represents the Owner/Seller.

If you have no interest in the Property, please return the Offering Memorandum forthwith.



CURT GREEN
& COMPANY, LLC
— COMMERCIAL REAL ESTATE —

Location: 4110 Richmond Place
Texarkana, Bowie County, Texas

Lot Size .33 Acres

Building Size 3,036 sq ft

Price per sq ft \$135.05



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

Pictures



This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



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

Pictures



This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



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

Pictures

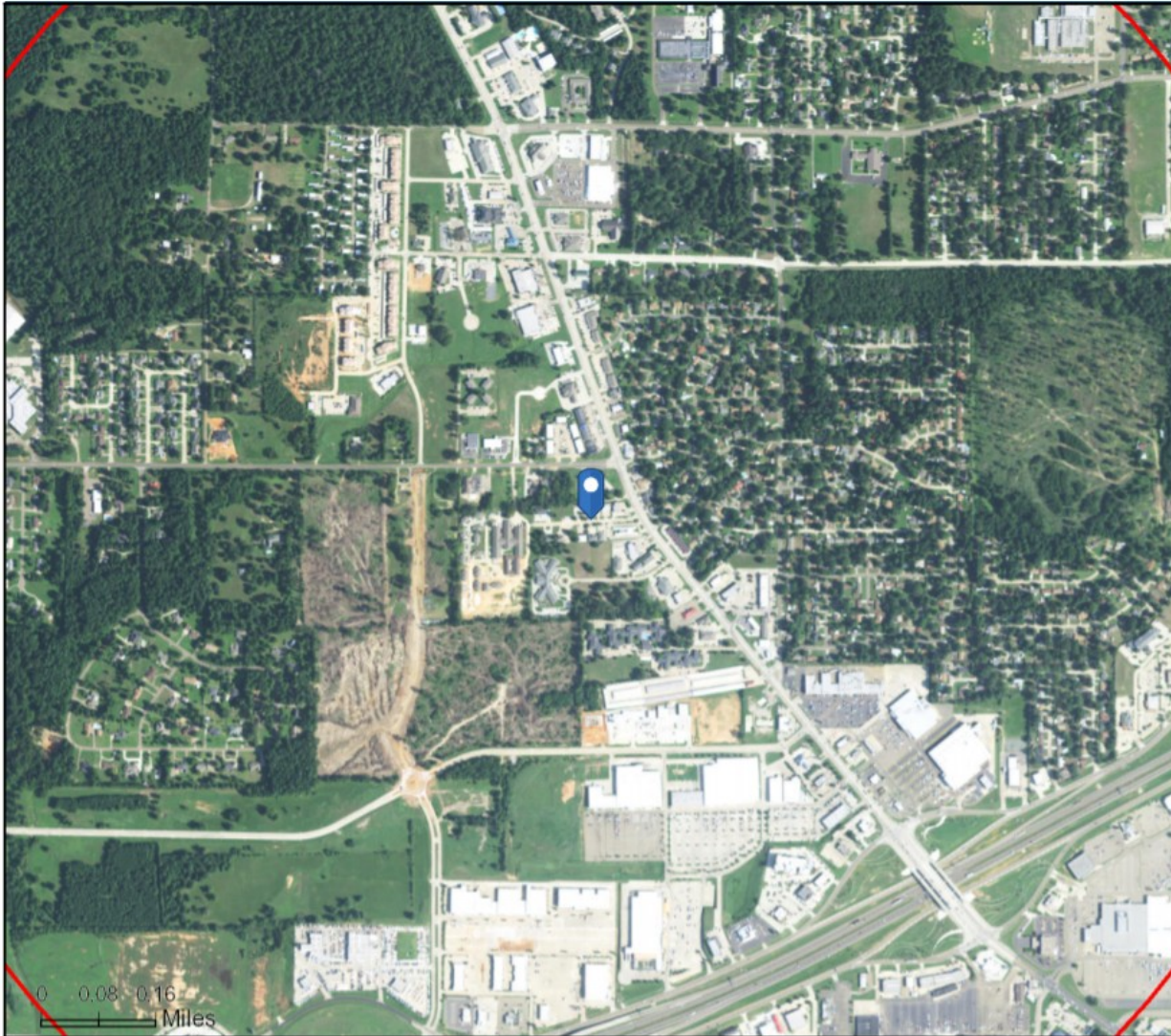


This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



CURT GREEN
& COMPANY, LLC
— COMMERCIAL REAL ESTATE —

Aerial



This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



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

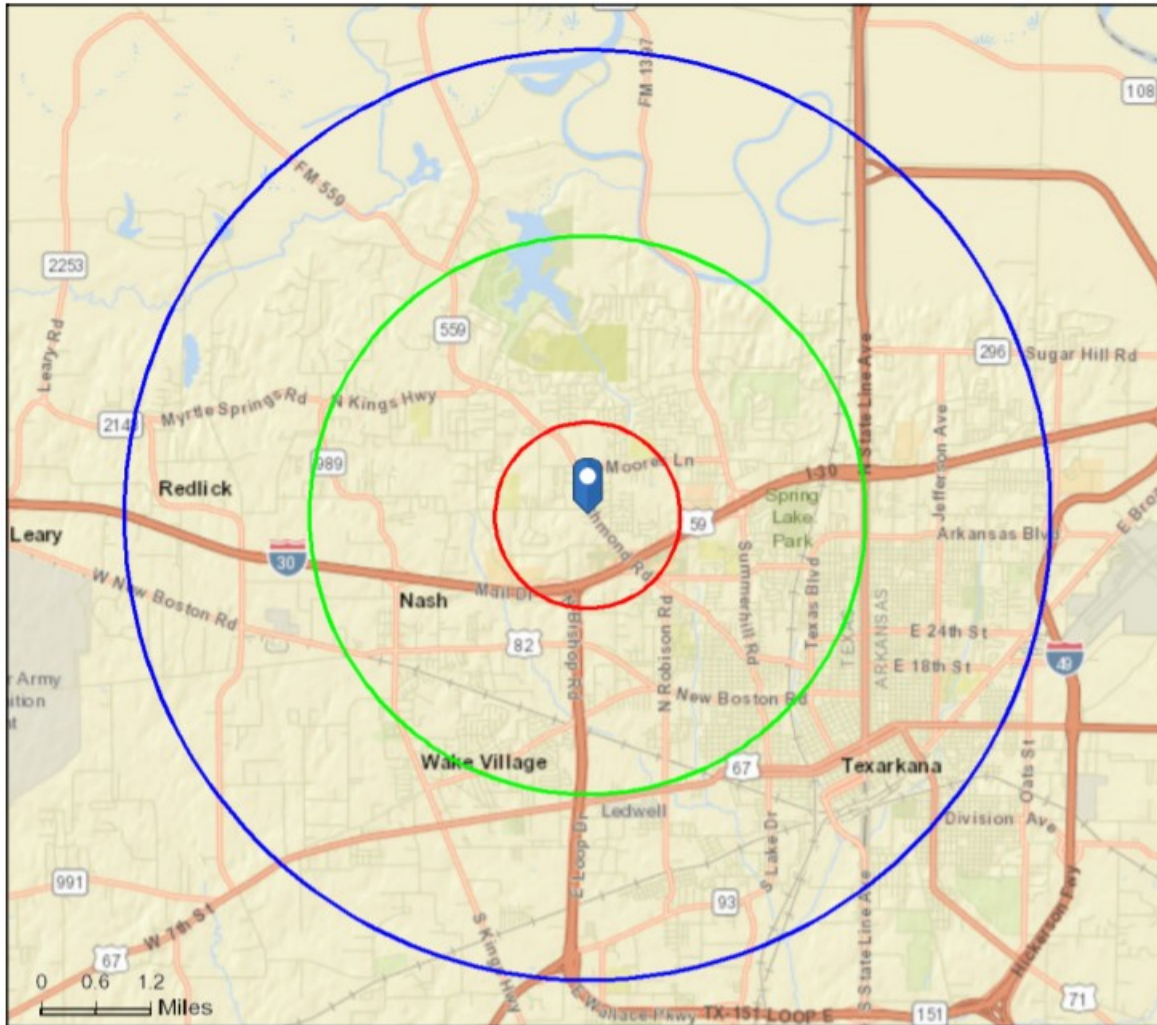
Site Map



Site Map

4110 Richmond Pl, Texarkana, Texas, 75503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.46352
Longitude: -94.09495



This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



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

Site Map



Traffic Count Map - Close Up

4110 Richmond Pl, Texarkana, Texas, 75503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.46352
Longitude: -94.09495



This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



CURT GREEN & COMPANY, LLC

— COMMERCIAL REAL ESTATE —



Executive Summary

4110 Richmond Pl, Texarkana, Texas, 75503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.46352
Longitude: -94.09495

	1 mile	3 miles	5 miles
Population			
2000 Population	3,805	32,471	64,199
2010 Population	4,204	35,191	68,261
2017 Population	4,654	36,825	69,798
2022 Population	4,904	37,742	70,855
2000-2010 Annual Rate	1.00%	0.81%	0.62%
2010-2017 Annual Rate	1.41%	0.63%	0.31%
2017-2022 Annual Rate	1.05%	0.49%	0.30%
2017 Male Population	46.4%	47.1%	48.2%
2017 Female Population	53.6%	52.9%	51.8%
2017 Median Age	39.4	37.7	37.5

In the identified area, the current year population is 69,798. In 2010, the Census count in the area was 68,261. The rate of change since 2010 was 0.31% annually. The five-year projection for the population in the area is 70,855 representing a change of 0.30% 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 39.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	73.5%	59.2%	57.9%
2017 Black Alone	16.3%	30.8%	33.3%
2017 American Indian/Alaska Native Alone	0.6%	0.6%	0.7%
2017 Asian Alone	4.6%	2.3%	1.7%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	2.7%	4.1%	3.6%
2017 Two or More Races	2.4%	2.9%	2.8%
2017 Hispanic Origin (Any Race)	6.3%	7.9%	7.1%

Persons of Hispanic origin represent 7.1% 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 61.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,589	13,028	25,302
2010 Households	1,862	14,248	27,399
2017 Total Households	2,105	14,863	28,053
2022 Total Households	2,227	15,224	28,503
2000-2010 Annual Rate	1.60%	0.90%	0.80%
2010-2017 Annual Rate	1.71%	0.58%	0.33%
2017-2022 Annual Rate	1.13%	0.48%	0.32%
2017 Average Household Size	2.18	2.44	2.39

The household count in this area has changed from 27,399 in 2010 to 28,053 in the current year, a change of 0.33% annually. The five-year projection of households is 28,503, a change of 0.32% annually from the current year total. Average household size is currently 2.39, compared to 2.39 in the year 2010. The number of families in the current year is 17,838 in the specified area.

This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



CURT GREEN & COMPANY, LLC

— COMMERCIAL REAL ESTATE —



Executive Summary

4110 Richmond Pl, Texarkana, Texas, 75503
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.46352
Longitude: -94.09495

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$56,117	\$47,117	\$44,051
2022 Median Household Income	\$61,394	\$50,752	\$47,244
2017-2022 Annual Rate	1.81%	1.50%	1.41%
Average Household Income			
2017 Average Household Income	\$76,190	\$68,979	\$64,076
2022 Average Household Income	\$84,261	\$76,441	\$70,940
2017-2022 Annual Rate	2.03%	2.08%	2.06%
Per Capita Income			
2017 Per Capita Income	\$33,285	\$28,457	\$26,458
2022 Per Capita Income	\$36,848	\$31,443	\$29,216
2017-2022 Annual Rate	2.05%	2.02%	2.00%

Households by Income

Current median household income is \$44,051 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$47,244 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$64,076 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$70,940 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,458 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,216 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,658	14,225	28,199
2000 Owner Occupied Housing Units	1,034	8,100	15,802
2000 Renter Occupied Housing Units	555	4,928	9,501
2000 Vacant Housing Units	69	1,197	2,896
2010 Total Housing Units	1,982	15,690	30,314
2010 Owner Occupied Housing Units	986	7,882	15,286
2010 Renter Occupied Housing Units	876	6,366	12,113
2010 Vacant Housing Units	120	1,442	2,915
2017 Total Housing Units	2,293	16,526	31,349
2017 Owner Occupied Housing Units	1,007	7,815	14,977
2017 Renter Occupied Housing Units	1,098	7,048	13,076
2017 Vacant Housing Units	188	1,663	3,296
2022 Total Housing Units	2,428	17,002	32,015
2022 Owner Occupied Housing Units	1,046	7,948	15,147
2022 Renter Occupied Housing Units	1,181	7,276	13,356
2022 Vacant Housing Units	201	1,778	3,512

Currently, 47.8% of the 31,349 housing units in the area are owner occupied; 41.7%, renter occupied; and 10.5% 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 30,314 housing units in the area - 50.4% owner occupied, 40.0% renter occupied, and 9.6% vacant. The annual rate of change in housing units since 2010 is 1.50%. Median home value in the area is \$132,053, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.50% annually to \$164,592.

This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.