

FOR LEASE

1,580

\$12/SF/YR +NNN

5602 Richmond Rd., Texarkana, TX



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

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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.

Suite 104



Suite 104





CONFIDENTIALITY MEMORANDUM

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 4,195 sq. ft. 6 Woodmont Crossing, 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.

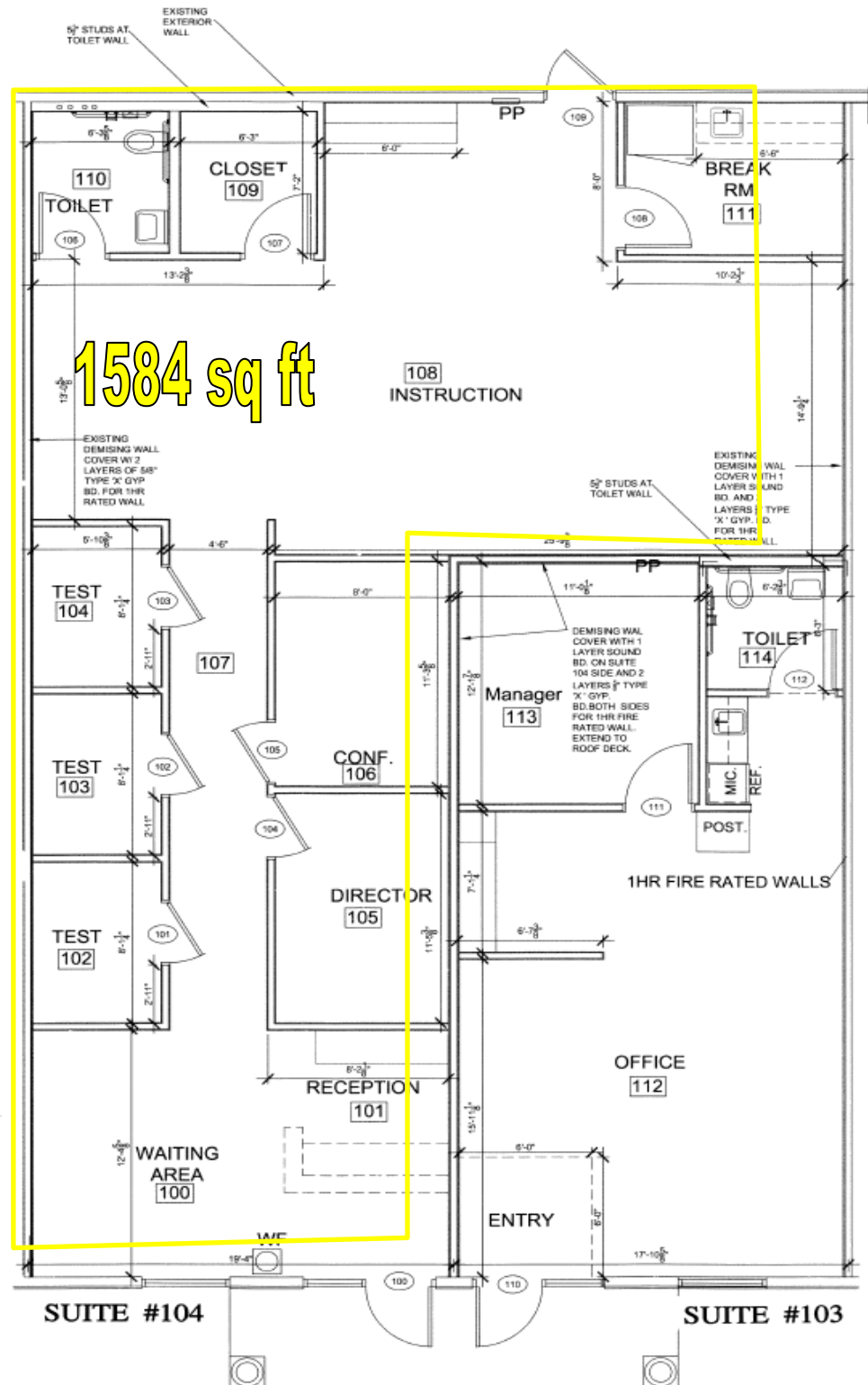
The Broker is the Seller/Owner’s Agent and represents the Owner/Seller.

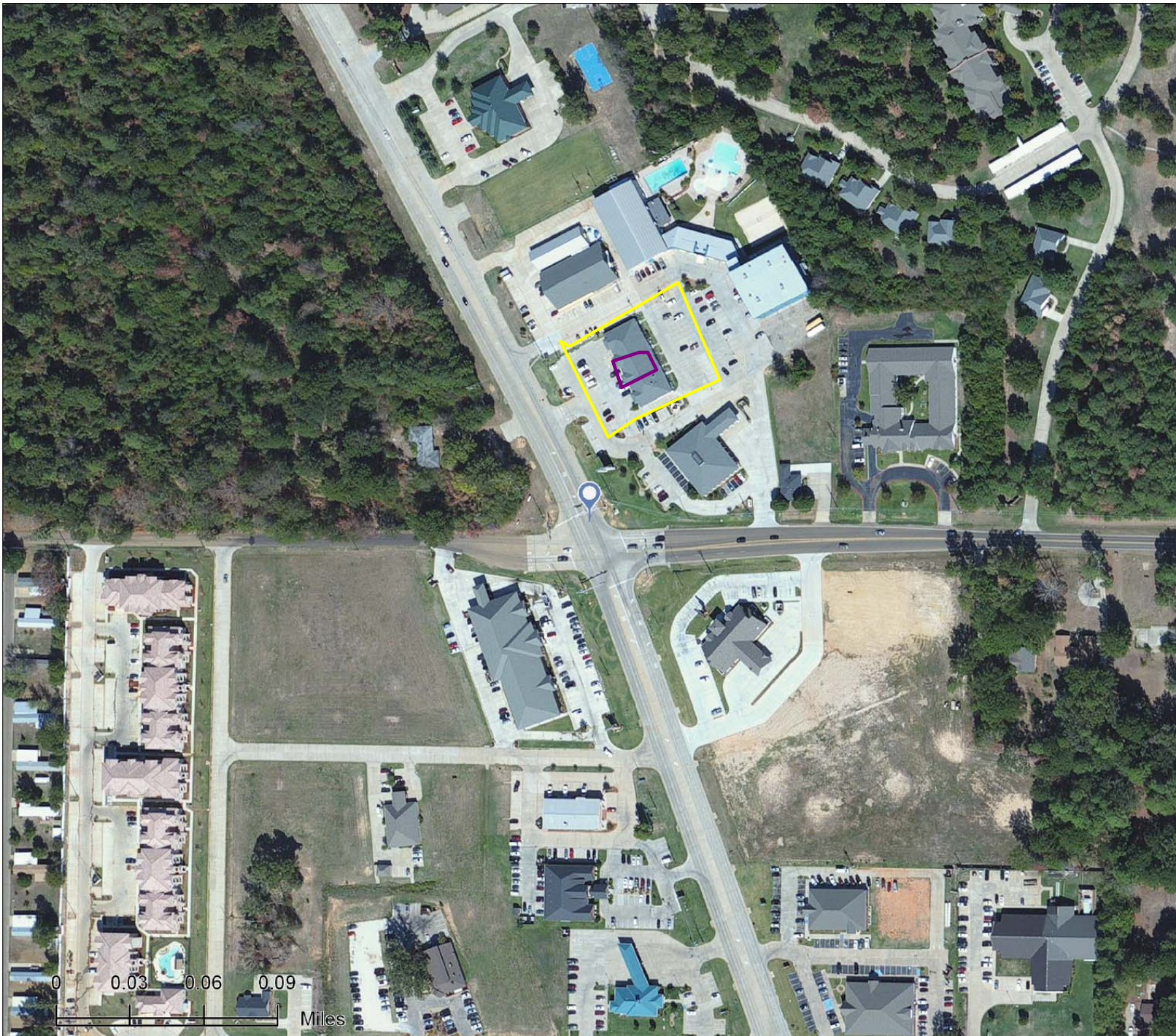
If you have no interest in the Property, please return the Offering Memorandum forthwith.

Location:	5602 Richmond RD Texarkana, TX
Name of Center	RICHMOND MOORES CROSSING
Property:	38,467.96 sf Frontage: Approx. 200' Depth: Approx. 188' average depth
Center Neighbors:	Minton's Sportplex, Mid South Bank, First Bank, Bancorp South, Title Company, Raquet & Jog,
Co-Tenants:	Offenhauser Insurance, Elysium Spa, Subway
Space Size:	1,580 SF \$12/SF/YR +NNN
Building Size:	
Parking Spaces	44

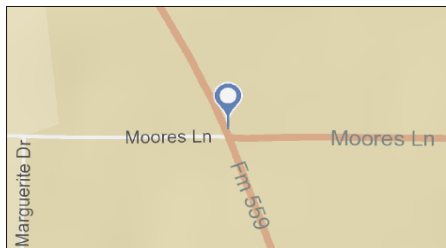
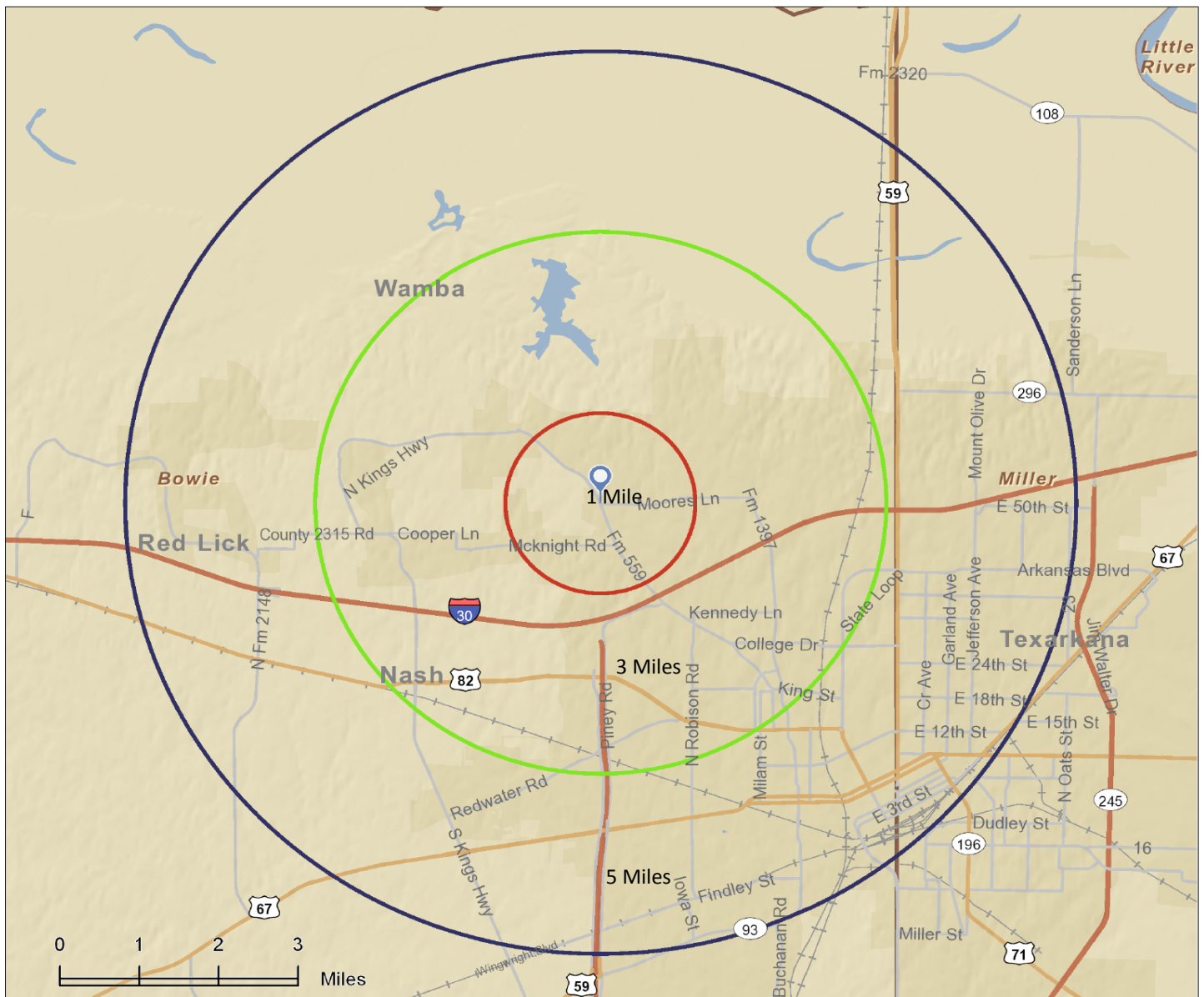
FLOOR PLAN

SUITE 104





TRAFFIC COUNT MAP



DEMOGRAPHICS

Richmond Moores Crossing
5602 Richmond Rd, Texarkana, TX, 75503,
Ring: 1 mile radius

Prepared by Jason Clanton
Latitude: 33.471348661
Longitude: -94.09711132

	1 mile	3 miles	5 miles
Population			
2000 Population	4,585	25,673	59,946
2010 Population	5,111	28,529	63,963
2012 Population	5,273	28,994	64,616
2017 Population	5,552	29,825	65,901
2000-2010 Annual Rate	1.09%	1.06%	0.65%
2010-2012 Annual Rate	1.40%	0.72%	0.45%
2012-2017 Annual Rate	1.04%	0.57%	0.39%
2012 Male Population	45.9%	47.0%	48.0%
2012 Female Population	54.1%	53.0%	52.0%
2012 Median Age	42.5	37.7	36.5

In the identified area, the current year population is 64,616. In 2010, the Census count in the area was 63,963. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 65,901 representing a change of 0.39% annually from 2012 to 2017. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 37.3.

Race and Ethnicity

2012 White Alone	84.2%	65.3%	60.5%
2012 Black Alone	8.0%	25.8%	31.5%
2012 American Indian/Alaska Native Alone	0.6%	0.7%	0.7%
2012 Asian Alone	3.1%	1.9%	1.2%
2012 Pacific Islander Alone	0.0%	0.0%	0.1%
2012 Other Race	2.2%	4.0%	3.6%
2012 Two or More Races	1.8%	2.4%	2.4%
2012 Hispanic Origin (Any Race)	5.6%	7.6%	6.9%

Persons of Hispanic origin represent 6.9% of the population in the identified area compared to 16.9% 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 59.5 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

2000 Households	1,745	10,174	23,539
2010 Households	2,192	11,459	25,580
2012 Total Households	2,270	11,651	25,799
2017 Total Households	2,409	12,026	26,427
2000-2010 Annual Rate	2.30%	1.20%	0.84%
2010-2012 Annual Rate	1.56%	0.74%	0.38%
2012-2017 Annual Rate	1.20%	0.64%	0.48%
2012 Average Household Size	2.29	2.45	2.41

The household count in this area has changed from 25,580 in 2010 to 25,799 in the current year, a change of 0.38% annually. The five-year projection of households is 26,427, a change of 0.48% annually from the current year total. Average household size is currently 2.41, compared to 2.41 in the year 2010. The number of families in the current year is 16,367 in the specified area.

DEMOGRAPHICS

Richmond Moores Crossing
5602 Richmond Rd, Texarkana, TX, 75503,
Ring: 5 mile radius

Prepared by Jason Clanton
Latitude: 33.471348661
Longitude: -94.09711132

	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$64,699	\$46,149	\$39,694
2017 Median Household Income	\$71,088	\$54,303	\$48,162
2012-2017 Annual Rate	1.90%	3.31%	3.94%
Average Household Income			
2012 Average Household Income	\$79,697	\$63,911	\$56,348
2017 Average Household Income	\$86,807	\$71,220	\$62,885
2012-2017 Annual Rate	1.72%	2.19%	2.22%
Per Capita Income			
2012 Per Capita Income	\$34,417	\$26,311	\$23,626
2017 Per Capita Income	\$37,713	\$29,360	\$26,356
2012-2017 Annual Rate	1.85%	2.22%	2.21%

Households by Income

Current median household income is \$39,694 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$48,162 in five years, compared to \$56,895 for all U.S. households

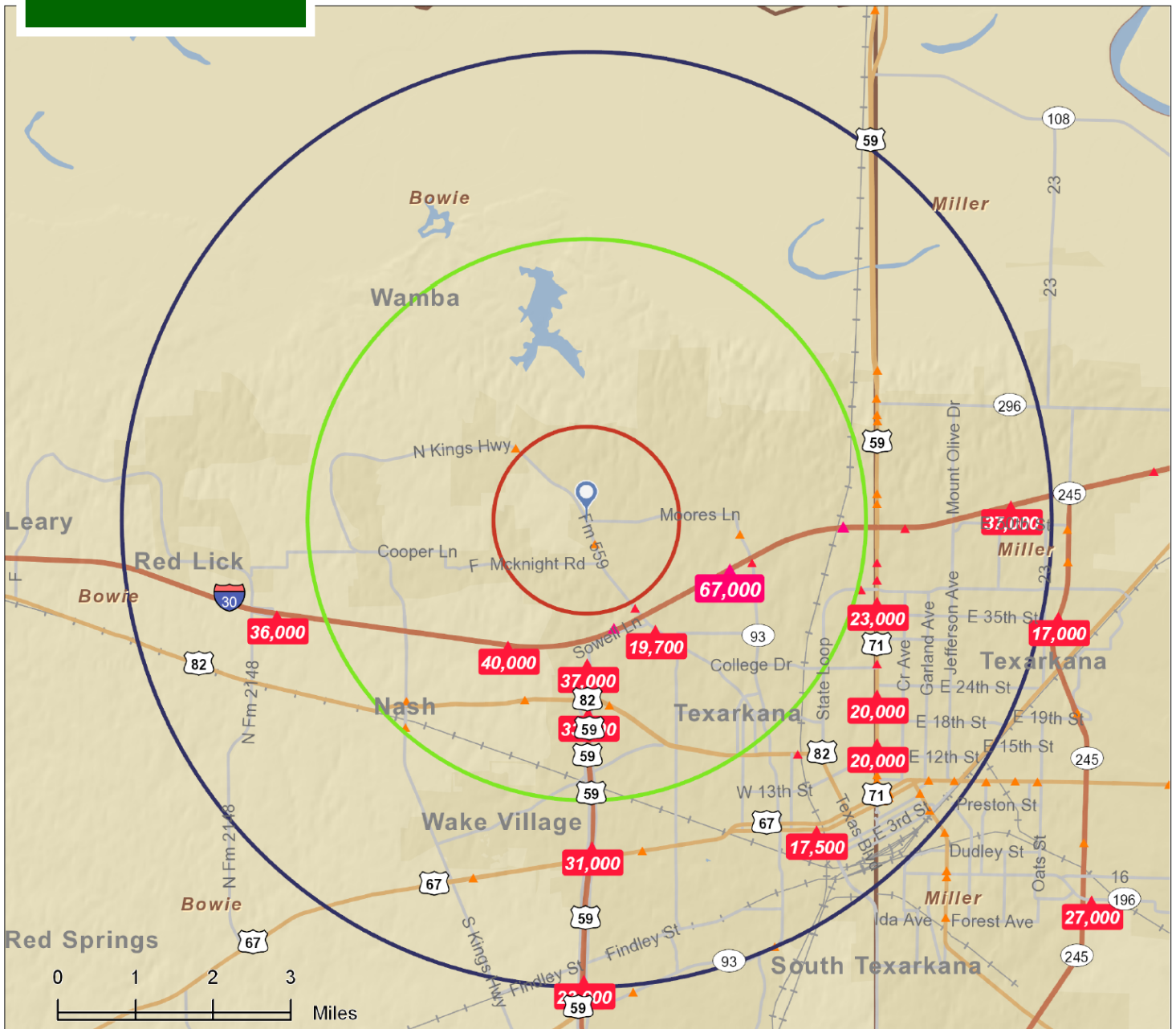
Current average household income is \$56,348 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$62,885 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$23,626 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$26,356 in five years, compared to \$29,882 for all U.S. households

Housing			
2000 Total Housing Units	1,829	10,987	26,161
2000 Owner Occupied Housing Units	1,346	6,640	14,712
2000 Owner Occupied Housing Units	400	3,534	8,826
2000 Vacant Housing Units	83	813	2,623
2010 Total Housing Units	2,309	12,419	28,251
2010 Owner Occupied Housing Units	1,334	6,638	14,373
2010 Renter Occupied Housing Units	858	4,821	11,207
2010 Vacant Housing Units	117	960	2,671
2012 Total Housing Units	2,400	12,691	28,655
2012 Owner Occupied Housing Units	1,341	6,615	14,270
2012 Renter Occupied Housing Units	929	5,036	11,529
2012 Vacant Housing Units	130	1,040	2,856
2017 Total Housing Units	2,557	13,167	29,443
2017 Owner Occupied Housing Units	1,405	6,881	14,763
2017 Renter Occupied Housing Units	1,005	5,145	11,664
2017 Vacant Housing Units	148	1,141	3,016

Currently, 49.8% of the 28,655 housing units in the area are owner occupied; 40.2%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 28,251 housing units in the area - 50.9% owner occupied, 39.7% renter occupied, and 9.5% vacant. The annual rate of change in housing units since 2010 is 0.63%. Median home value in the area is \$138,396, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 2.82% annually to \$159,037.

TRAFFIC COUNT MAP



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