



**FOR SALE**

Available for occupancy March 2020

**1601 Mall Drive  
Texarkana, TX**

Offered By:

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

## CONFIDENTIALITY AGREEMENT

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 1601 Mall Drive, Texarkana, TX 75503 (“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.



**Offering Summary: \$3,700,000\***

Bldg 1: 23,200 sq ft

I30 Frontage

Land: 7.39 acres

Sanctuary: 640 seats

3 Nurseries, Nursing mother's room, Fellowship Hall w/Kitchen

Hospitality Room, Staff offices &amp; Reception (downstairs)

2 Kid's Church rms, 6 Sunday School rms, staff offices (upstairs)

**Sale Lease back until March 2020**

Bldg 2: 8,250 sq ft

I30 Frontage

Large Open Multi purpose building w/ Stage

Basketball/volleyball Gym Capabilities

Upstairs staff offices

Downstairs kitchenette.

Separate Parking

\*This price includes **real property only**, personal property goes with Sellerr (including but not limited to pylon sign, Audi, visual, video cameras, kitchen equipmet, etc.)



South Side



North Side

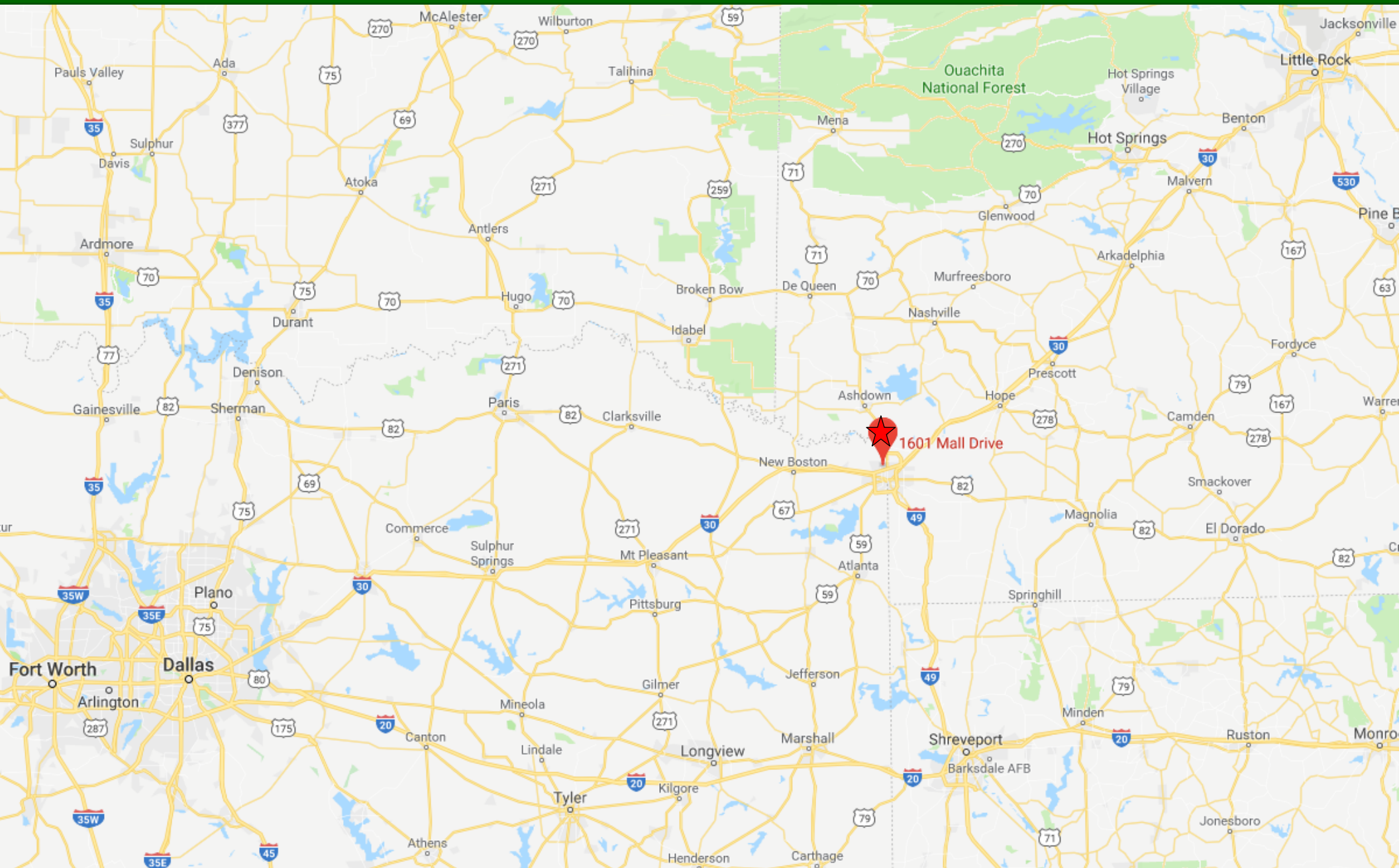




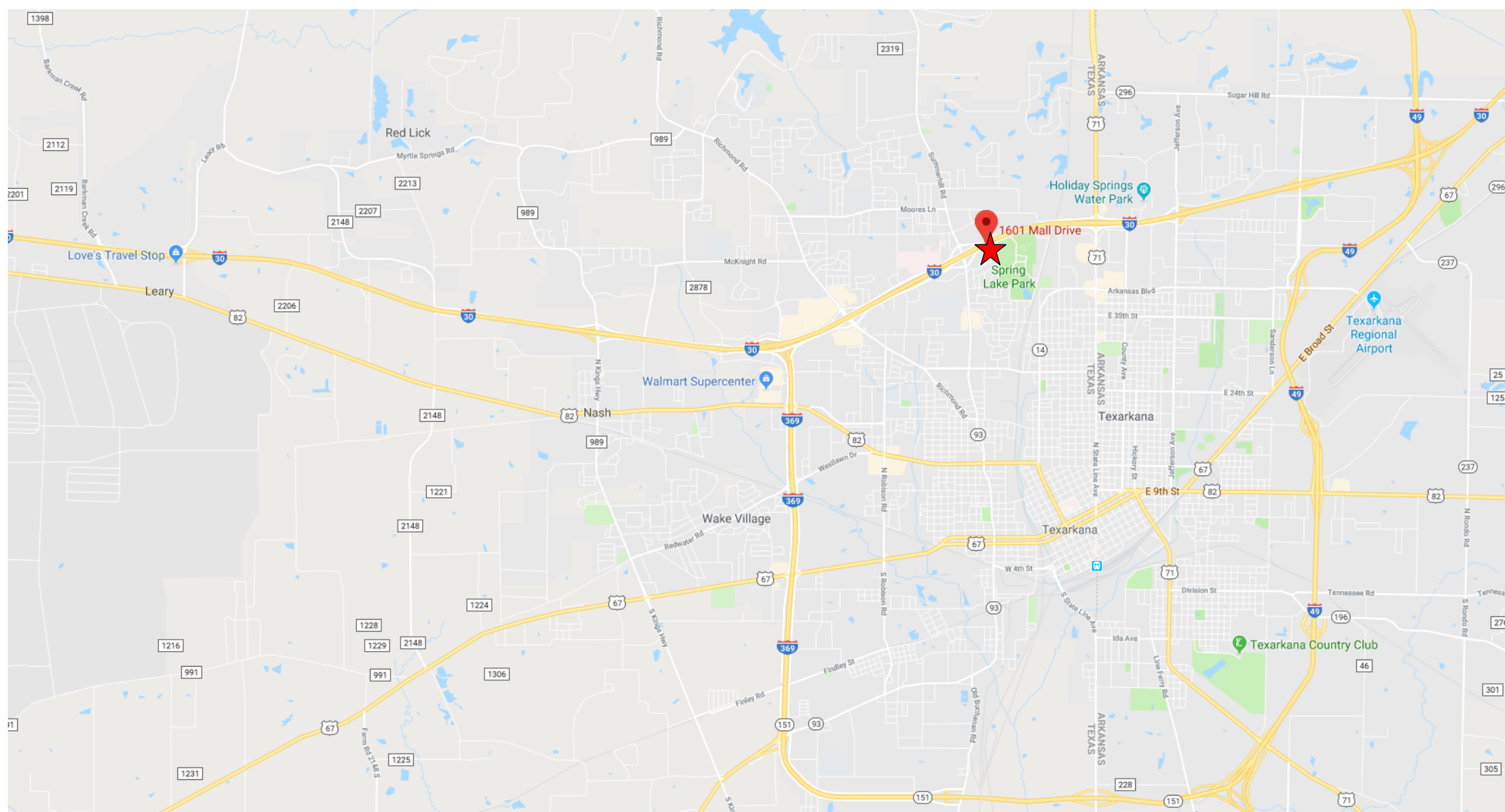
















## Executive Summary

1601 Mall Dr, Texarkana, Texas, 75503  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.46699  
Longitude: -94.06200

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,969	40,862	66,794
2010 Population	4,319	42,478	70,903
2018 Population	4,363	43,362	72,766
2023 Population	4,392	43,927	73,821
2000-2010 Annual Rate	0.85%	0.39%	0.60%
2010-2018 Annual Rate	0.12%	0.25%	0.31%
2018-2023 Annual Rate	0.13%	0.26%	0.29%
2018 Male Population	44.6%	47.3%	48.3%
2018 Female Population	55.4%	52.7%	51.7%
2018 Median Age	42.5	37.6	37.3

In the identified area, the current year population is 72,766. In 2010, the Census count in the area was 70,903. The rate of change since 2010 was 0.31% annually. The five-year projection for the population in the area is 73,821 representing a change of 0.29% annually from 2018 to 2023. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 42.5, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	64.3%	56.5%	56.1%
2018 Black Alone	26.4%	34.7%	35.4%
2018 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2018 Asian Alone	2.8%	1.8%	1.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	2.9%	3.5%	3.5%
2018 Two or More Races	3.2%	2.9%	2.8%
2018 Hispanic Origin (Any Race)	6.2%	6.9%	6.8%

Persons of Hispanic origin represent 6.8% of the population in the identified area compared to 18.3% 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 61.6 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	1,661	16,700	26,165
2010 Households	1,822	17,852	28,246
2018 Total Households	1,822	18,192	28,955
2023 Total Households	1,828	18,417	29,376
2000-2010 Annual Rate	0.93%	0.67%	0.77%
2010-2018 Annual Rate	0.00%	0.23%	0.30%
2018-2023 Annual Rate	0.07%	0.25%	0.29%
2018 Average Household Size	2.26	2.32	2.41

The household count in this area has changed from 28,246 in 2010 to 28,955 in the current year, a change of 0.30% annually. The five-year projection of households is 29,376, a change of 0.29% annually from the current year total. Average household size is currently 2.41, compared to 2.40 in the year 2010. The number of families in the current year is 18,303 in the specified area.





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<b>Median Household Income</b>			
2018 Median Household Income	\$50,818	\$41,649	\$41,801
2023 Median Household Income	\$53,537	\$46,213	\$46,874
2018-2023 Annual Rate	1.05%	2.10%	2.32%
<b>Average Household Income</b>			
2018 Average Household Income	\$70,311	\$61,229	\$61,560
2023 Average Household Income	\$77,460	\$68,151	\$69,147
2018-2023 Annual Rate	1.96%	2.17%	2.35%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$31,562	\$26,108	\$25,367
2023 Per Capita Income	\$34,387	\$28,961	\$28,381
2018-2023 Annual Rate	1.73%	2.10%	2.27%

### Households by Income

Current median household income is \$41,801 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$46,874 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$61,560 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$69,147 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,367 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$28,381 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,781	18,649	29,188
2000 Owner Occupied Housing Units	1,043	9,659	15,908
2000 Renter Occupied Housing Units	618	7,041	10,257
2000 Vacant Housing Units	120	1,949	3,023
2010 Total Housing Units	1,928	19,938	31,327
2010 Owner Occupied Housing Units	988	9,061	15,299
2010 Renter Occupied Housing Units	834	8,791	12,947
2010 Vacant Housing Units	106	2,086	3,081
2018 Total Housing Units	1,979	20,537	32,345
2018 Owner Occupied Housing Units	881	8,514	14,635
2018 Renter Occupied Housing Units	941	9,677	14,320
2018 Vacant Housing Units	157	2,345	3,390
2023 Total Housing Units	2,007	20,911	32,952
2023 Owner Occupied Housing Units	906	8,762	15,106
2023 Renter Occupied Housing Units	922	9,655	14,270
2023 Vacant Housing Units	179	2,494	3,576

Currently, 45.2% of the 32,345 housing units in the area are owner occupied; 44.3% renter occupied; and 10.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 31,327 housing units in the area - 48.8% owner occupied, 41.3% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 1.43%. Median home value in the area is \$135,244, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.62% annually to \$161,589.



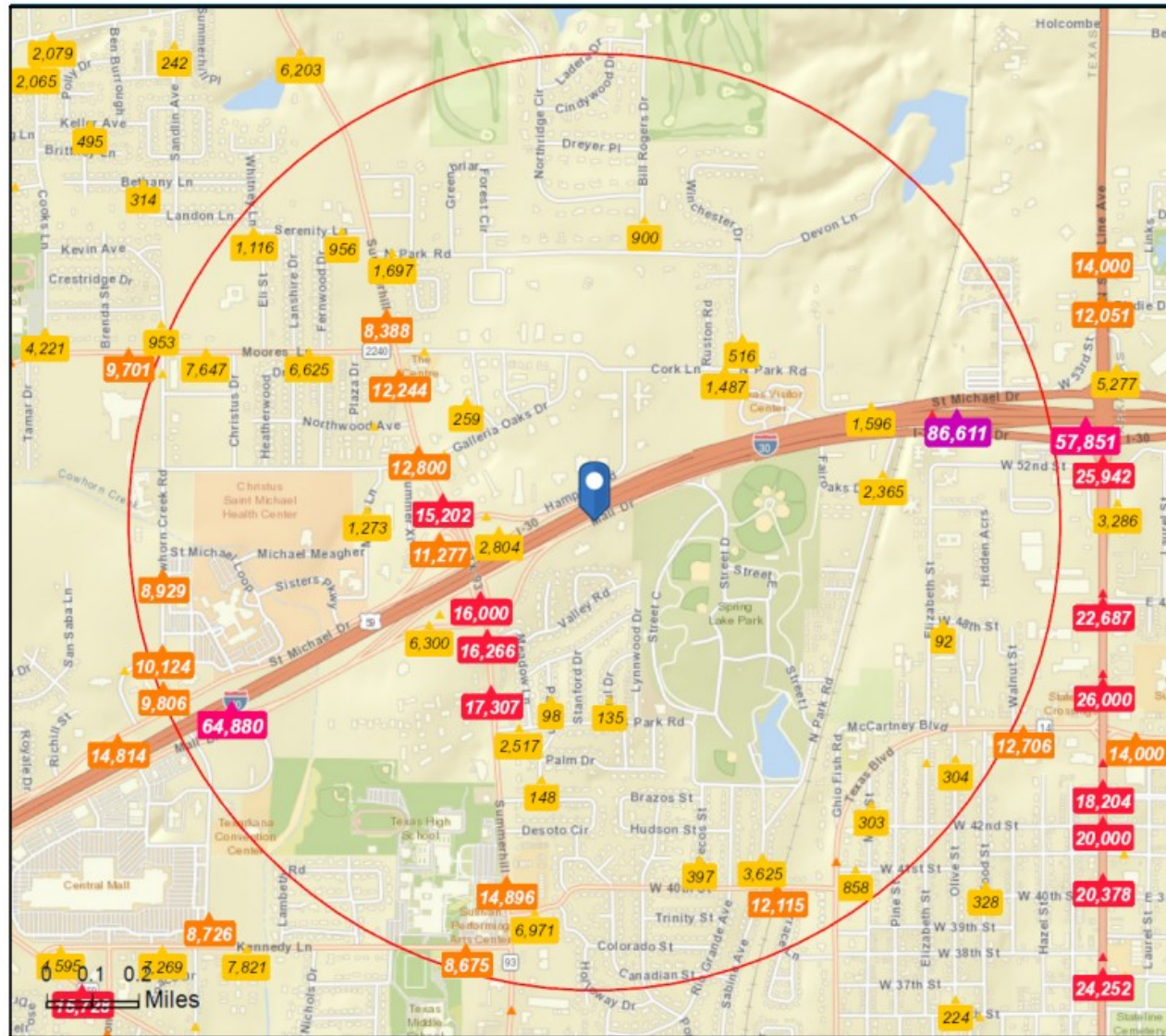




# Traffic Count Map

1601 Mall Dr, Texarkana, Texas, 75503  
Rings: 1 mile radii

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## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



Exclusively Listed



**CURT GREEN**  
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903.223.8000 | [CURTGREEN.COM](http://CURTGREEN.COM)