

For Sale

6.99 Acres +/-

S. Lake Dr/ 4107 Kramer Ln Texarkana, TX



North bound side of Loop
151 north of Hwy 59

Phil Bishop

903.244. 8368

Adam Dukelow

903.255.1730

Listed for
\$225,000

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 known as 3.84 Acres on Loop 151 & Lake Dr.(Hwy 59), Texarkana, Texas (“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.

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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.



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Location: Lake Dr. & 4107 Kramer Ln
Texarkana, TX 75501

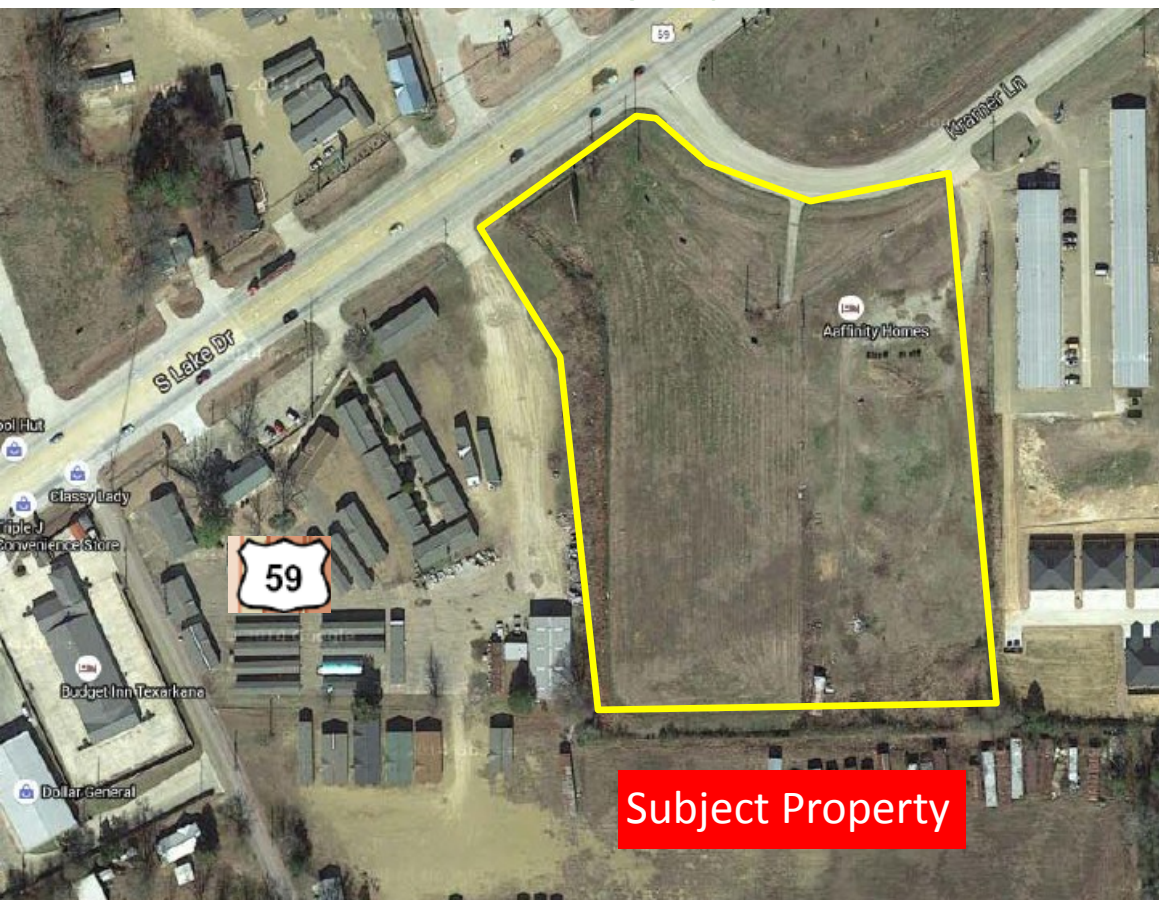
Sales Price: \$225,000

Size: 6.99 Acres +/-



**CURT GREEN
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Aerial

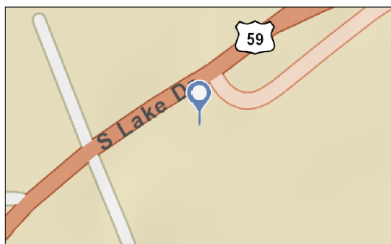
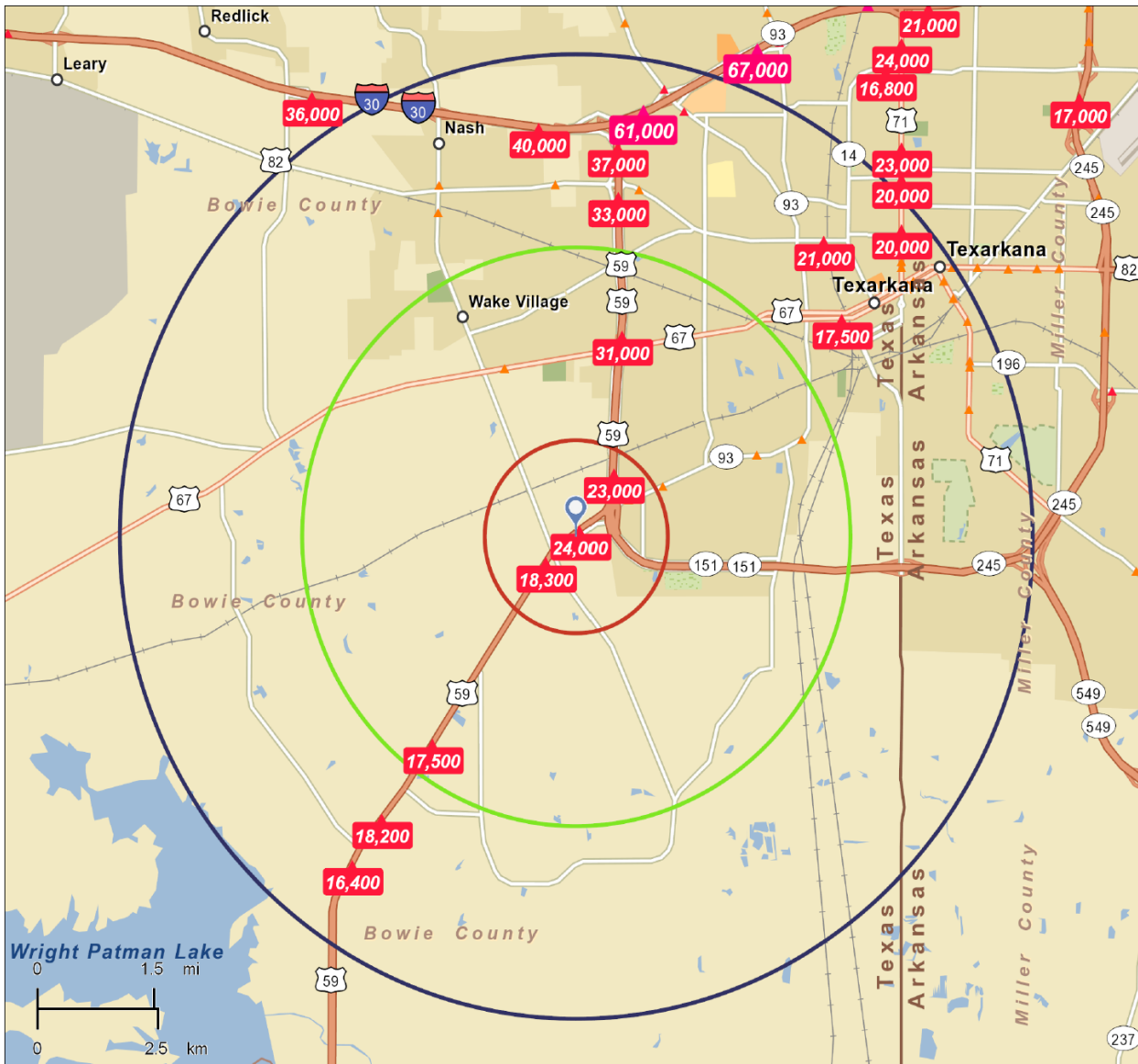


This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

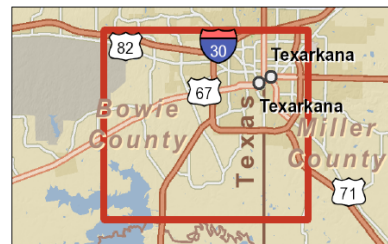


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COMMERCIAL REAL ESTATE



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



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