

For Sale

26+ Acres I-30 Frontage

\$3,694,000 (\$3.25 psf)

Will Sub-Divide



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



**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 7340 Hampton Road, 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.

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: 7340 Hampton Rd
Texarkana, TX 75503

Lot Size 26+ Acres

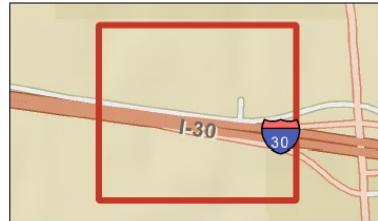
Price per Acre \$142,076.92



CURT GREEN
& COMPANY, LLC
COMMERCIAL REAL ESTATE



Aerial



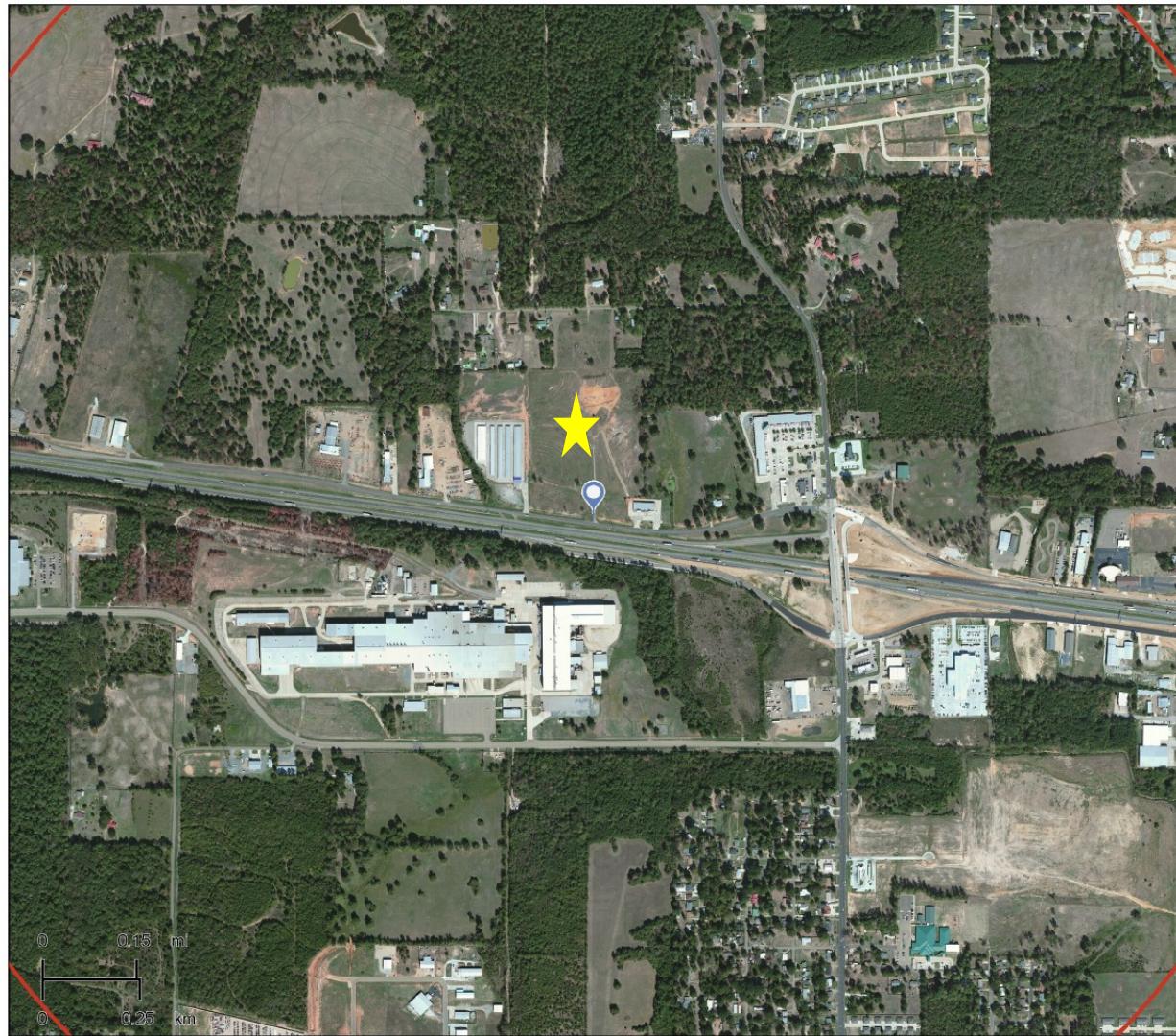
This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



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



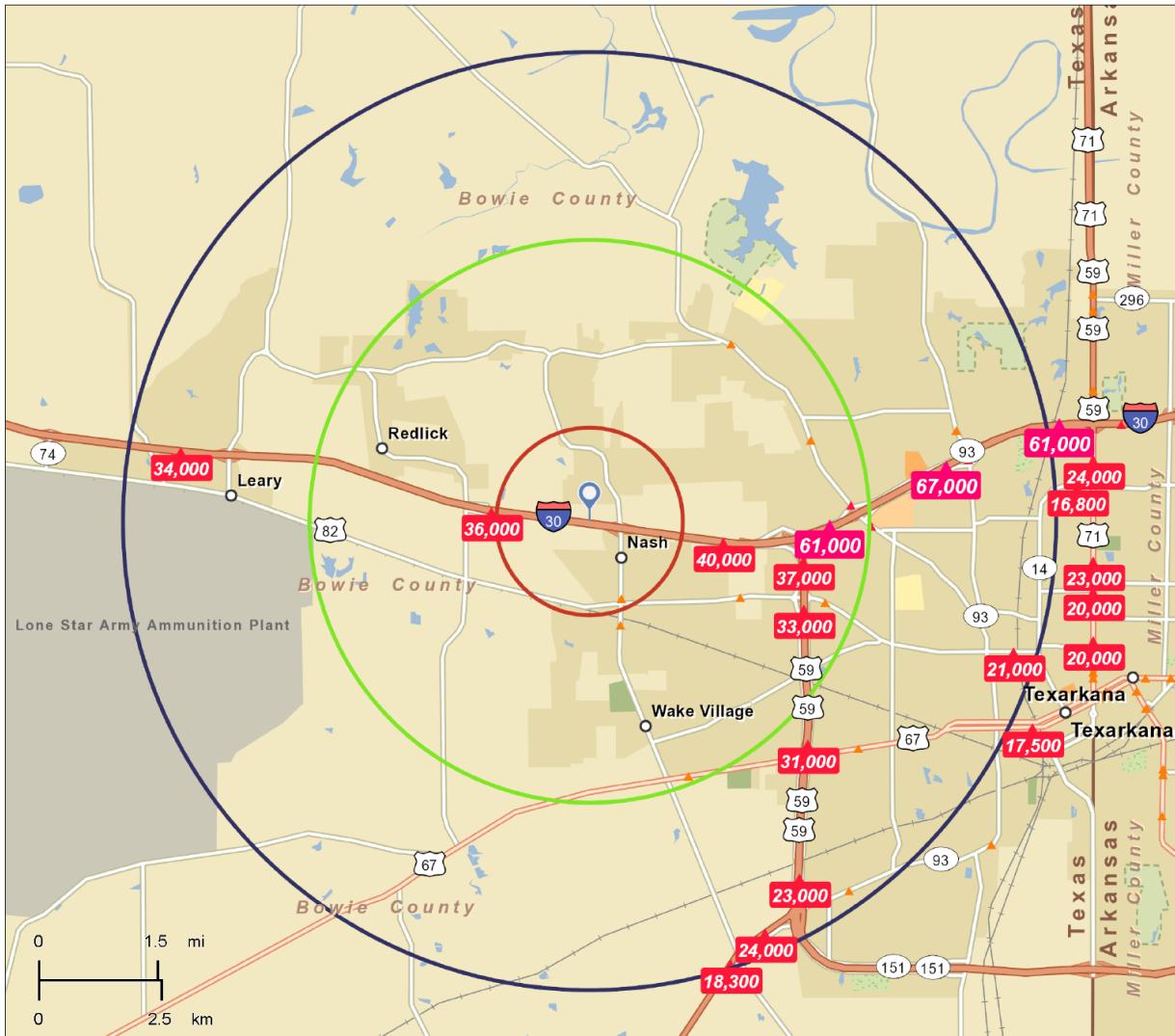
Aerial



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.



Traffic Count Site 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





Executive Summary

6784 Hampton Rd, Texarkana, Texas, 75503

Rings: 1, 3, 5 mile radii

Latitude: 33.45515

Longitude: -94.13655

	1 mile	3 miles	5 miles
Population			
2000 Population	1,317	17,031	41,604
2010 Population	1,698	20,085	45,181
2014 Population	1,803	20,994	46,916
2019 Population	1,968	21,878	48,547
2000-2010 Annual Rate	2.57%	1.66%	0.83%
2010-2014 Annual Rate	1.42%	1.05%	0.89%
2014-2019 Annual Rate	1.77%	0.83%	0.69%
2014 Male Population	47.4%	47.8%	47.4%
2014 Female Population	52.6%	52.2%	52.6%
2014 Median Age	34.9	38.1	37.4

In the identified area, the current year population is 46,916. In 2010, the Census count in the area was 45,181. The rate of change since 2010 was 0.89% annually. The five-year projection for the population in the area is 48,547 representing a change of 0.69% annually from 2014 to 2019. Currently, the population is 47.4% male and 52.6% female.

Median Age

The median age in this area is 34.9, compared to U.S. median age of 37.7.

	76.8%	74.5%	62.6%
2014 White Alone	76.8%	74.5%	62.6%
2014 Black Alone	12.4%	17.1%	28.7%
2014 American Indian/Alaska Native Alone	1.1%	0.9%	0.7%
2014 Asian Alone	1.3%	1.8%	1.6%
2014 Pacific Islander Alone	0.0%	0.1%	0.1%
2014 Other Race	5.0%	3.4%	3.7%
2014 Two or More Races	3.3%	2.4%	2.5%
2014 Hispanic Origin (Any Race)	10.8%	6.9%	7.1%

Persons of Hispanic origin represent 7.1% of the population in the identified area compared to 17.5% 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 58.8 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

2000 Households	511	6,685	16,548
2010 Households	654	8,001	18,065
2014 Total Households	700	8,390	18,766
2019 Total Households	764	8,753	19,410
2000-2010 Annual Rate	2.50%	1.81%	0.88%
2010-2014 Annual Rate	1.61%	1.12%	0.90%
2014-2019 Annual Rate	1.77%	0.85%	0.68%
2014 Average Household Size	2.58	2.49	2.47

The household count in this area has changed from 18,065 in 2010 to 18,766 in the current year, a change of 0.90% annually. The five-year projection of households is 19,410, a change of 0.68% annually from the current year total. Average household size is currently 2.47, compared to 2.47 in the year 2010. The number of families in the current year is 12,475 in the specified area.



Executive Summary

6784 Hampton Rd, Texarkana, Texas, 75503
Rings: 1, 3, 5 mile radii

Latitude: 33.45515
Longitude: -94.13655

	1 mile	3 miles	5 miles
Median Household Income			
2014 Median Household Income	\$52,194	\$56,798	\$46,335
2019 Median Household Income	\$61,118	\$66,862	\$53,770
2014-2019 Annual Rate	3.21%	3.32%	3.02%
Average Household Income			
2014 Average Household Income	\$68,688	\$74,821	\$65,697
2019 Average Household Income	\$81,152	\$86,471	\$76,781
2014-2019 Annual Rate	3.39%	2.94%	3.17%
Per Capita Income			
2014 Per Capita Income	\$26,137	\$30,006	\$26,526
2019 Per Capita Income	\$30,873	\$34,745	\$31,004
2014-2019 Annual Rate	3.39%	2.98%	3.17%
Households by Income			
Current median household income is \$46,335 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$53,770 in five years, compared to \$59,599 for all U.S. households			
Current average household income is \$65,697 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$76,781 in five years, compared to \$83,937 for all U.S. households			
Current per capita income is \$26,526 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$31,004 in five years, compared to \$32,168 for all U.S. households			
Housing			
2000 Total Housing Units	570	7,145	18,132
2000 Owner Occupied Housing Units	410	5,001	10,801
2000 Renter Occupied Housing Units	101	1,685	5,747
2000 Vacant Housing Units	59	459	1,584
2010 Total Housing Units	708	8,503	19,807
2010 Owner Occupied Housing Units	423	5,389	10,737
2010 Renter Occupied Housing Units	231	2,612	7,328
2010 Vacant Housing Units	54	502	1,742
2014 Total Housing Units	757	8,925	20,714
2014 Owner Occupied Housing Units	444	5,517	10,890
2014 Renter Occupied Housing Units	256	2,873	7,876
2014 Vacant Housing Units	57	535	1,948
2019 Total Housing Units	826	9,305	21,501
2019 Owner Occupied Housing Units	493	5,734	11,221
2019 Renter Occupied Housing Units	271	3,019	8,189
2019 Vacant Housing Units	62	552	2,091

Currently, 52.6% of the 20,714 housing units in the area are owner occupied; 38.0%, renter occupied; and 9.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 19,807 housing units in the area - 54.2% owner occupied, 37.0% renter occupied, and 8.8% vacant. The annual rate of change in housing units since 2010 is 2.01%. Median home value in the area is \$178,440, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 6.07% annually to \$239,556.

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Exclusively Listed



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

903.223.8000 | CURTGREEN.COM

3930 Galleria Oaks

Texarkana, TX 75503