

A photograph of a single-story commercial building with a brown metal roof and large glass windows. The building is situated in a parking lot with trees in the background. The address number 2700 is visible above the entrance. A blue handicapped parking sign is posted to the left of the entrance. A covered walkway with white columns extends from the right side of the building.

For Sale
\$199,000

Former Bank Building
2700 Stateline
Texarkana, AR

Pinson Razaq
903.826.2314
Pinsonr@curtgreen.com



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 2700 N State Line Ave, Texarkana, AR (“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.

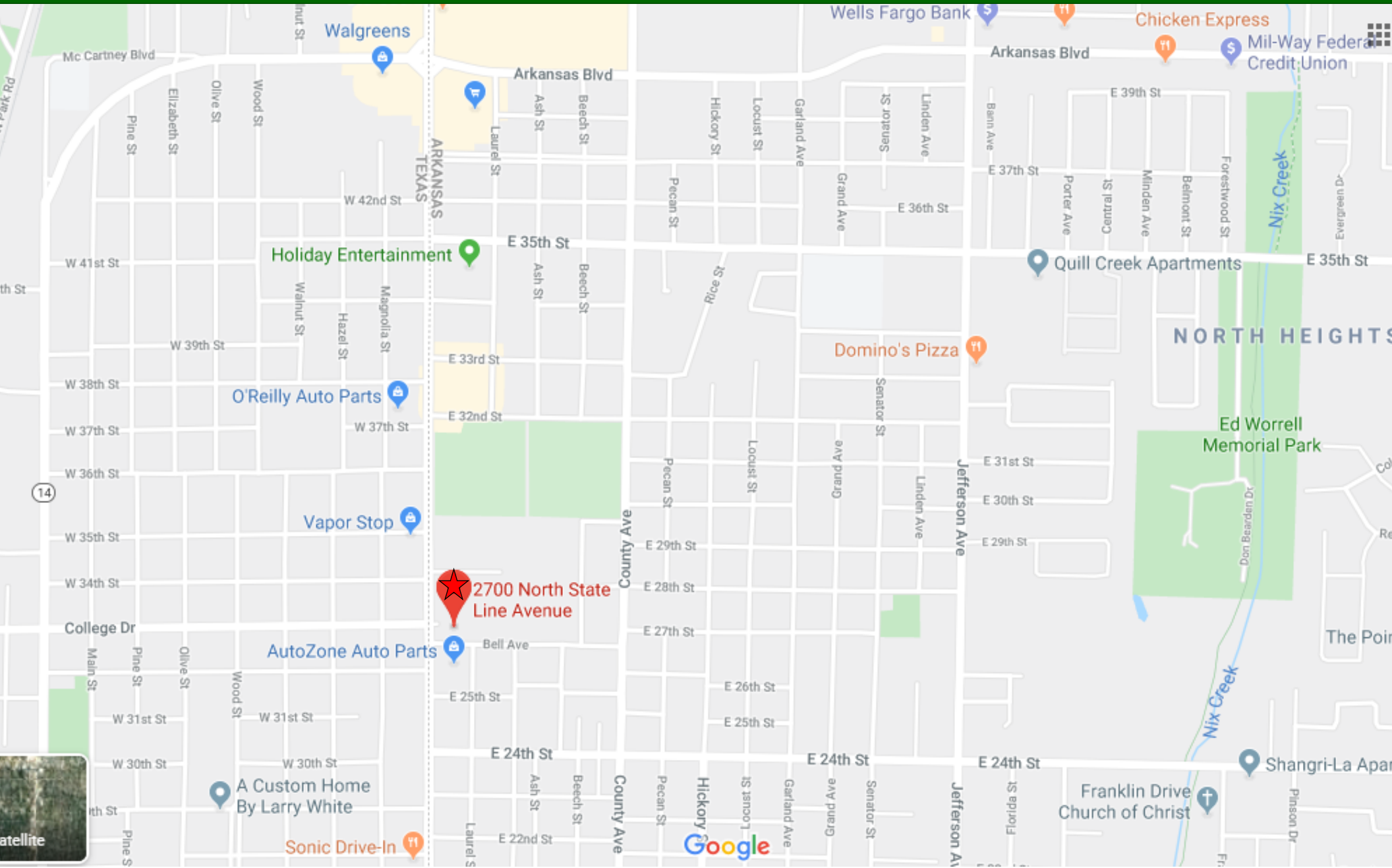
The Broker is the Seller/Owner’s Agent and represents the Owner/Seller.

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

1836 SQ FT FROMER BANK BUILDING

Location:	2700 N STATELINE AVE, TEXARKANA, AR
Land:	.85 +/- Acres
Building:	1836 sq ft Former Bank Branch
Price:	\$199,000









Executive Summary

2700 N State Line Ave, Texarkana, Arkansas, 71854
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.44810
Longitude: -94.04306

	1 mile	3 miles	5 miles
Population			
2000 Population	9,748	46,024	66,789
2010 Population	9,775	47,070	70,239
2019 Population	9,984	47,447	71,901
2024 Population	10,092	47,722	72,720
2000-2010 Annual Rate	0.03%	0.22%	0.50%
2010-2019 Annual Rate	0.23%	0.09%	0.25%
2019-2024 Annual Rate	0.22%	0.12%	0.23%
2019 Male Population	47.3%	48.6%	48.3%
2019 Female Population	52.7%	51.4%	51.7%
2019 Median Age	36.0	36.3	37.4

In the identified area, the current year population is 71,901. In 2010, the Census count in the area was 70,239. The rate of change since 2010 was 0.25% annually. The five-year projection for the population in the area is 72,720 representing a change of 0.23% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 36.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	55.7%	48.7%	54.8%
2019 Black Alone	34.8%	42.8%	36.7%
2019 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2019 Asian Alone	0.8%	1.2%	1.5%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	4.2%	3.6%	3.4%
2019 Two or More Races	3.7%	3.0%	2.9%
2019 Hispanic Origin (Any Race)	8.2%	7.0%	6.8%

Persons of Hispanic origin represent 6.8% of the population in the identified area compared to 18.6% 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 61.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	39	45	57
2000 Households	4,119	18,229	26,158
2010 Households	4,086	18,943	28,018
2019 Total Households	4,155	19,089	28,682
2024 Total Households	4,198	19,212	29,022
2000-2010 Annual Rate	-0.08%	0.38%	0.69%
2010-2019 Annual Rate	0.18%	0.08%	0.25%
2019-2024 Annual Rate	0.21%	0.13%	0.24%
2019 Average Household Size	2.34	2.34	2.40

The household count in this area has changed from 28,018 in 2010 to 28,682 in the current year, a change of 0.25% annually. The five-year projection of households is 29,022, a change of 0.24% annually from the current year total. Average household size is currently 2.40, compared to 2.40 in the year 2010. The number of families in the current year is 17,994 in the specified area.





Executive Summary

2700 N State Line Ave, Texarkana, Arkansas, 71854
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.44810
Longitude: -94.04306

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	12.8%	15.2%	16.0%
Median Household Income			
2019 Median Household Income	\$34,957	\$35,704	\$41,595
2024 Median Household Income	\$39,279	\$39,883	\$47,656
2019-2024 Annual Rate	2.36%	2.24%	2.76%
Average Household Income			
2019 Average Household Income	\$48,906	\$52,689	\$60,440
2024 Average Household Income	\$57,130	\$59,632	\$68,332
2019-2024 Annual Rate	3.16%	2.51%	2.48%
Per Capita Income			
2019 Per Capita Income	\$20,170	\$21,375	\$24,311
2024 Per Capita Income	\$23,542	\$24,169	\$27,477
2019-2024 Annual Rate	3.14%	2.49%	2.48%

Current median household income is \$41,595 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$47,656 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$60,440 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$68,332 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$24,311 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$27,477 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	178	147	138
2000 Total Housing Units	4,628	20,661	29,262
2000 Owner Occupied Housing Units	2,351	9,888	15,846
2000 Renter Occupied Housing Units	1,768	8,341	10,312
2000 Vacant Housing Units	509	2,432	3,104
2010 Total Housing Units	4,651	21,438	31,167
2010 Owner Occupied Housing Units	2,101	8,933	14,967
2010 Renter Occupied Housing Units	1,985	10,010	13,051
2010 Vacant Housing Units	565	2,495	3,149
2019 Total Housing Units	4,746	21,880	32,202
2019 Owner Occupied Housing Units	1,878	7,789	13,473
2019 Renter Occupied Housing Units	2,277	11,300	15,208
2019 Vacant Housing Units	591	2,791	3,520
2024 Total Housing Units	4,811	22,149	32,743
2024 Owner Occupied Housing Units	1,881	7,752	13,533
2024 Renter Occupied Housing Units	2,317	11,460	15,489
2024 Vacant Housing Units	613	2,937	3,721

Currently, 41.8% of the 32,202 housing units in the area are owner occupied; 47.2%, renter occupied; and 10.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 31,167 housing units in the area - 48.0% owner occupied, 41.9% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 1.46%. Median home value in the area is \$136,296, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.73% annually to \$155,942.



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 —

3930 Galleria Oaks, Texarkana, TX 75503

903.223.8000 | CURTGREEN.COM