



Property Summary

Building SF:	4,853
Lease Rate:	\$1.38 PSF
Lot Size:	1.21 Acres
Price:	\$1,000,000
Price for land next door:	\$773,625
Land Size:	4.44 Acres

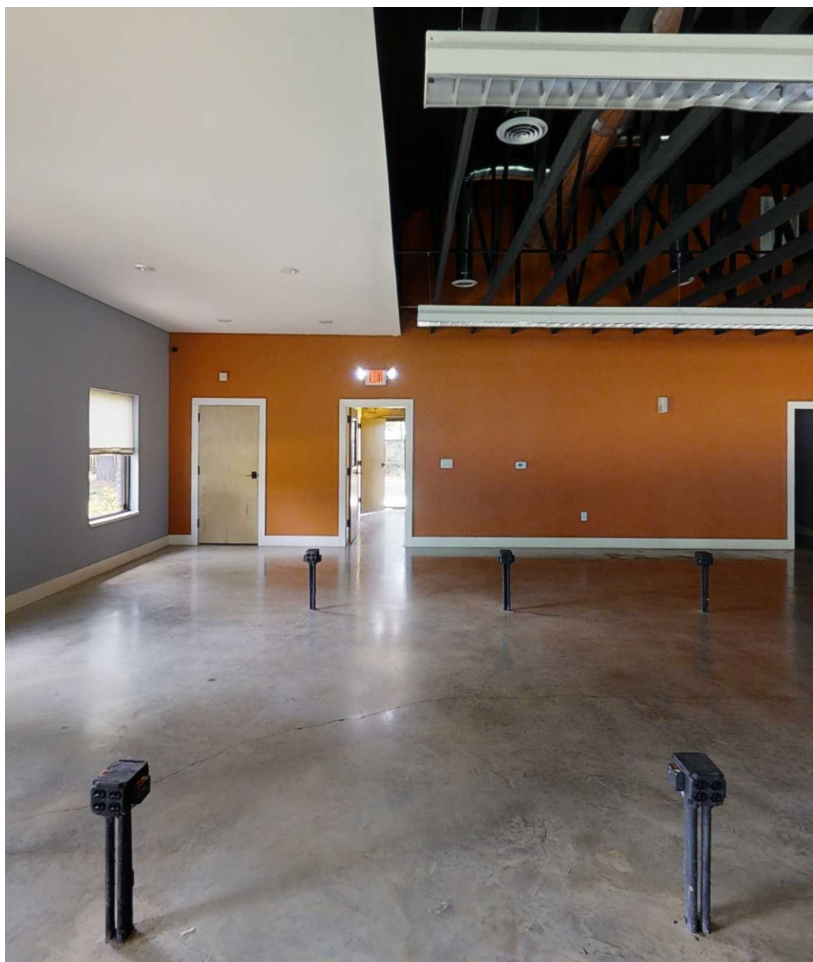
Property Overview

Incredible Investment Opportunity! This spacious 4,853 sq. ft. office building, situated on a prime 1.21-acre lot, is now available for sale at just \$1,000,000 or lease at an attractive rate of \$1.38 per square foot on a Gross Lease. Located on Richmond Road, it offers unparalleled visibility and proximity to Texas A&M Texarkana University, the new Wadley Hospital, and Christus St. Michaels Hospital. Don't miss out on this real estate opportunity for your business or investment portfolio! Also for sale is approximately 4.44 acres of land directly next to this property. The land is listed at \$773,625 and can either be bought together with the building or separately. Please copy and paste the link below into your web browser for a virtual tour of the property:

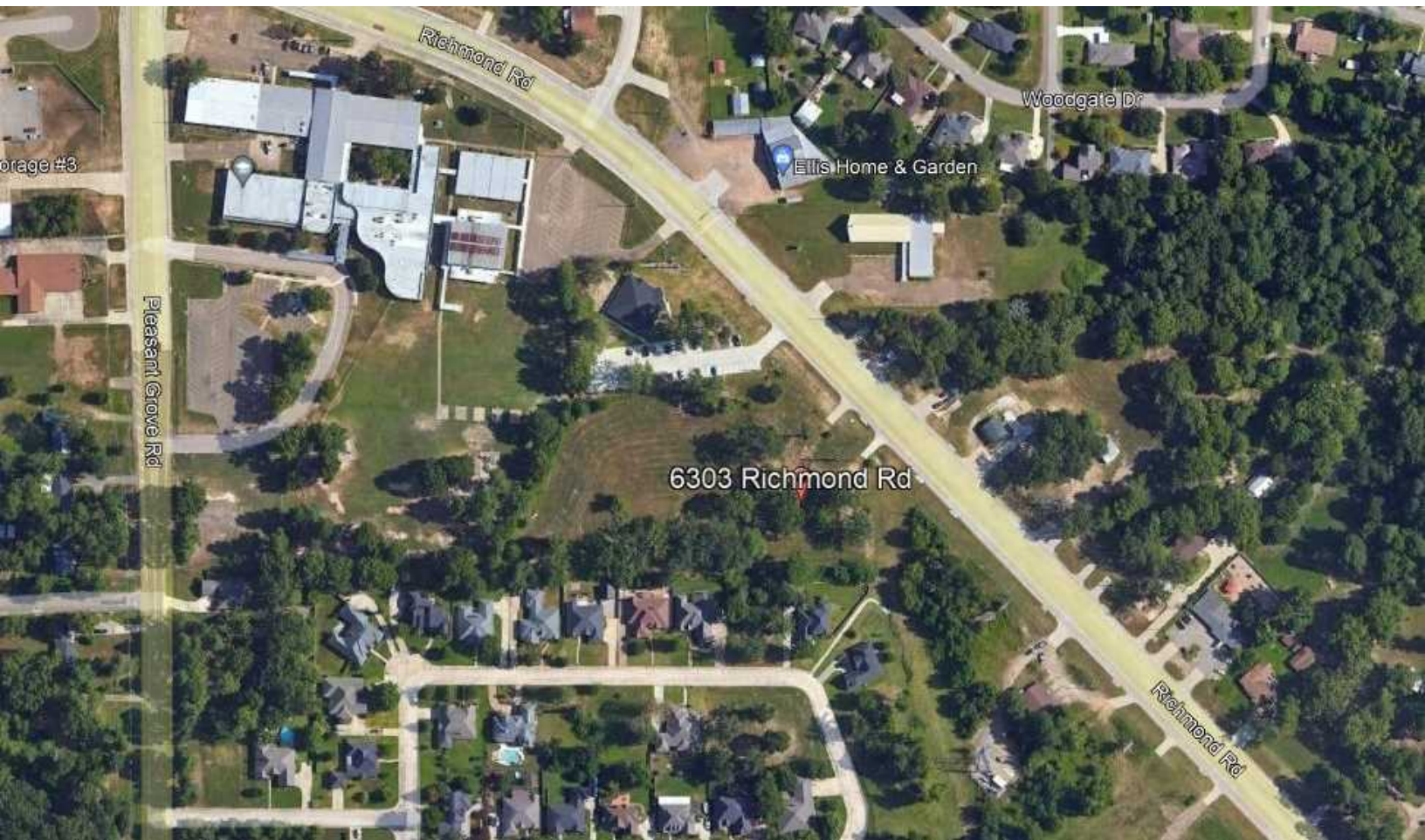
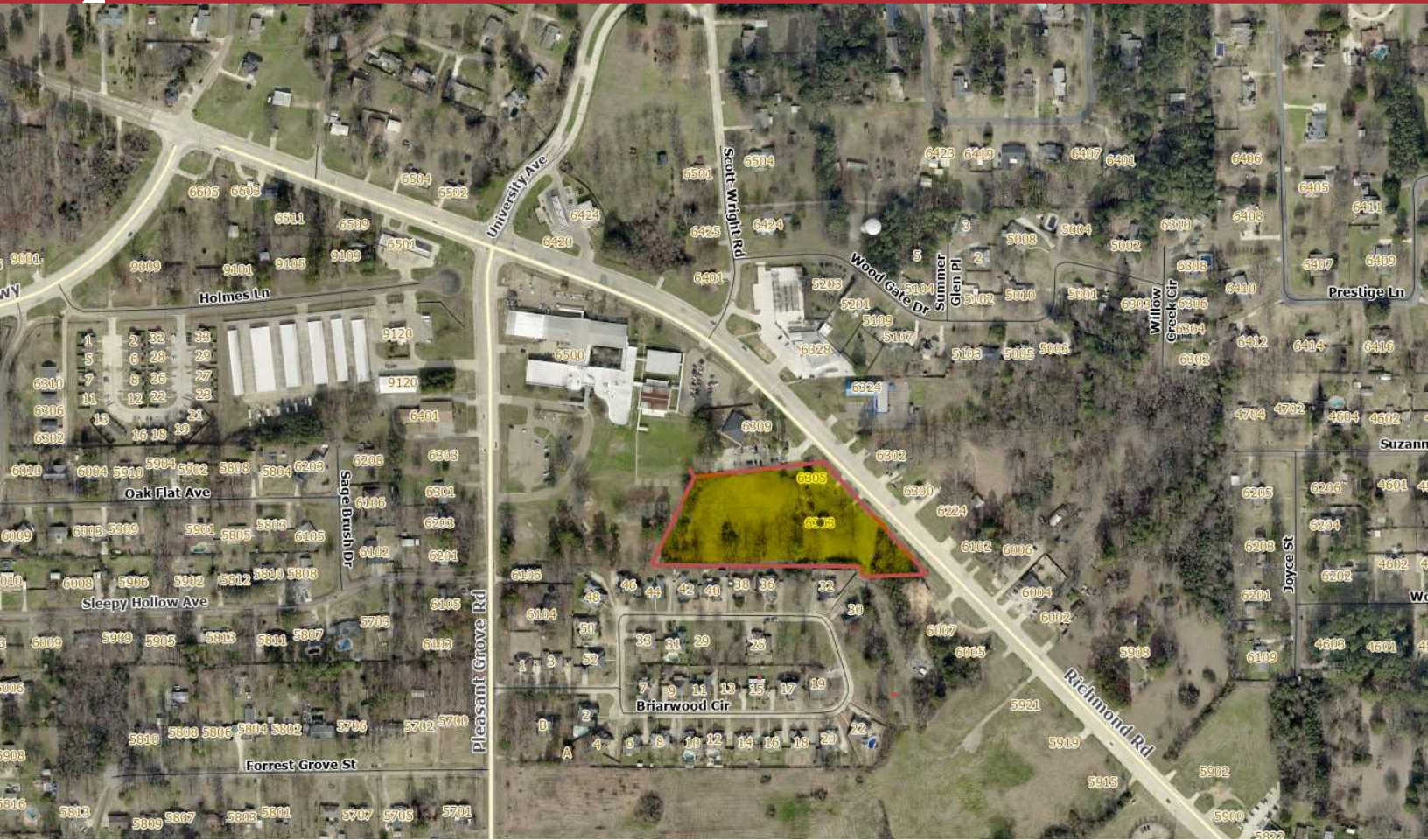
<https://my.matterport.com/show/?m=pao6rUkzrLe>

Location Overview

Located on Richmond Road near Texas A&M Texarkana.










 **GPM** E-Z Mart
INVESTMENTS, LLC

Tri-State Mini Storage #3

 Lockaway Storage


Benchmark

Lovell's Tacos. Taco Bus.

Rustic Rooke

Heat It Up LLC

 Big Jake's BBQ

 Learning Station
Child Development
Center

Pleasant Grove High School Football Field on Hawk Drive

Loca Luna Mexican
Restaurant

 Subway