

4009-4107 W 7th Street

Texarkana, Texas 75501

partners
OFFERING MEMORANDUM

FOR SALE - 1.41 ACRES AVAILABLE



Court Powell

Vice President

tel +1 214 851 0556

court.powell@partnersrealestate.com

Lic. #590196

partners

214.550.2990

1717 McKinney Ave, Suite 1480

Dallas, Texas USA 75202

WWW.PARTNERSREALESTATE.COM

PROPERTY DETAILS



4009-4107 W 7th St
Texarkana, TX 75501

Call for pricing details

Texas East Area
Submarket

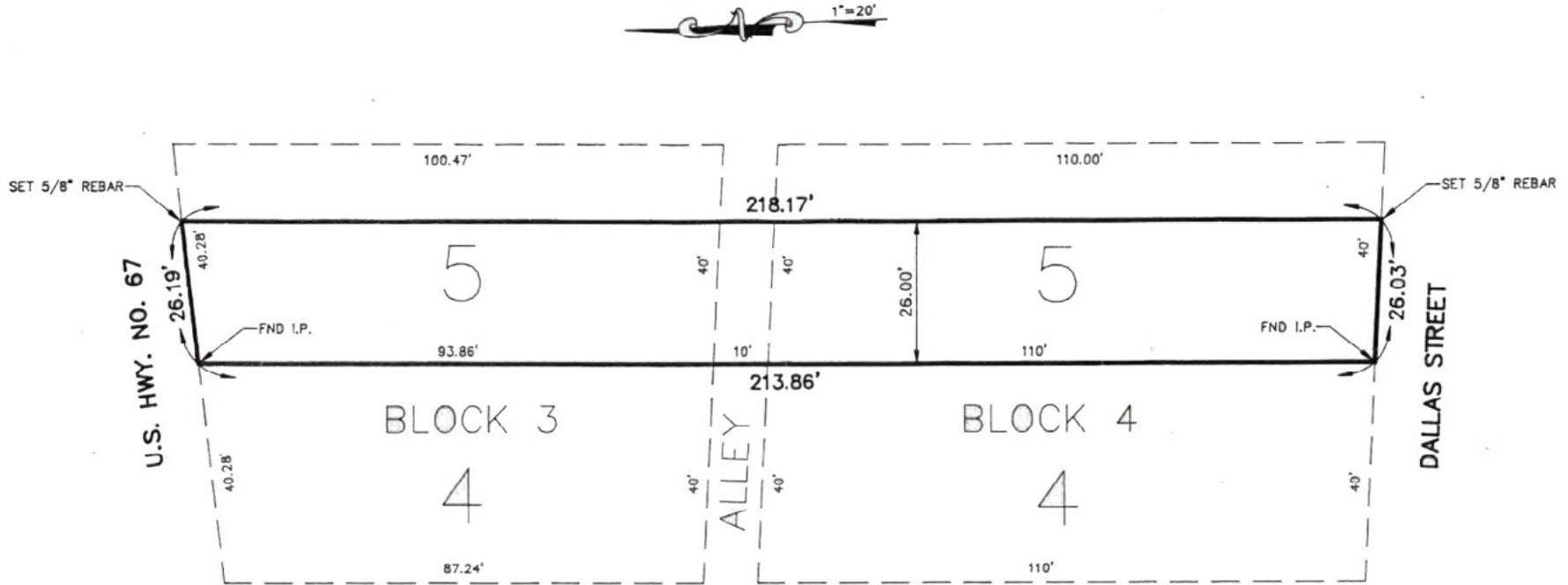
Bowie
County

1.41 AC
Land Size (AC)

61,289 SF
Land Size (SF)

15,497 VPD
1369, US 59

SURVEY



PROPERTY DESCRIPTION

THE WEST TWENTY-SIX FEET (26') OF LOT NUMBERED FIVE (5) IN BLOCK NUMBERED THREE (3) AND THE WEST TWENTY-SIX FEET (26') OF LOT NUMBERED FIVE (5) IN BLOCK NUMBERED FOUR (4) OF DUNBAR ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 40, PAGE 204 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

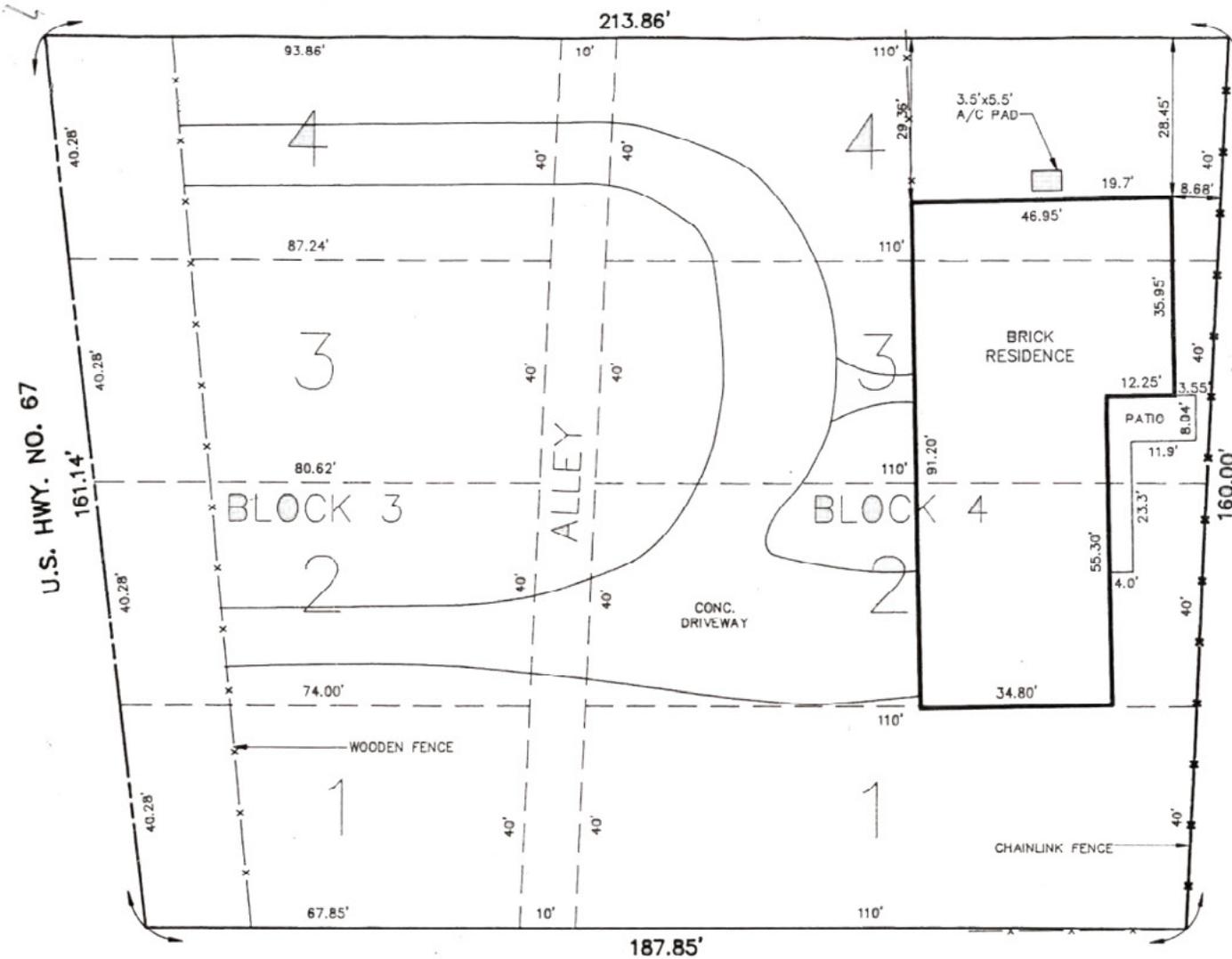
THESE LOTS ARE NOT WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, COMMUNITY-PANEL NO. 480060 0020 A, EFFECTIVE DATE MARCH 1, 1979.



Kenneth D. Lynch
7/23/93

REVISION			DATE	DESCRIPTION	BY	SHEET NO.
						2
LYNCH SURVEYING CO. 2022 NORTH STATE LINE AVENUE TEXARKANA, ARKANSAS 75502 BUSINESS (501) 773-3882 HOME (903) 628-2966				TEXARKANA, TEXAS DUNBAR ADDITION WEST 26' OF LOT 5, BLOCK 3 & LOT 5, BLOCK 4 Scale: 1"=20' Date: JULY '93 Job No. L5137 Dwn. By: KDL Dwn. By: RWB Ckd. By: KDL		

SURVEY



PROPERTY DESCRIPTION

LOTS NUMBERED ONE (1), TWO (2), THREE (3) & FOUR (4) IN BLOCK NUMBERED THREE (3) AND LOTS NUMBERED ONE (1), TWO (2), THREE (3) & FOUR (4) IN BLOCK NUMBERED FOUR (4) OF DUNBAR ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 40, PAGE 204 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

DALLAS STREET

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.



Kenneth D. Lynch
3/1/93

THESE LOTS ARE NOT WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, COMMUNITY-PANEL NO. 480060 0020 A, EFFECTIVE DATE MARCH 1, 1979.

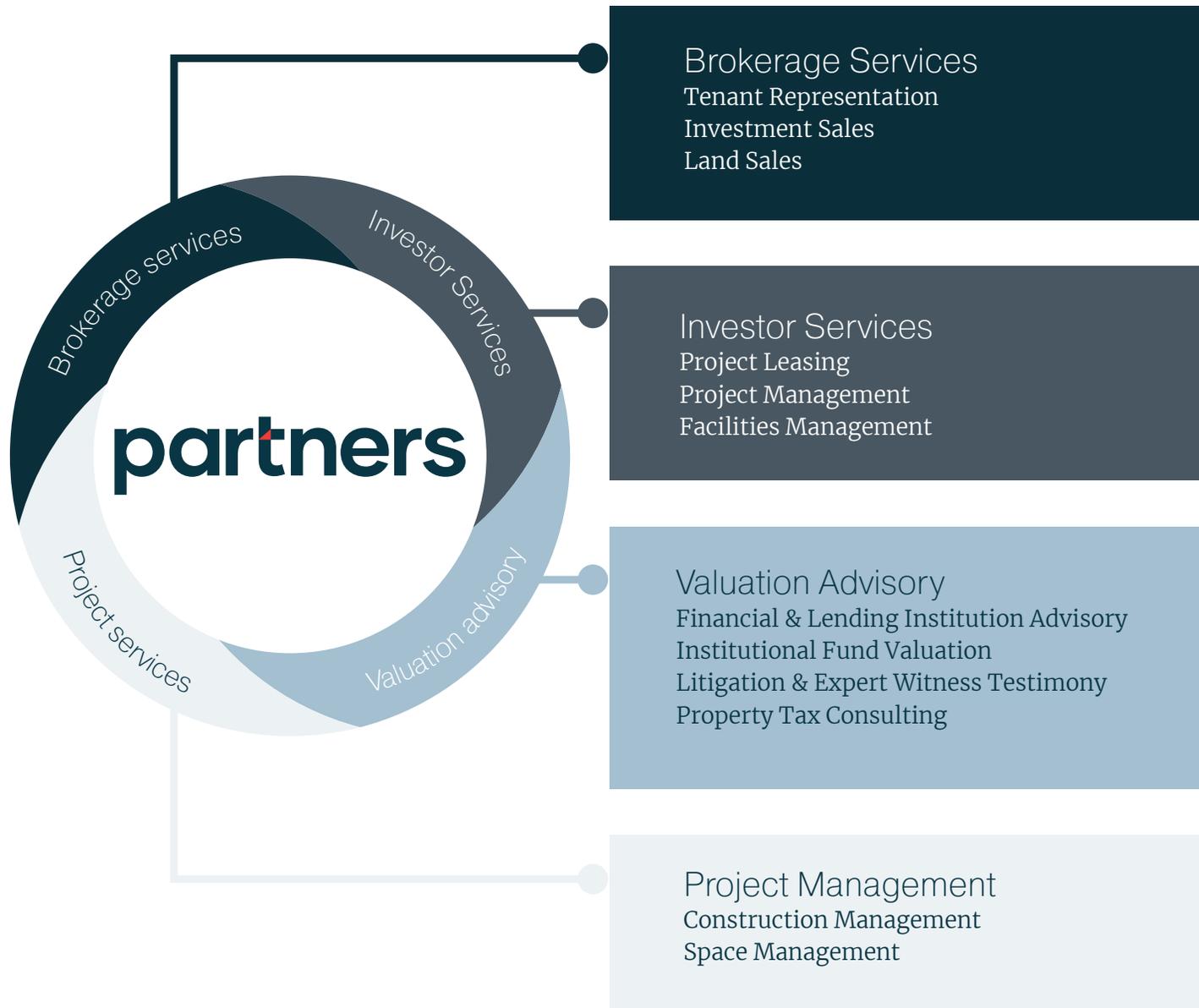
REVISION	DATE	DESCRIPTION	BY	SHEET NO.
				1

LYNCH SURVEYING CO. 2022 NORTH STATE LINE AVENUE TEXARKANA, ARKANSAS 75502 BUSINESS (501) 773-3892 HOME (903) 628-2966		TEXARKANA, TEXAS DUNBAR ADDITION LOTS 1-4, BLOCK 3 & LOTS 1-4, BLOCK 4 Scale: 1"=20' Date: MAR. '93 Job No. L5137 Dwn. By: KDL Dwn. By: RWB Ckd. By: KDL	
--	--	---	--

LOCATION MAP



OUR SERVICES





PARTNERSREALSTATE.COM

HOUSTON

+ 713 629 0500

**1360 Post Oak Blvd, Suite 1900
Houston, TX 77056**

AUSTIN

+1 512 580 6025

**901 South MoPac Expressway
Building 1, Suite 550
Austin, TX 78746**

SAN ANTONIO

+1 210 446 3655

**112 E Pecan, Suite 1515
San Antonio, TX 78205**

DALLAS

+1 214 550 2990

**1717 McKinney Ave, Suite 1480
Dallas, TX 75202**

ATLANTA

+1 404 595 0500

**999 Peachtree Rd NE #850,
Atlanta, GA 30309**



DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

partners

Court Powell

Vice President

tel +1 214 851 0556

court.powell@partnersrealestate.com

Lic. #590196