

INDUSTRIAL PROPERTY FOR SALE & LEASE

3636 NEW BOSTON RD TEXARKANA, TX 75501



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CONFIDENTIALITY & DISCLAIMER

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Neither Wingert Real Estate Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Wingert Real Estate Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Wingert Real Estate Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Wingert Real Estate Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Wingert Real Estate Company in compliance with all applicable fair housing and equal opportunity laws.

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COMPANY

PROPERTY INFORMATION

3636 NEW BOSTON RD TEXARKANA, TX 75501



Wingert

REAL ESTATE
COMPANY

PROPERTY DESCRIPTION

3636 NEW BOSTON RD TEXARKANA, TX 75501



PROPERTY DESCRIPTION

Wingert Real Estate Company and KW Commercial are pleased to offer for sale or lease this single-tenant office/warehouse property, located in Texarkana, TX. Although currently utilized as a single-tenant property, the primary building could be subdivided to create a two-tenant property.

The property has a high-end office finish in the main area and two heated/cooled workrooms, which could be used for storage, light product assembly, or additional office/cubicle area. In addition, there is second warehouse building directly behind the main building.

LOCATION DESCRIPTION

The property is located in the heart of Texarkana's primary commercial corridor. This busy corridor runs from New Boston Road along I-369 to I-30, and from the intersection of I-369 and I-30 East to Summerhill Road. NW Texarkana is the region's premier location for medical, retail, and office. With a very limited amount of office/warehouse products in this area, the property provides a new owner/user or tenant long-term location value.



EXTERIOR DESCRIPTION

The exterior of the property is well maintained, with parking on the west and east side of the building, providing ample parking for a new owner/user or tenant. In addition, there is a sizeable fenced/gated yard on the east side of the property, which has been used for truck and trailer parking. This yard could be maintained for truck and trailer parking, or it could be converted into additional parking, if needed.

INTERIOR DESCRIPTION

The primary building is comprised of approximately 12,340 SF, with 8,060 SF built-out as office and a training center. There are 19 private offices, conference room, large training room, an oversized breakroom, four restrooms, an IT room and ample office storage.

In addition, there are two large workrooms currently being utilized for storage, which could be converted into another use. Each workroom has three demised rooms, which could be converted into additional private offices, and a large open work area. Separated by a fenced/gated drive-through, an additional building is located behind the main building, which is currently being utilized as a fully heated and cooled warehouse storage.



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PROPERTY SUMMARY

3636 NEW BOSTON RD TEXARKANA, TX 75501



PROPERTY DESCRIPTION

Wingert Real Estate Company and KW Commercial are pleased to offer for sale or lease this single-tenant office/warehouse property in Texarkana, TX. Although currently utilized as a single-tenant property, the primary building could be subdivided to create a two-tenant property.

The property has a high-end office finish in the main area and two heated/cooled workrooms, which could be used for storage, light product assembly, or an additional office/cubicle area. In addition, there is a second warehouse building directly behind the main building.

OFFERING SUMMARY

Sale Price:	\$1,989,000
Lease Rate:	\$8.50 SF/yr (NNN)
Available SF:	15,540 SF
Lot Size:	1.855 Acres
Building Size:	15,540 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,058	32,336	43,333
Total Population	4,055	73,458	99,379
Average HH Income	\$43,109	\$56,939	\$61,084

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PROPERTY DETAILS

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- Primary Building Constructed in 1992 & Warehouse Constructed in 1998
- Originally Developed for Husqvarna for 2-Stroke Engine Testing/R&D
- 8,060 SF Office Space in the Primary Building
- 4,280 SF Heated & Cooled Flex Space in Primary Building
- 3,200 SF of Heated & Cooled Warehouse
- 20' Clear Height in Warehouse
- (1) 10' Grade Level Rollup Door into Warehouse
- (2) Double Doors into Warehouse could be Converted to Rollup Doors
- (2) Double Doors into Flex Space could be Converted to Rollup Doors
- Over \$600,000 Invested into a Redevelopment in 2016
- Open Floor Plan Converted into Current Office & Training Facility
- Upgraded Electrical System & LED Lighting for Energy Efficiency
- Access Control System on Multiple Doors
- Fenced & Gated Outside Storage Yard
- Fenced & Gated Drive between Primary & Secondary Buildings
- (2) Curb Cuts off New Boston Road
- Parking Ratio Approximately 4.0/1,000 SF



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LEASE DETAILS

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SPACE FACTS

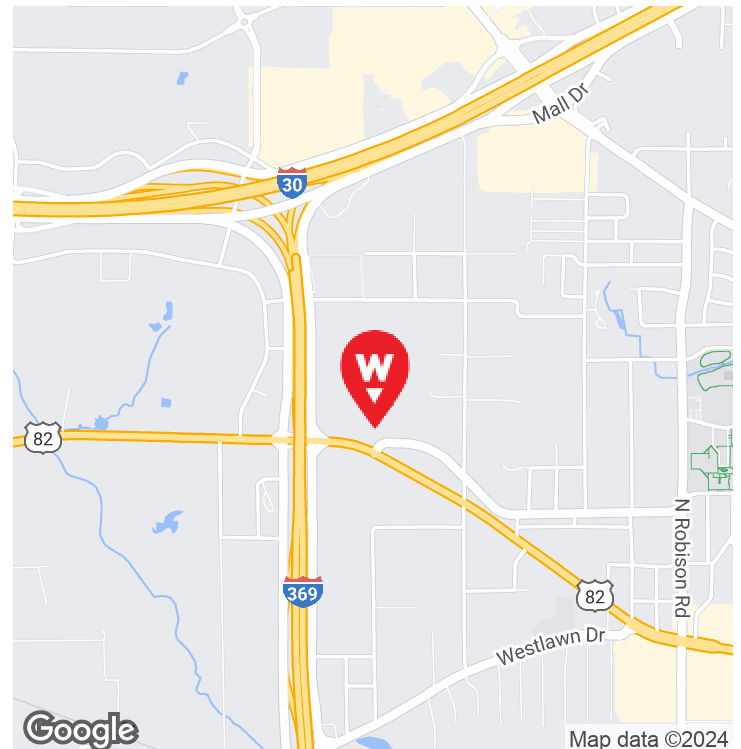
Lease Rate:	\$8.50 SF/yr
Space Size:	15,540 SF
Lease Type:	NNN
Lease Term:	Negotiable

DESCRIPTION

Discover the ultimate business opportunity at 3636 New Boston Rd, Texarkana, TX. This prime location offers modern, professional office spaces, flexible floor plans, ample parking, and high visibility for signage to enhance your branding impact. With proximity to major highways and thoroughfares, this property ensures easy accessibility for employees and clients. The well-maintained landscaping and exterior along with updated and efficient HVAC systems, provide a comfortable and inviting environment for your business. Explore the potential of this space to suit various needs and elevate your operations in a dynamic and thriving location.

PROPERTY HIGHLIGHTS

- Prime location on New Boston Rd
- Ample parking for tenants and visitors
- Modern and professional office space
- Flexible floor plans to suit various needs
- High visibility for signage and branding
- Proximity to major highways and thoroughfares
- Well-maintained landscaping and exterior
- Updated and efficient HVAC systems
- Spacious 15,540 SF building
- Renovated in 2016 for modern functionality
- Ideal for industrial and flex space use
- Well-maintained facility with updated systems
- Ample space for equipment and inventory storage
- Convenient loading docks for efficient operations
- Strategically located in the Texarkana area
- Flexible floor plan to accommodate various needs



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ADDITIONAL PHOTOS

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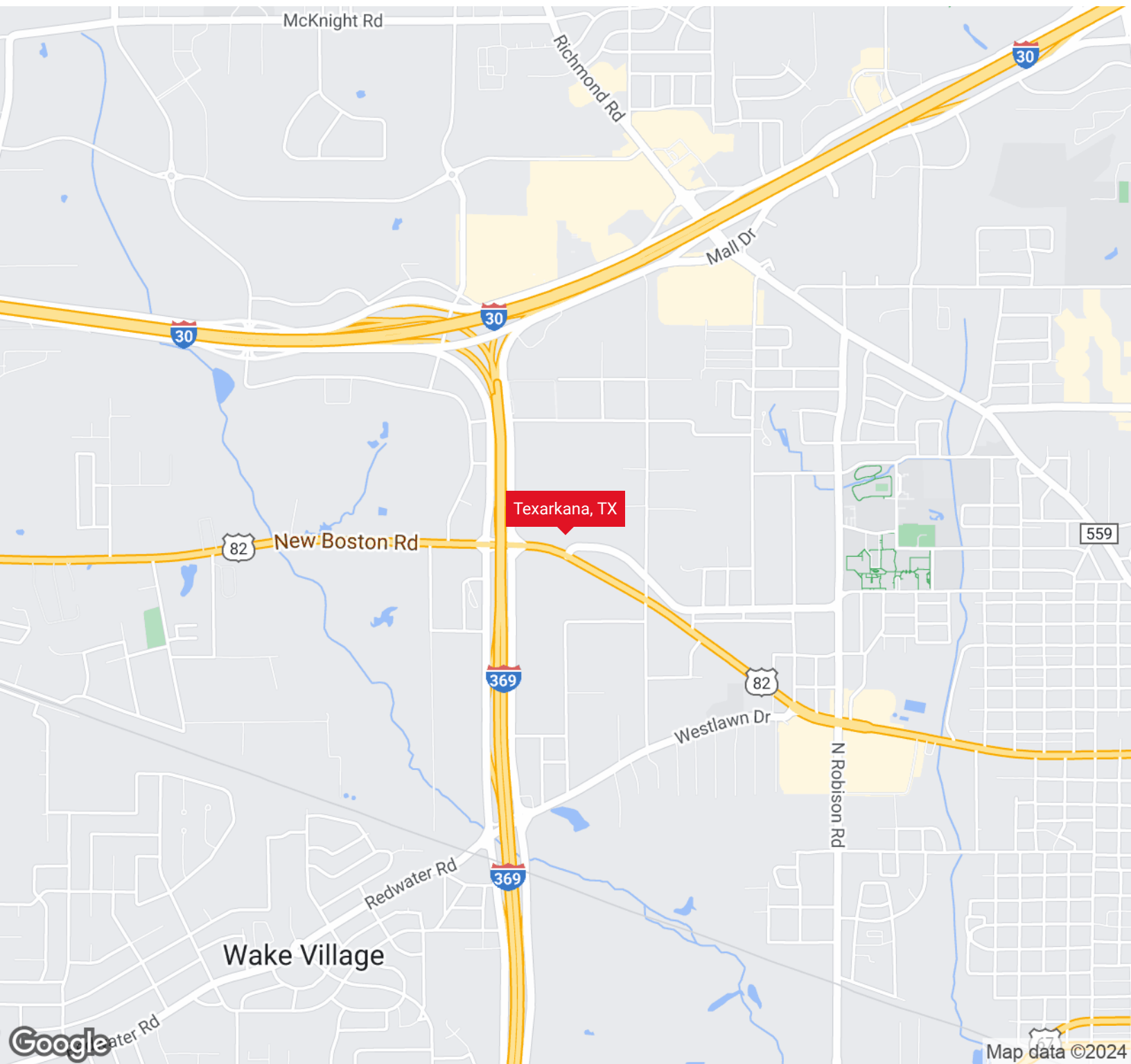
LOCATION INFORMATION

3636 NEW BOSTON RD TEXARKANA, TX 75501



REGIONAL MAP

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LOCATION MAP

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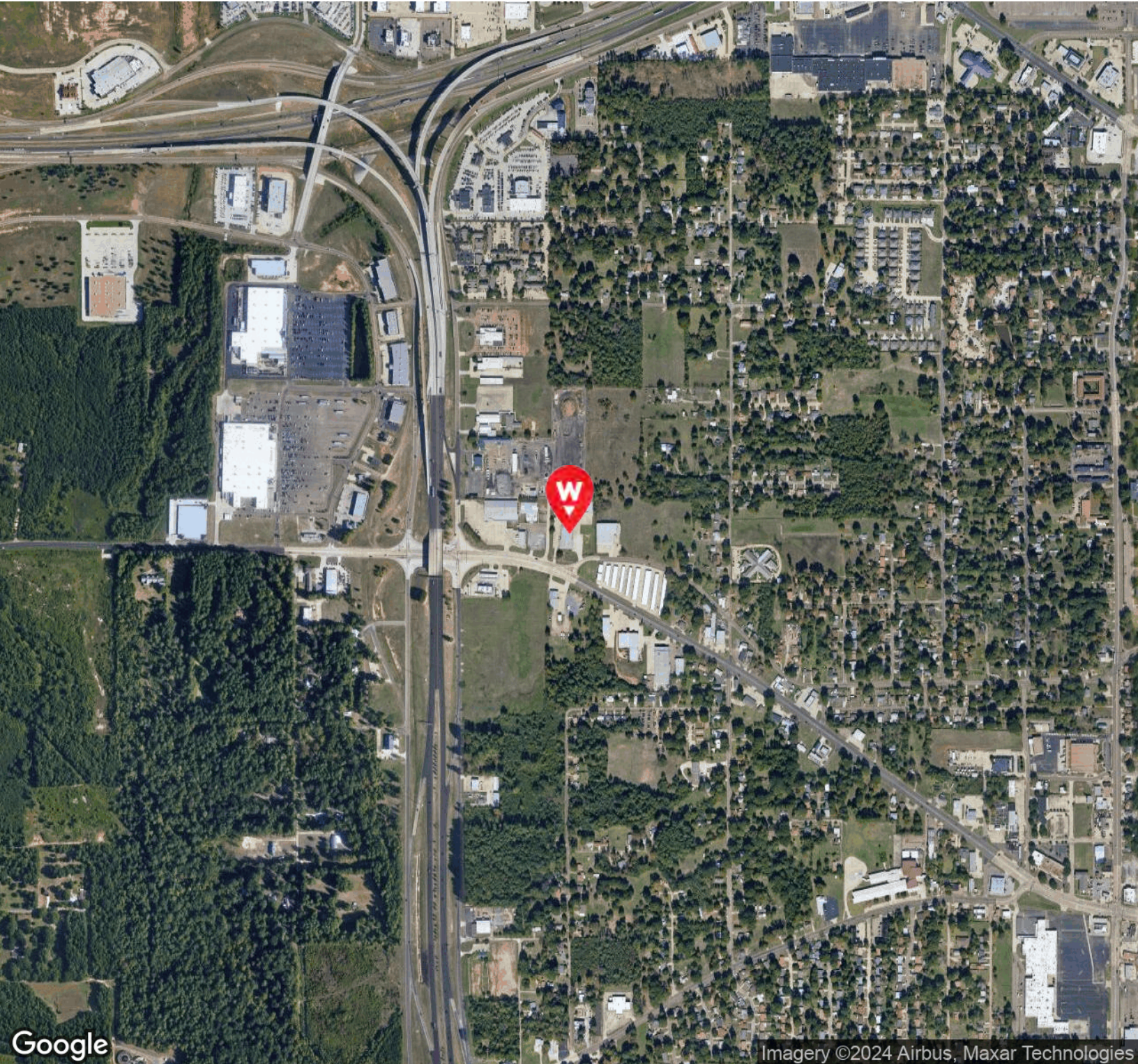


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AERIAL MAP

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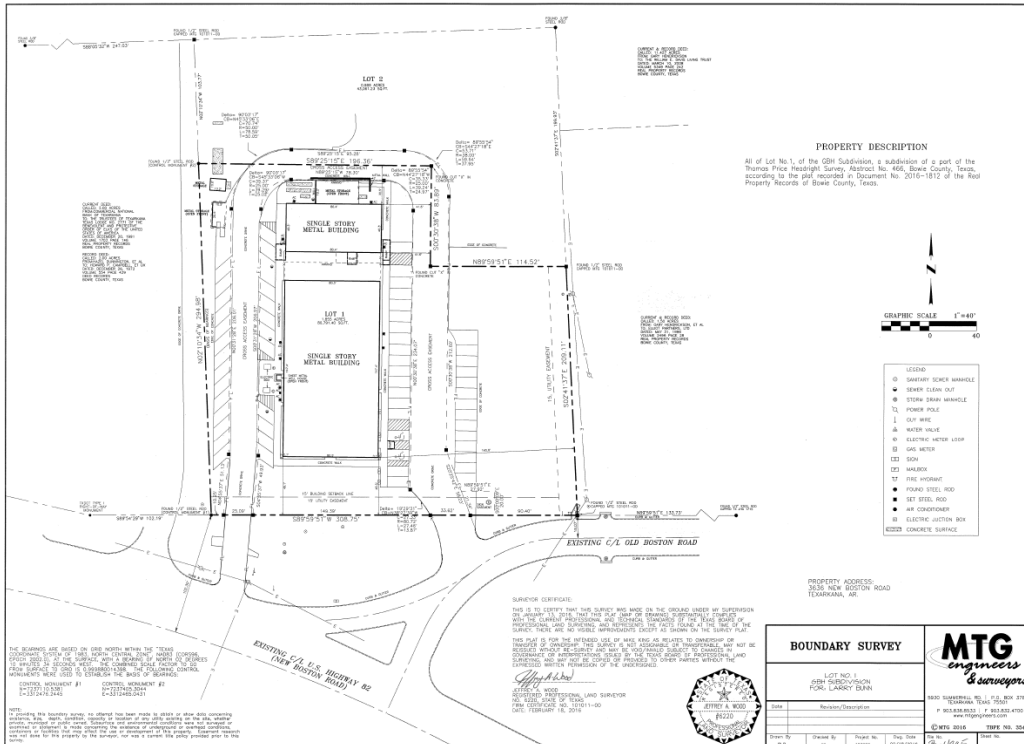
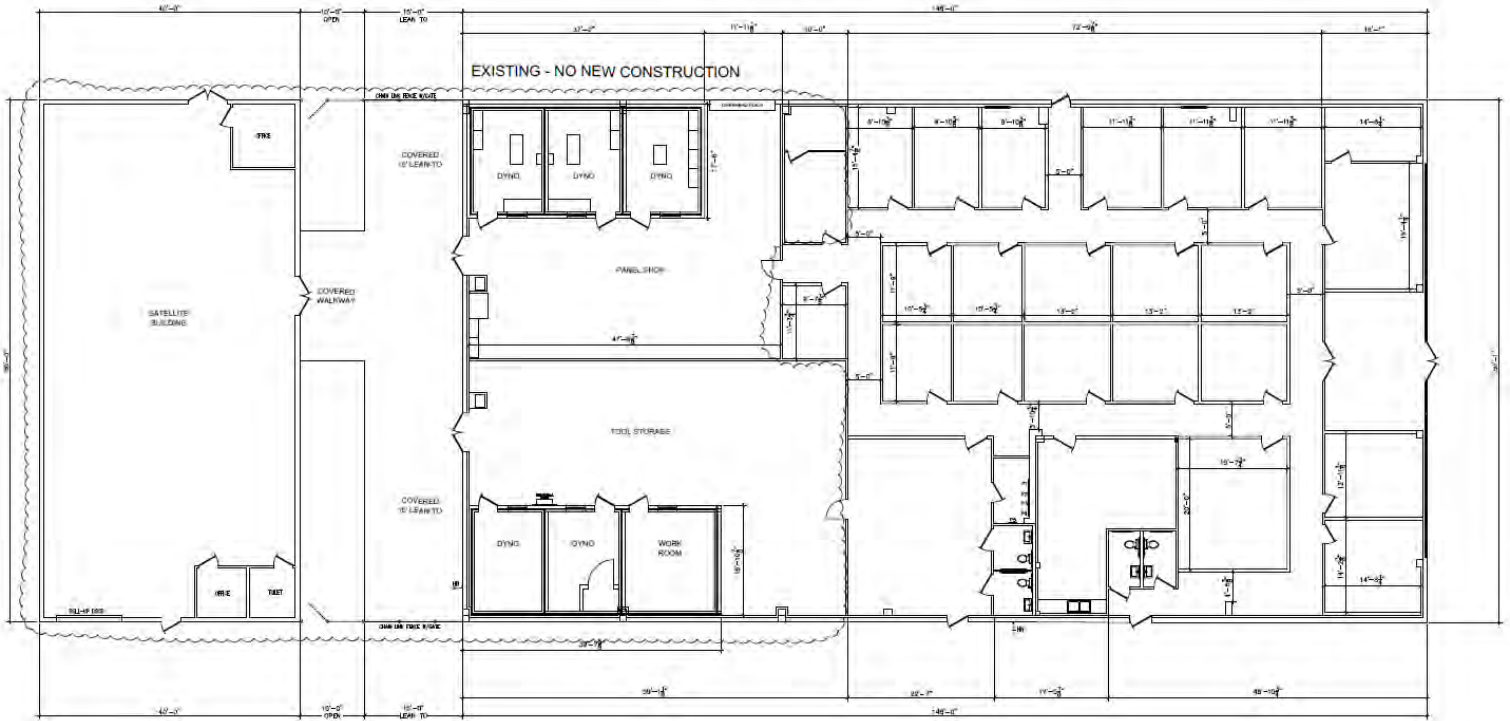
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SITE PLANS

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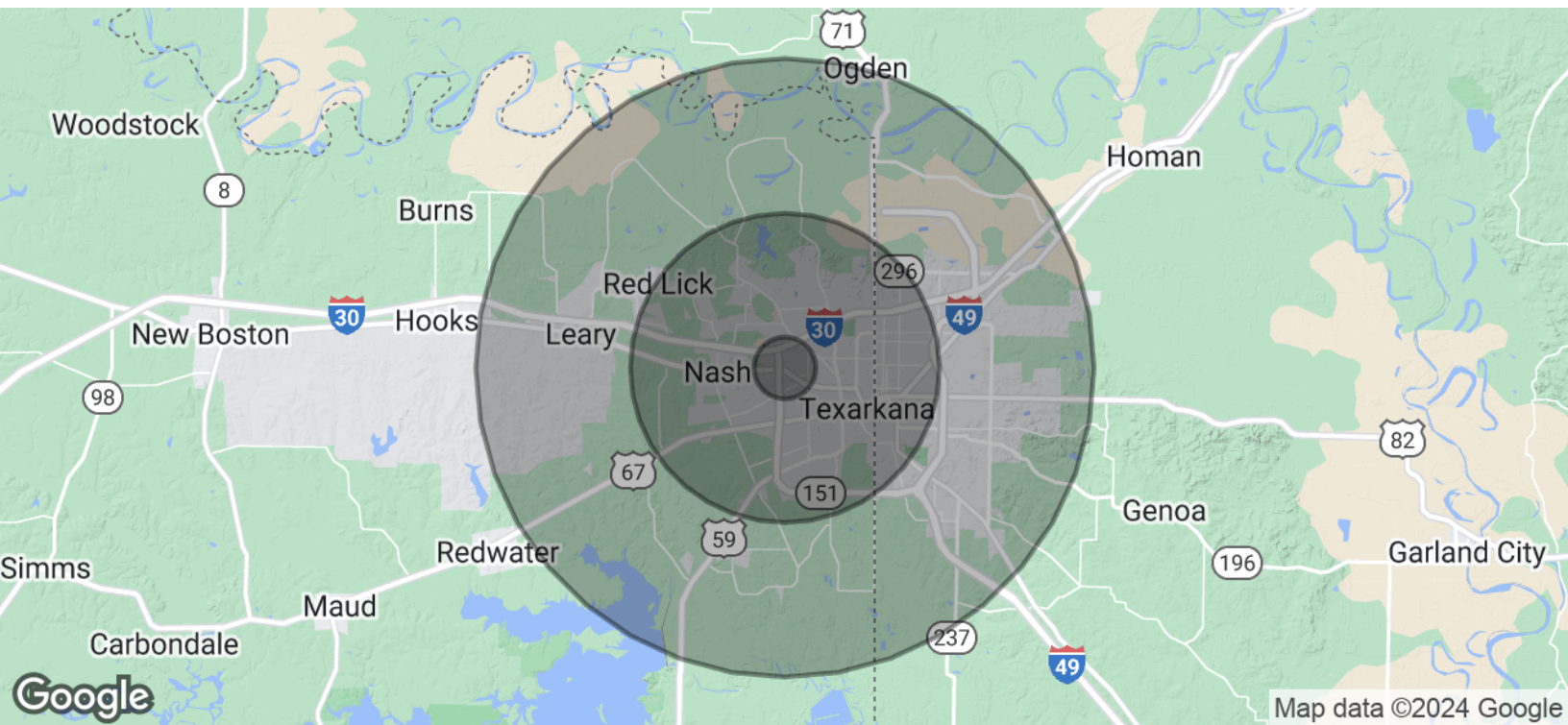
DEMOGRAPHICS

3636 NEW BOSTON RD TEXARKANA, TX 75501



DEMOGRAPHICS MAP & REPORT

3636 NEW BOSTON RD TEXARKANA, TX 75501



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,055	73,458	99,379
Average Age	33.6	37.6	38.5
Average Age (Male)	26.8	34.7	35.7
Average Age (Female)	39.4	39.4	40.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,058	32,336	43,333
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$43,109	\$56,939	\$61,084
Average House Value	\$88,523	\$123,011	\$135,768

2020 American Community Survey (ACS)

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Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Jason Wingert	589167	jason.wingert@wingertrealestate.com	214.675.7583
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date