

For Lease



## 5001 N. Stateline Ave

Texarkana, Texas 75503

### Property Description

28,025 Sq. Feet available for lease

Individual offices; Large open space.

Nearby businesses include Tractor Supply, Dirt Cheap, G-Force (indoor trampoline park), Taco Bell, Burger King, and China King.

Located near Interstate 30 on North Stateline between Texas and Arkansas.

### OFFERING SUMMARY

Available SF	28,025 SF
Lease Rate	\$5.00 psf + \$2 CAM
Building Size	28,025 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,380	\$47,636
3 Miles	41,517	\$51,175
5 Miles	68,791	\$50,279

For more information

**Jerry Brewer**

O: 903 793 2666  
jerry@amreal.com

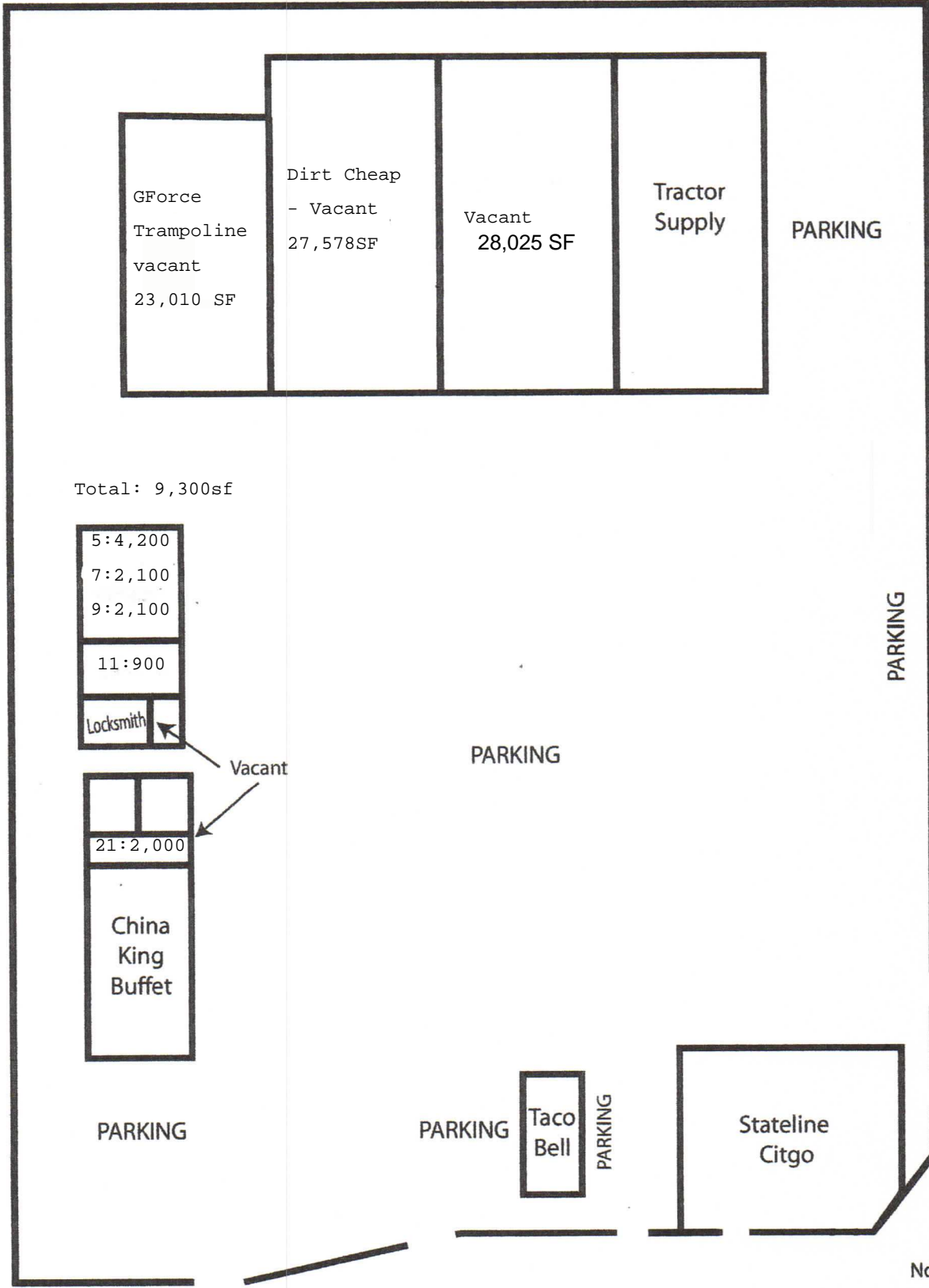
For Lease

# Office Building

28,025 SF | Negotiable



**STATELINE PLAZA**  
**5001 Stateline Avenue**



Total: 9,300sf

5:4,200

7:2,100

9:2,100

11:900

Locksmith

21:2,000

China King Buffet

PARKING

PARKING

PARKING

Taco Bell

PARKING

Stateline Citgo

PARKING

N  
Not to Scale

STATE LINE AVENUE

TEXAS  
ARKANSAS

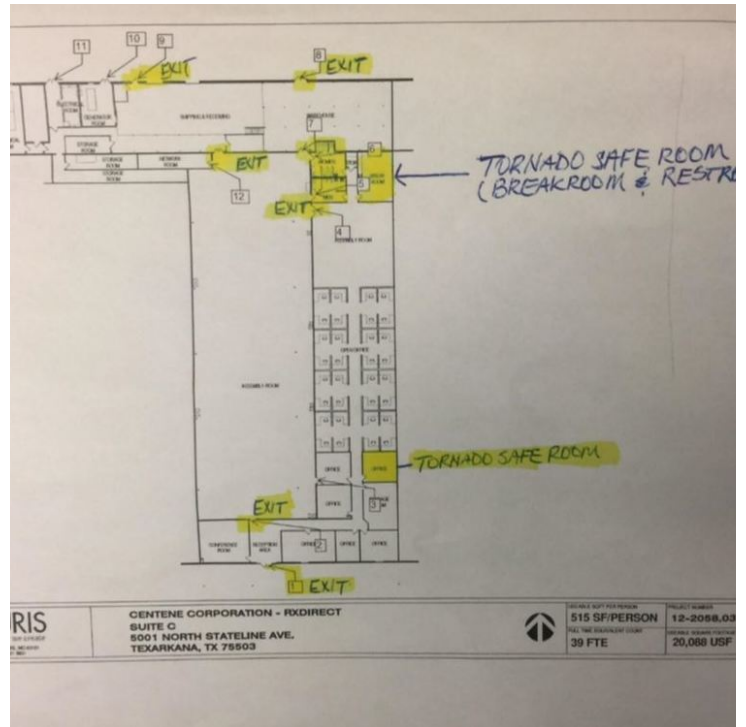


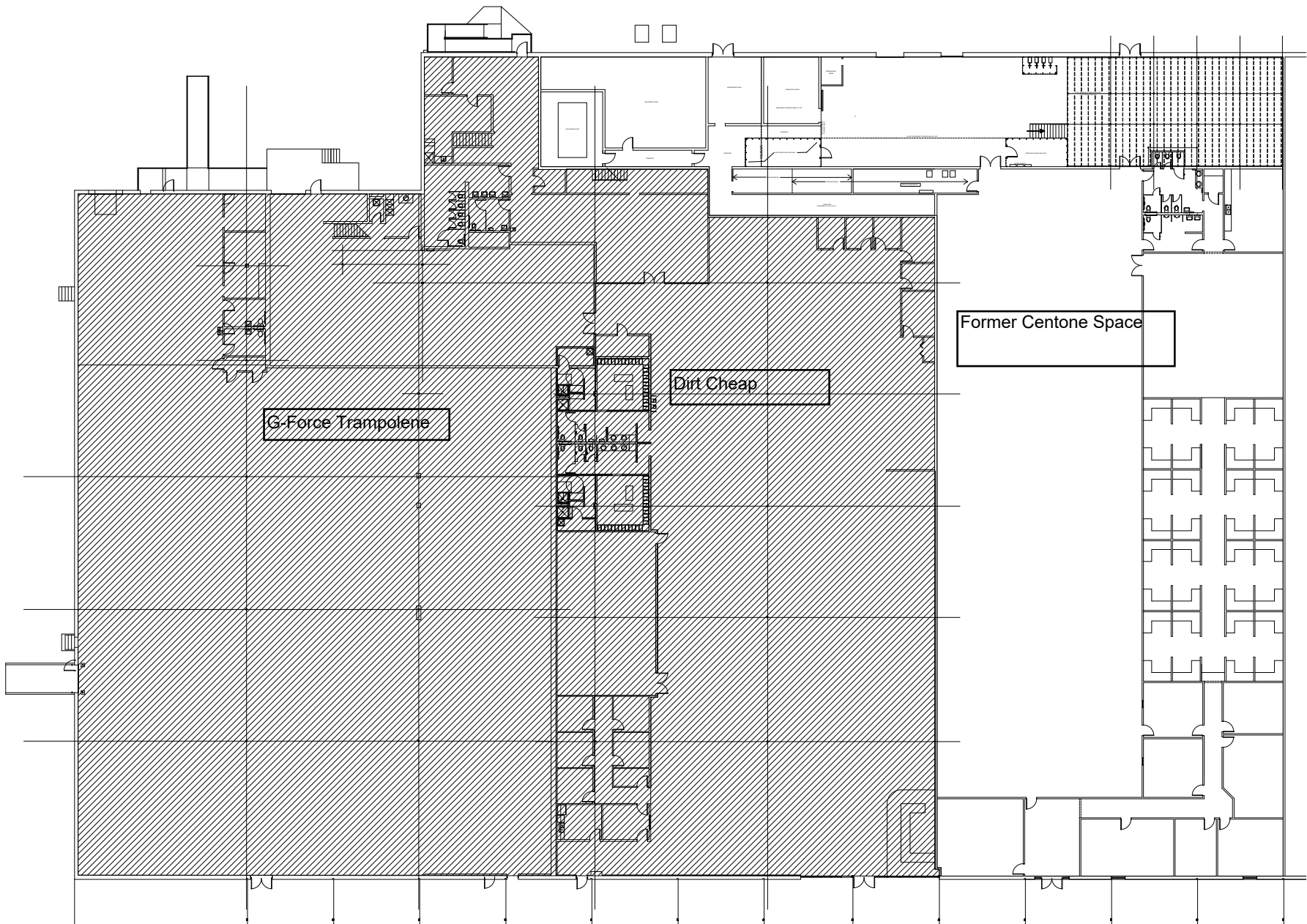
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Suite #	Tenant	S.F.
1	G-Force	23,010
2	Art cheap	27,578
3	vacant	28,025
4	Color Supply	26,145
5	vacant	4,200
7	vacant	2,100
9	vacant	2,100
11	vacant	900
12	Lifenet	600
13	vacant	600
17	vacant	800
21	vacant	2,000
23	LT Nails	1,800
27	China King	8,800
28	Taco Bell	





PHARMACY RX  
EXISTING CONDITIONS AS-BUILT  
APPX. 28,507 +/-

All that certain tract or parcel of land situated in the HILLIS OLDHAM HEADRIGHT SURVEY, Abstract No. 458, Bowie County, Texas, and being a part of Block No. 7 of the subdivision of the said Oldham Headright Survey, and a portion of a certain 40 acre tract of land conveyed by L.C. Demore to R.F. Pruitt on February 9, 1893, of record in Volume 8, Page 493 of the Deed Records of Bowie County, Texas and also a portion of a certain 30 acre tract described in a deed from J.R. Morris, et al. to E.C. Brown, et ux, by deed dated November 2, 1944 and recorded in Volume 210, Page 251 of the Deed Records of Bowie County, Texas. Subject tract being more particularly described by metes and bounds as follows:

COMMENCING at an iron pipe for corner at a fence corner, same being the Northwest corner of the Pruitt 40 acre tract of land;

THENCE South 00 degrees 34 minutes 00 seconds East, generally along a fence line, same being the West line of the Pruitt 40 acre tract as fenced and occupied, 376.35 feet to an iron pipe for corner in a fence corner, same being an angle point in said line and the Northwest corner of a certain 6.96 acre tract of land conveyed by C.V. Wilson Sr., et ux, to Jim T. Lindsey, et ux, by deed of record in Volume 300, Pages 267-269 of the Deed Records of Bowie County, Texas;

THENCE South 88 degrees 51 minutes 00 seconds East, with the North boundary line of the Jim T. Lindsey 6.96 acre tract, 200.00 feet to an iron rod set at the POINT OF BEGINNING for the herein described tract;

THENCE South 00 degrees 23 minutes 00 seconds West, 63.45 feet to an iron pipe found for corner in the North boundary line of an 8.84-acre tract of land conveyed by Virginia Lovett Brown, et al. to Kirk Patis, Trustee, by deed of record in Volume 489, Pages 91-95 of the Deed Records of Bowie County, Texas;

THENCE South 89 degrees 58 minutes 00 seconds East with the North boundary line of said 8.84-acre tract and subsequently, with the North boundary line of a certain 4-acre tract conveyed by Virginia Lovett Brown, et al. to Walsh-Lumpkin Drug Co. by deed of record in Volume 457, Page 451 of the Deed Records of Bowie County, Texas, 898.84 feet to an iron pipe found for corner in the west right of way line of U.S. Highways 59 & 71;

THENCE North with the said right of way line, 124.61 feet to a P.K. Nail set in said line;

THENCE North 11 degrees 08 minutes 00 seconds West continuing with said right of way line, 154.78 feet to a concrete right of way marker found in said line;

THENCE North with the said right of way line, 161.31 feet to an iron rod found for corner, same being the southeast corner of a tract previously described in a lease executed by Jim T. Lindsey, et ux, to Phillips Petroleum Company;

THENCE North 88 degrees 35 minutes 00 seconds West with the South boundary of said tract, 124.16 feet to a set of 4" in concrete for corner;

THENCE North with the West line of said tract, 157.00 feet to a set of 4" in concrete to the Northwest corner of same;

THENCE South 88 degrees 35 minutes 00 seconds East, 97.00 feet to a P.K. Nail set for corner in the West right of way line of U.S. Highways 59 & 71;

THENCE North 50 degrees 05 minutes 00 seconds West with the said right of way line, 31.79 feet to a P.K. Nail set for corner in the North boundary line of the Lindsey 6.96 acre tract;

THENCE North 88 degrees 51 minutes 00 seconds West with the North boundary line of the Lindsey tract, 812.90 feet to the POINT OF BEGINNING AND CONTAINING 12,123 acres of 526.15 square feet of land, more or less.

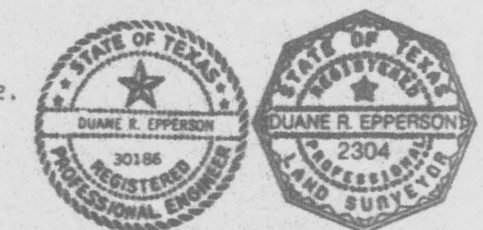
SURVEYORS CERTIFICATION

This Certification is made to Texas Commercial Properties Funding Corporation, a Delaware corporation, General Electric Capital Corporation, a New York corporation, and to American Title Company, Twin City Title Company, First American Title, for use with GP No. 9231845, and only for use with this transaction.

I hereby certify that the survey job No. 92140, entitled K Mart Plaza, Shopping Center, was made upon the ground and that it and the information, courses and distances shown thereon are correct, that the title lines and lines of actual possession are the same except as noted; that the site, location and type of buildings and improvements are as shown and all are within the boundary lines and applicable setback lines of the property; the undersigned is not aware of any violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are not any encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that there are no encroachments affecting this property other than as shown; that potable and waste water, electric, gas and telephone utilities are located on the tract and appear operationally; that to the extent known by the undersigned, any utility transformers labeled as containing PCB'S are specifically noted; that any discharge into streams, rivers or other conveyance system is shown on the survey; that the parcel (s) described hereon do not lie within flood hazard areas in accordance with any maps entitled: "Flood Insurance Rate Map," "Flood Hazard Boundary Map," "Flood Hazard Boundary Map," "Flood Hazard Boundary Map," or "Flood Boundary and Floodway Map" published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map published by the U.S. Department of Housing and Urban Development; and that the property has direct access to State Line Avenue - U.S. Hwy 59 & U.S. Hwy 71, a public road maintained by the State of Texas, and the State of Arkansas

This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by American Land Title Association and American Congress on Surveying and Mapping.

Executed this 11th day of JUNE, 1992.  
ANAYA & EPPERSON, INC.  
Duane R. Epperson, P.E., R.P.L.S.  
Registered Professional Engineer, Texas No. 30186  
Registered Professional Land Surveyor, Texas No. 2304  
Tax I.D. Number: 75-2079505-9  
Firm No. 92140



ANAYA & EPPERSON, INC  
CONSULTING CIVIL ENGINEERS, PLANNERS, & SURVEYORS

11020 Audelia Road, Suite B-211  
Dallas, Texas 75243  
(214) 341-6109

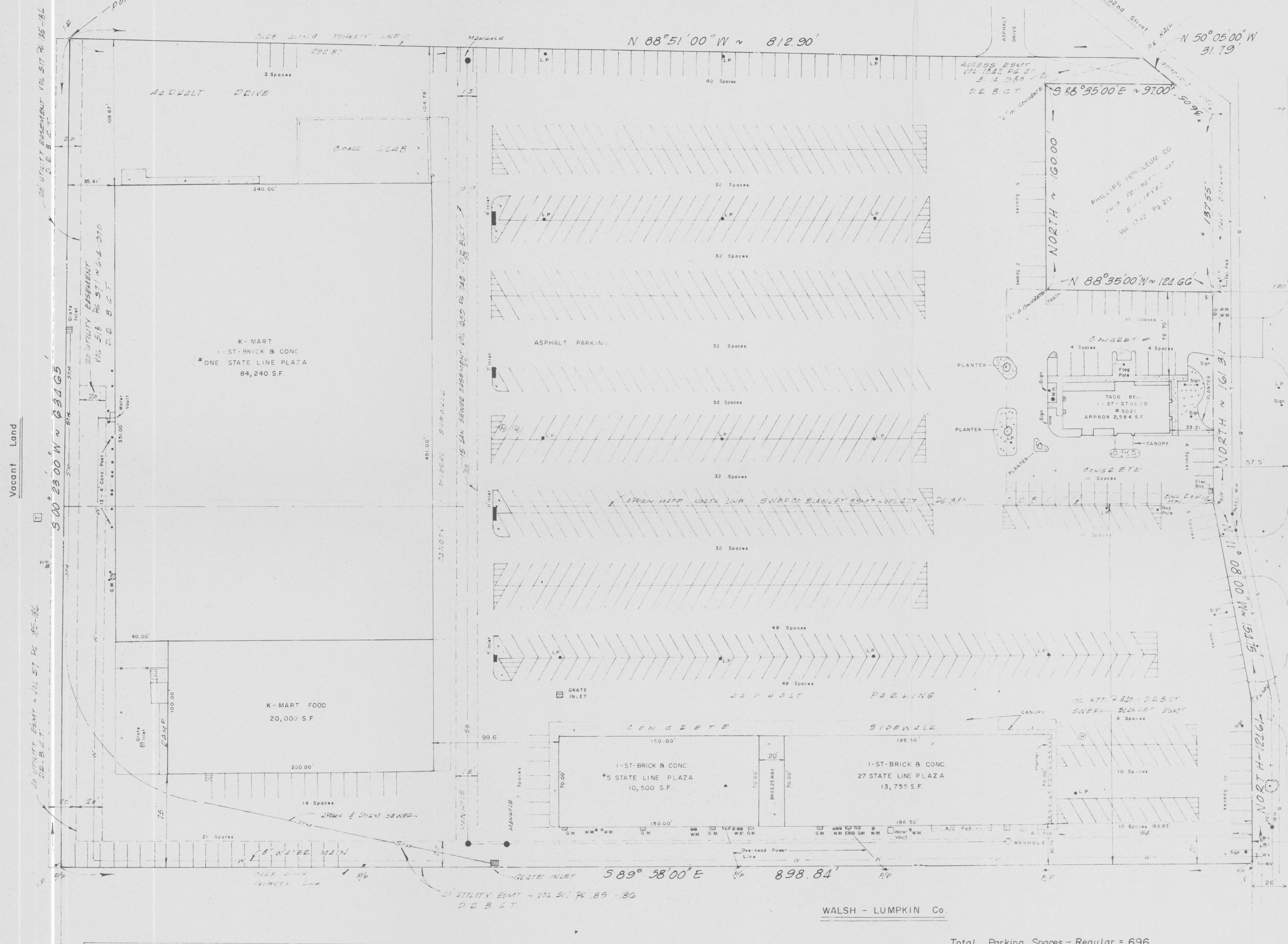
FAX (214) 341-5511

BURGER KING



NOTE: All Utilities are underground, and no Transformers are labeled as containing PCB'S.

FROM SURFACE INVESTIGATION THERE APPEARS TO BE NO UNDERGROUND TANKS, RAILROAD TRACKS, SPUR TRACKS, RUBBISH FILLS, SPRINGS, FILLED IN WELLS OR CISTERNS AND SEEPHOLES.



STATELINE AVENUE (U.S. HIGHWAY NO. 59 & 71)

WALSH - LUMPKIN Co.

Total Parking Spaces - Regular = 696  
Handicapped = 2

BOUNDARY SURVEY  
K-MART PLAZA - SHOPPING CENTER  
WILLIS OLDHAM HEADRIGHT SURVEY  
ABSTRACT NO. 458  
TEXARKANA, BOWIE COUNTY, TEXAS

ALL EASEMENTS HAVE BEEN PLOTTED GRAPHICALLY FROM AVAILABLE RECORDS, AND SHOULD BE DEFINED IN THE FIELD PRIOR TO CONSTRUCTION.

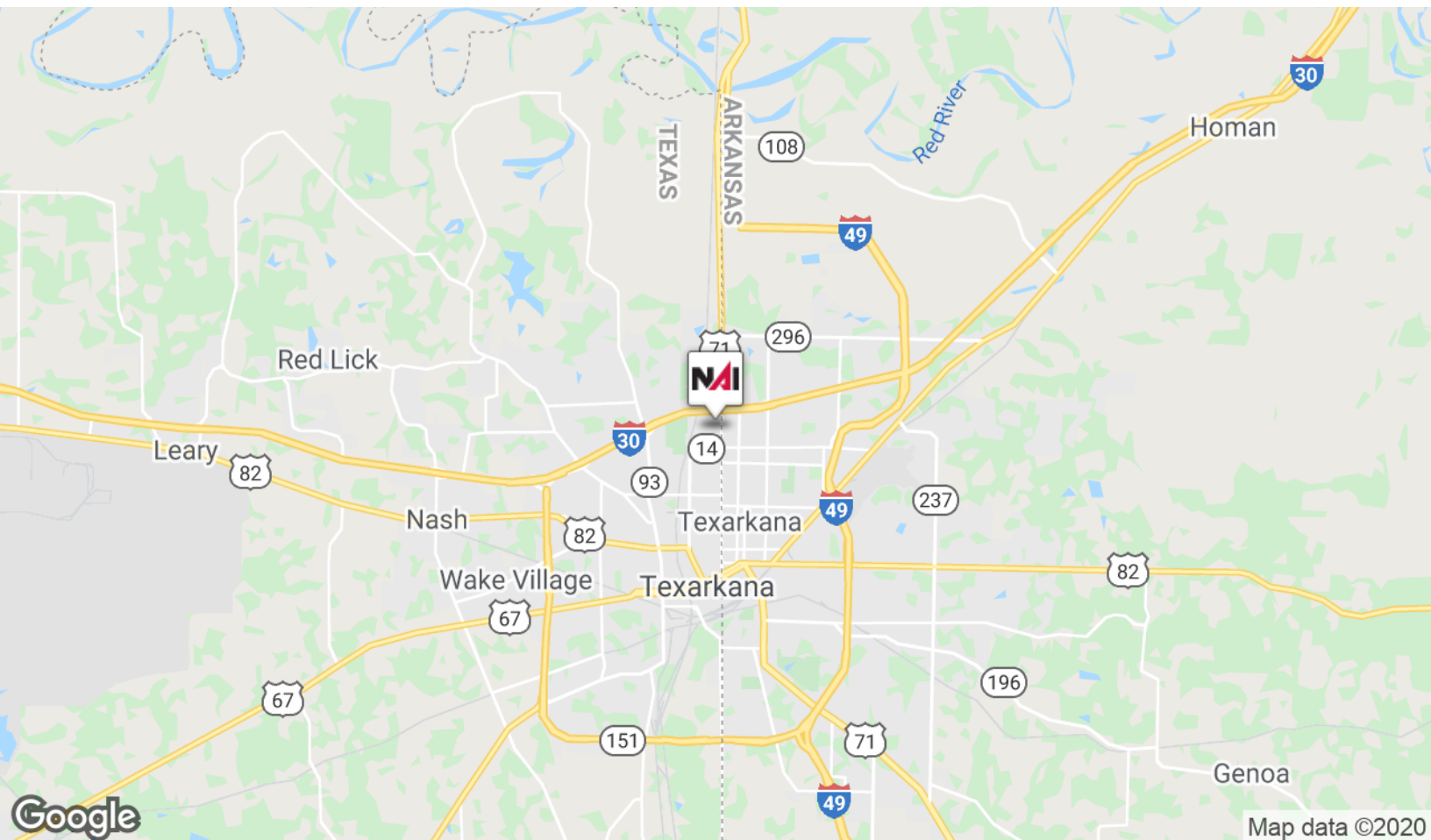
LEGEND table with symbols for Live Oak Trees, Handicapped Parking, E.M.B. Electric Meter Box, G.M. Gas Meter, W.M. Water Meter, Transformer, L.P. Light Pole, Sanitary Sewer Manhole, F.H. Fire Hydrant, P/P Power Pole, W.V. Water Valve, Concrete, Concrete Porches, 8" Sanitary Sewer, 6" Gas Line, 8" Water Line.

NOTE: THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND FACILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. THE CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND PIPES, LINES, CONDUITS, AND STRUCTURES BY CONTACTING OWNERS OF UNDERGROUND UTILITIES AND BY PROSPECTING IN ADVANCE OF EXCAVATION OPERATIONS.

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# Office Building

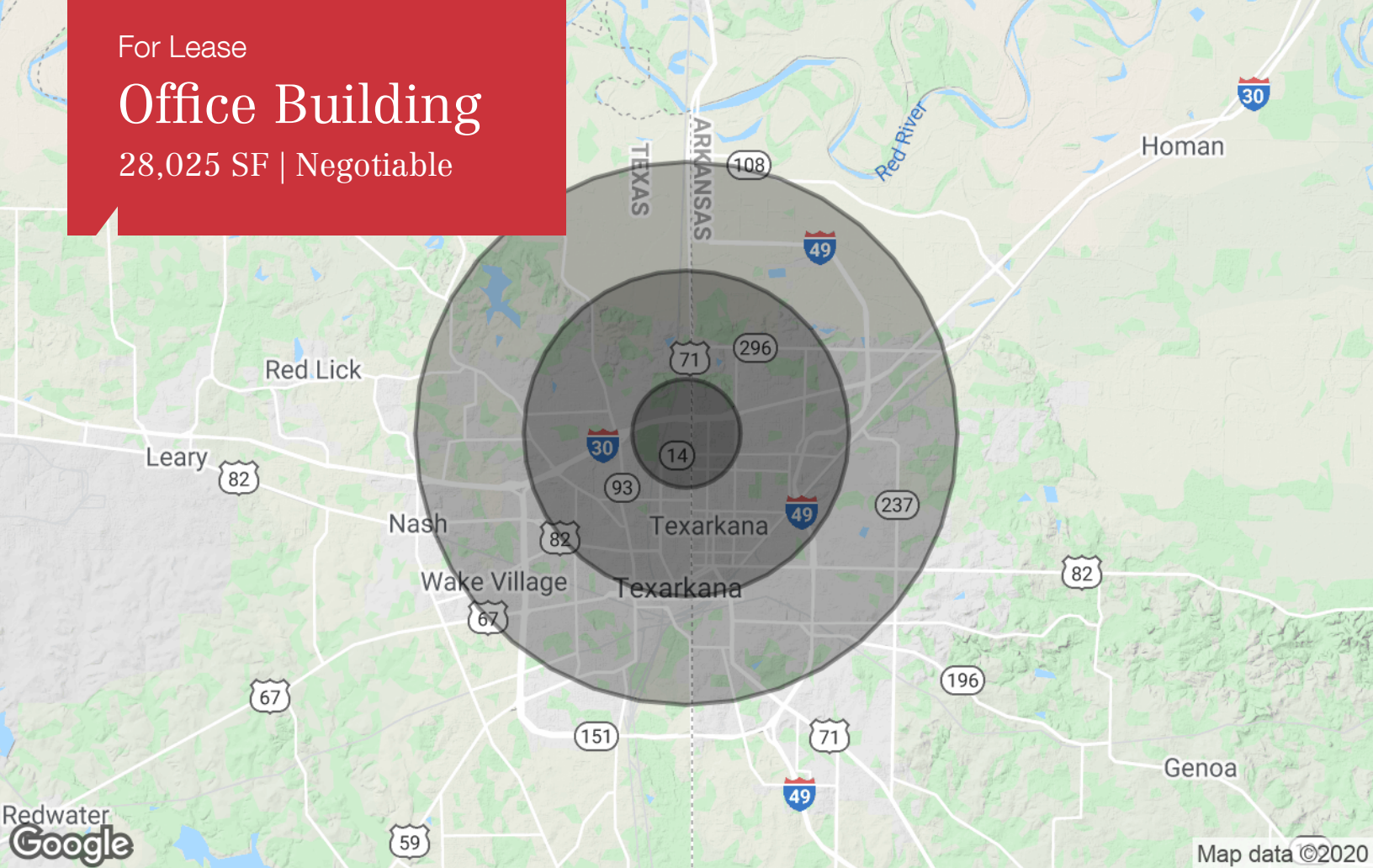
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## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,380	41,517	68,791
MEDIAN AGE	37.7	36.3	35.4
MEDIAN AGE (MALE)	35.1	34.5	32.9
MEDIAN AGE (FEMALE)	40.0	38.0	37.9

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,643	16,461	26,710
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$47,636	\$51,175	\$50,279
AVERAGE HOUSE VALUE	\$112,002	\$145,754	\$130,966

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	69.2%	59.9%	58.3%
% BLACK	27.9%	36.4%	38.0%
% ASIAN	0.2%	0.4%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.6%	0.6%
% OTHER	2.3%	2.7%	2.4%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.4%	4.9%	4.6%

\* Demographic data derived from 2010 US Census