



Property Summary

Price:	\$870,000
Building SF:	Approx. 12,000 SF
Lot Size:	Approx. 1.12 Ac



Property Overview

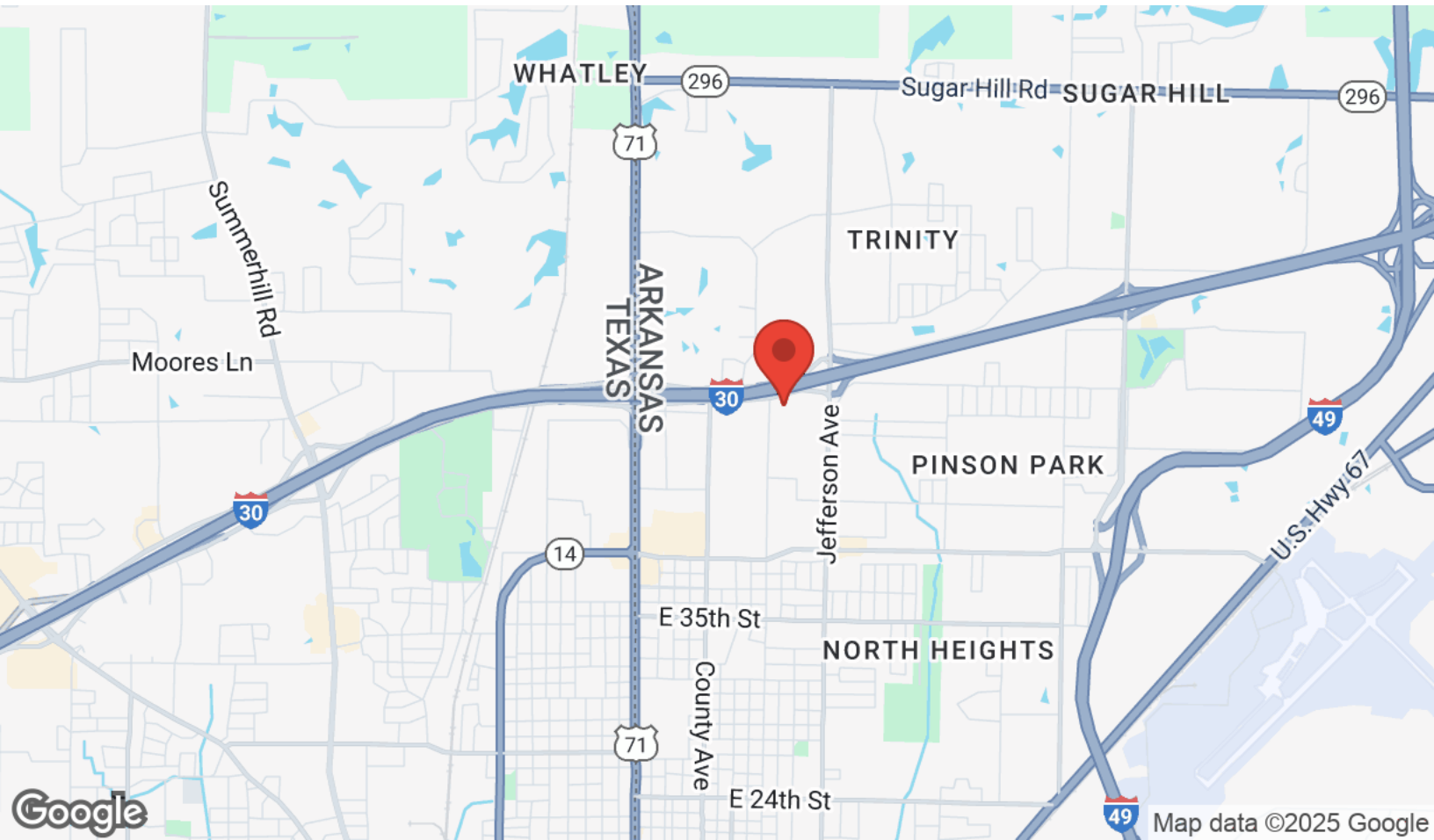
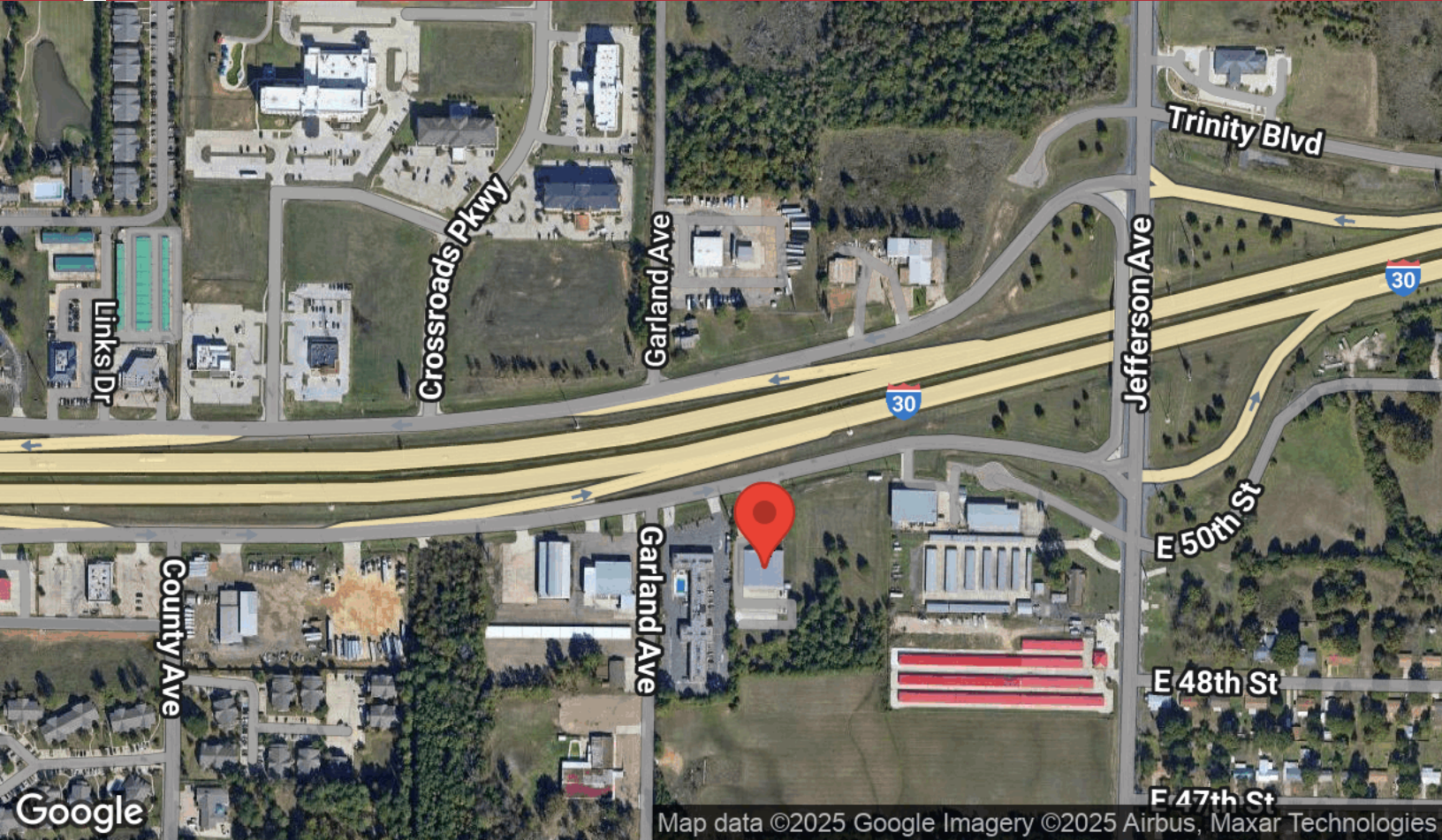
This approximately 12,000 square foot former VA outpatient facility, positioned on an 1.12-acre lot, is vacant and ready for occupancy. Built in 1996, this property possesses a great location, with Interstate-30 visibility, and a versatile layout, making it ideal for a multitude of business ventures. Imagine the possibilities this facility holds – from a state-of-the-art medical center or wellness hub to an educational institution or a thriving commercial space. If someone wanted to, the offices could be torn out, making this property a great church or even an open warehouse.

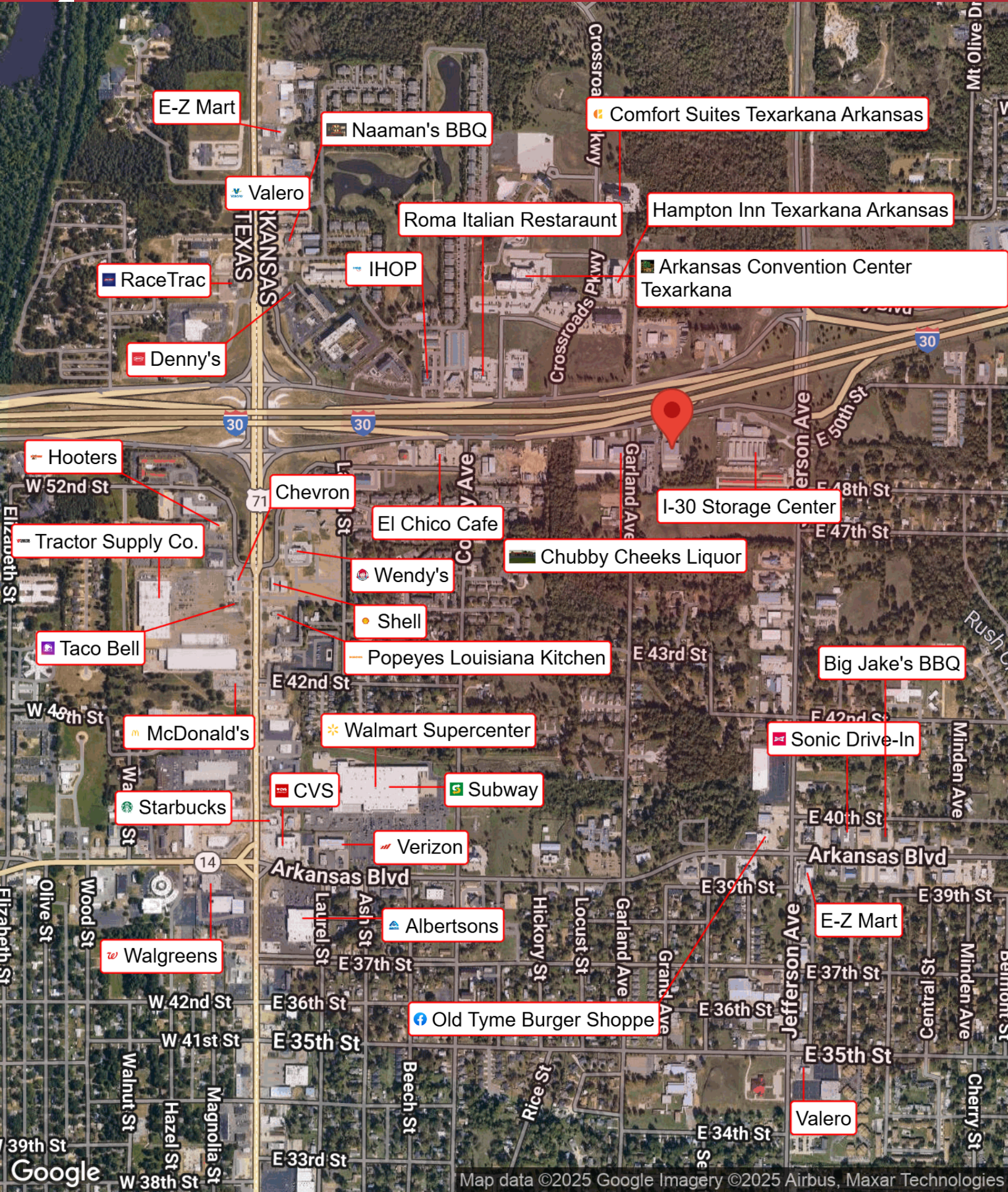
Location Overview

Located on Realtor Road between Country Host Inn and Top Carts 413 in Texarkana, AR.









E-Z Mart

Naaman's BBQ

Comfort Suites Texarkana Arkansas

Valero

Roma Italian Restaraunt

Hampton Inn Texarkana Arkansas

RaceTrac

IHOP

Arkansas Convention Center
Texarkana

Denny's

Hooters

Chevron

El Chico Cafe

I-30 Storage Center

Tractor Supply Co.

Wendy's

Chubby Cheeks Liquor

Taco Bell

Shell

Popeyes Louisiana Kitchen

Big Jake's BBQ

McDonald's

Walmart Supercenter

Sonic Drive-In

Starbucks

CVS

Subway

Verizon

Arkansas Blvd

Arkansas Blvd

Walgreens

Albertsons

E-Z Mart

Old Tyme Burger Shoppe

Valero