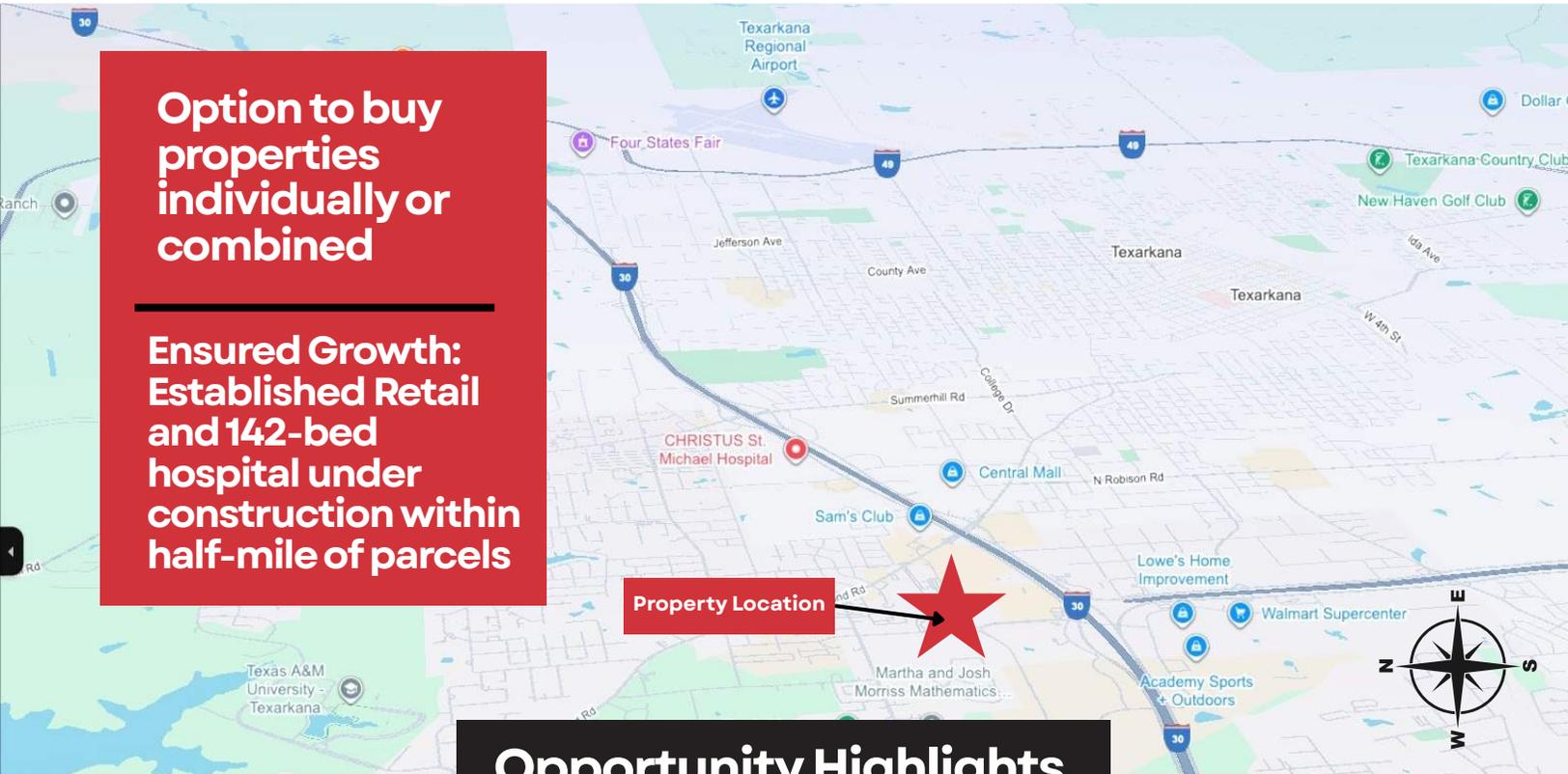




10 Individual Parcels | 59.33 Total Acres

Option to buy properties individually or combined

Ensured Growth: Established Retail and 142-bed hospital under construction within half-mile of parcels



Property Location

Opportunity Highlights



Strategic Location: Positioned in a high-traffic retail corridor behind major retailers such as Target, Kohl's, PetSmart, Office Depot, Starbucks and Chick-fil-A.



Growing Development Area: Situated next to the new St. Michael ER in the heart of a budding medical district, ensuring a steady flow of potential customers and medical traffic.



High Traffic Counts: Benefit from substantial daily traffic, providing exceptional exposure for your business.



Prime Access: Conveniently located just off I-30, Texarkana offers easy access for local customers and passing travelers. Positioned between Dallas and Little Rock, it serves as a strategic regional hub. With the newly built Texarkana Regional Airport adding connectivity, the area is equipped to welcome business and customers from across the region.

CONTACT

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TEXARKANA, TX

**MINUTES FROM EMERGENCY HOSPITAL & UNIVERSITY
LOCATED NEAR 3 MAJOR INTERSTATE HIGHWAYS**

59.33 Total Acres

Legal Description

- 1. Gibson Heights Lot 6 Blk 1
- 2. Roundabout Way Addn #2, Lot 2
- 3. Roundabout Way Addn #1, Lot 2
- 4. George Brinlee A-18 Blk/Tract 66
- 5. George Brinlee A-18 Blk/Tract 71, 71b
- 6. George Brinlee A-18 Blk/Tract 69
- 7. George Brinlee A-18 Blk/Tract 69A
- 8. George Brinlee A-18 Blk/Tract 69B
- 9. George Brinles A-18 Blk/Tract 67, 68
- 10. Richmond Development 5th Sub Lot 4 Blk/Tract 4 & Richmond Development 5th Sub Lot 3A Blk/Tract 4

Acres

- 3.08
- 7.18
- 3.04
- 7.30
- 15.95
- 12.05
- 1.39
- 1.36
- 4.54
- 3.44

Asking Price

- \$1,878,307
- \$3,127,608
- \$1,324,224
- \$2,543,904
- \$5,558,256
- \$3,149,388
- \$544,935
- \$533,174
- \$1,582,099
- \$1,198,771

Price Per Sq. Ft.

- \$14.00
- \$10.00
- \$10.00
- \$8.00
- \$8.00
- \$6.00
- \$9.00
- \$9.00
- \$8.00
- \$8.00

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Market Overview

Texarkana is ready for business



Developed around a complex rail system more than a century ago, the Texarkana region has grown into a national crossroads for Transportation.

Today, with it's exceptional infrastructure, dedicated work force and high quality of life, Texarkana is a place where both commerce and community thrive

United for a Unique Advantage

The Texarkana Metropolitan Statistical Area (MSA) is a three-county region comprising the twin cities or Texarkana, Texas and Texarkana, Arkansas, and encompassing the surrounding communities of Bowie County, Texas, Little River County, Arkansas and Miller County, Arkansas.

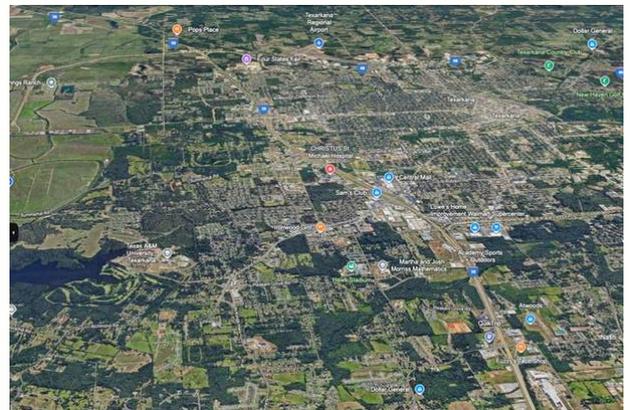
Suited at the junction of several major interstates, Texarkana provides convenient access to key markets from the Midwest to the Gulf Coast while offering abundant natural resources and lower costs than can be found in crowded urban markets.

Dedicated Workforce

260,000
Living within 50 miles

995,000
Living within 75 miles

13,000,000
Living within 200 miles



Market Overview

OUR INDUSTRIES

Target Sectors

Texarkana is an opportunity-rich community where many different types of enterprise can grow and thrive. However, there are a large number of key industries that are particularly well suited to the unique advantages our region has to offer.

-  **Manufacturing**
-  **Logistics, Transportation & Distribution**
-  **Medical Services**
-  **Defense**



OUR ADVANTAGES

Why Choose Texarkana

Connectivity

With its prime location, award-winning regional airport and extensive multimodal infrastructure, Texarkana is well suited to help your business connect with major markets throughout the Midwest and South.

Education

Home to two community colleges, a four-year public university and a state medical school, Texarkana is well prepared to respond to the training needs of today's employers --- and tomorrow's.

- Texarkana College
- Texas A&M University - Texarkana
- University of Arkansas Hope-Texarkana
- University of Arkansas for Medical Sciences-Southwest

Workforce

Texarkana has a long-established reputation as a military-friendly community with a strong presence in the defense sector. Thanks to our historic ties with the Red River Army Depot, Texarkana boasts a robust labor force of unskilled, semi-skilled and skilled workers who are ready to work for you.

Quality of Life

Texarkana is more than a great place to do business. It's a great place to call home. Residents of Texarkana enjoy affordable housing, safe neighborhoods, high-quality healthcare and excellent schools. Our scenic landscape is a natural match for outdoor recreation, and our historic downtown offers an array of shopping, dining and entertainment options---all without the hassle of big city traffic jams.

Facts and Figures

- #1** Lowest Cost of Doing Business
- #1** State for Business
- #3** Manufacturing State in the South
- #1** Rated for Economic climate
- 10th** Largest Combined Economy in the World

Top 10 Quality of Life in Texas

Parcel 1



Parcel Overview

Address: 3000 Gibson Ln

Legal Description: Gibson Heights Lot 6 Blk 1

Acres: 3.08

Zoning: General Retail | Located in TIRZ District

Asking Price: \$1,878,307 (\$14.00/per sqft)

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Parcel 2

Christus St Michael Emergency

2

Parcel Overview

Address: 4220 Gibson Ln

Legal Description: Roundabout Way Addn #2, Lot 2

Acres: 7.18

Zoning: Planned Development General Retail |

Located in TIRZ District

Asking Price: \$3,127,608 (\$10.00/per sqft)

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Parcel 3

Christus St Michael Emergency

3

Parcel Overview

Address: Arista Blvd

Legal Description: Roundbout Way Addn #1, Lot 2

Acres: 3.04

Zoning: Planned Development General Retail |

Located in TIRZ District

Asking Price: \$1,324,224 (\$10.00/per sqft)

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Parcel 4



Parcel Overview

Address: Arista Blvd

Legal Description: George Brinlee A-18 Blk/Tract 66

Acres: 7.30

Zoning: Planned Development General Retail |

Located in TIRZ District

Asking Price: \$2,543,904 (\$8.00/per sqft)

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Parcel 5



Parcel Overview

Address: Arista Blvd

Legal Description: George Brinlee A-18 Blk/Tract 71, 71b

Acres: 15.95

Zoning: Planned Development General Retail | Located in TIRZ District

Asking Price: \$5,558,256 (\$8.00/per sqft)

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Parcel 6



Parcel Overview

Address: Arista Blvd

Legal Description: George Brinlee A-18 Blk/Tract 69

Acres: 12.05

Zoning: Planned Development General Retail | Located in TIRZ District

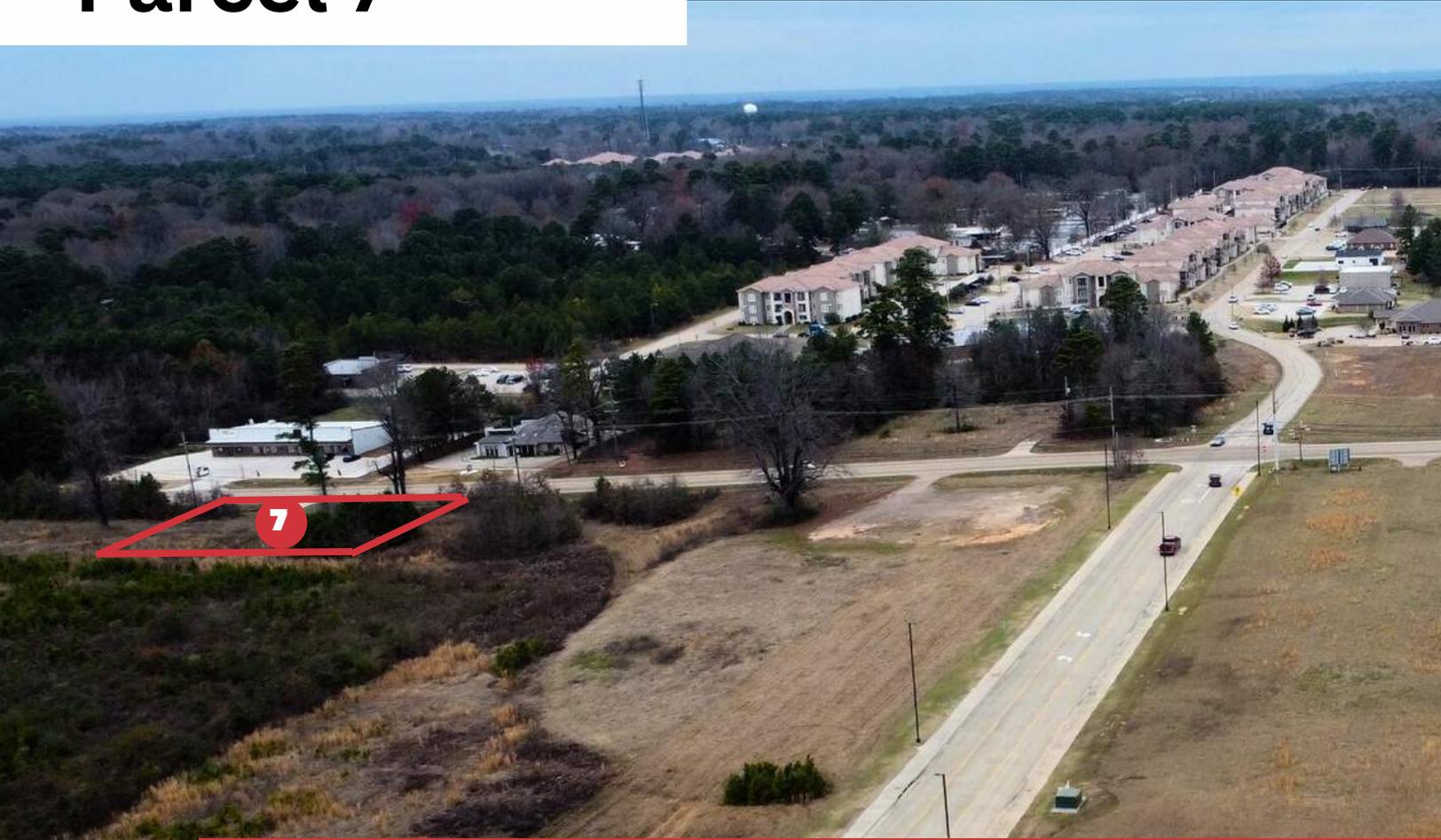
Asking Price: \$3,149,388 (\$6.00/per sqft)

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Parcel 7



Parcel Overview

Address: McKnight Rd

Legal Description: George Brinlee A-18 Blk/Tract 69

Acres: 1.39

Zoning: Planned Development General Retail | Located in TIRZ District

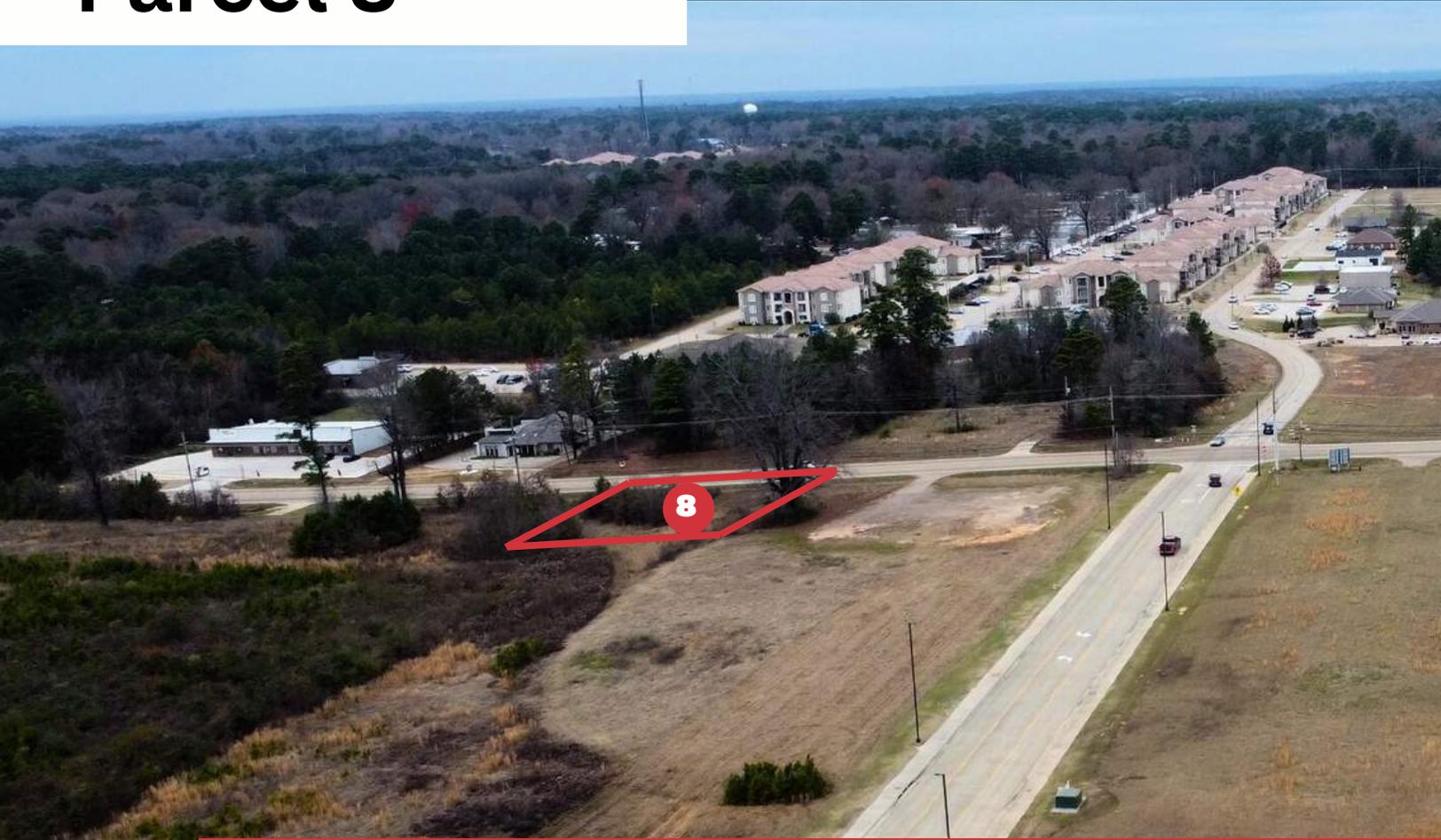
Asking Price: \$544,935 (\$9.00/per sqft)

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Parcel 8



Parcel Overview

Address: McKnight Rd

Legal Description: George Brinlee A-18 Blk/Tract 69B

Acres: 1.36

Zoning: Planned Development General Retail | Located in TIRZ District

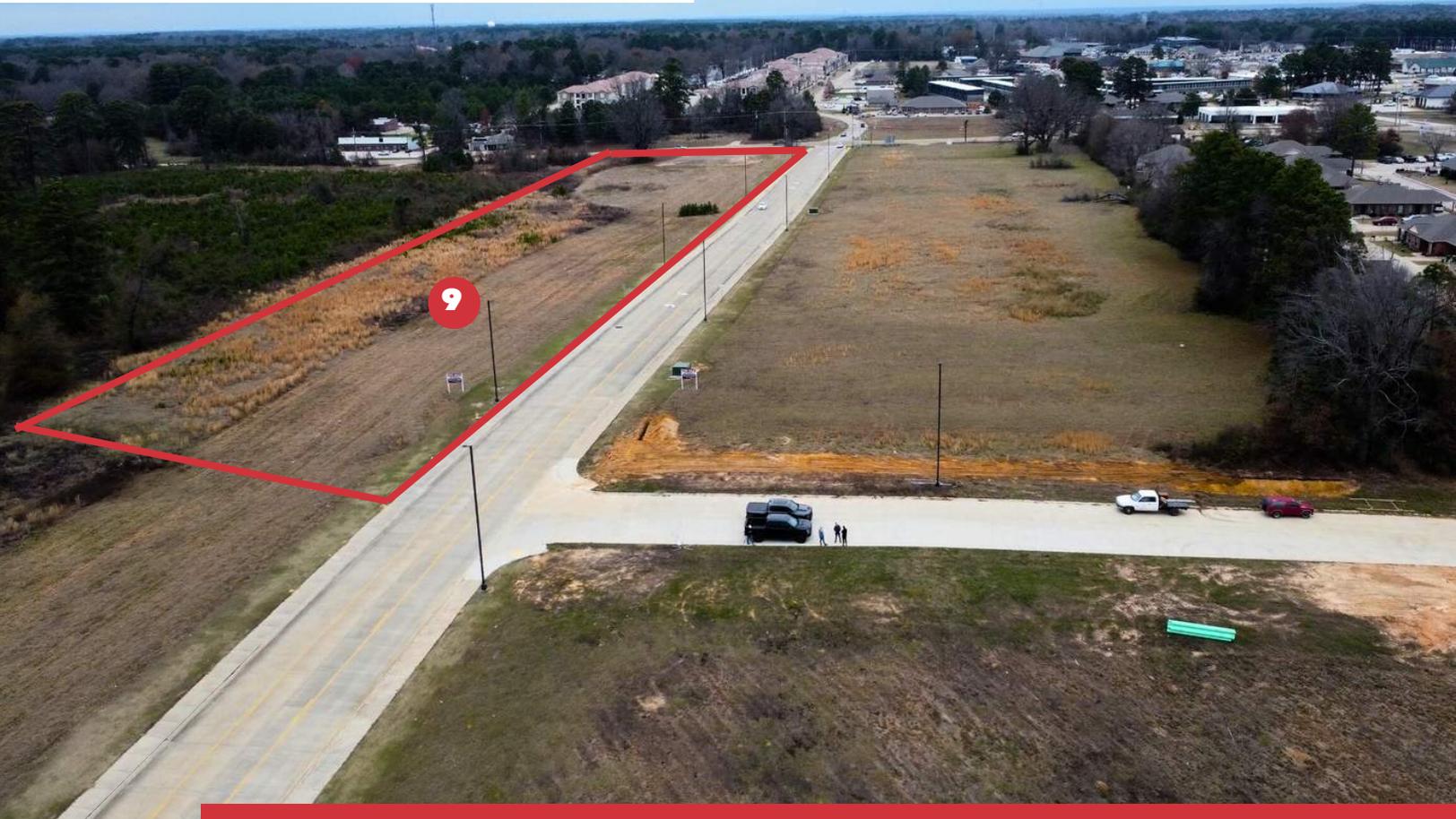
Asking Price: \$533,174 (\$9.00/per sqft)

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amreal.com

Parcel 9



Parcel Overview

Address: Arista Blvd

Legal Description: George Brinles A-18 Blk/Tract 67, 68

Acres: 4.54

Zoning: Planned Development General Retail | Located in TIRZ District

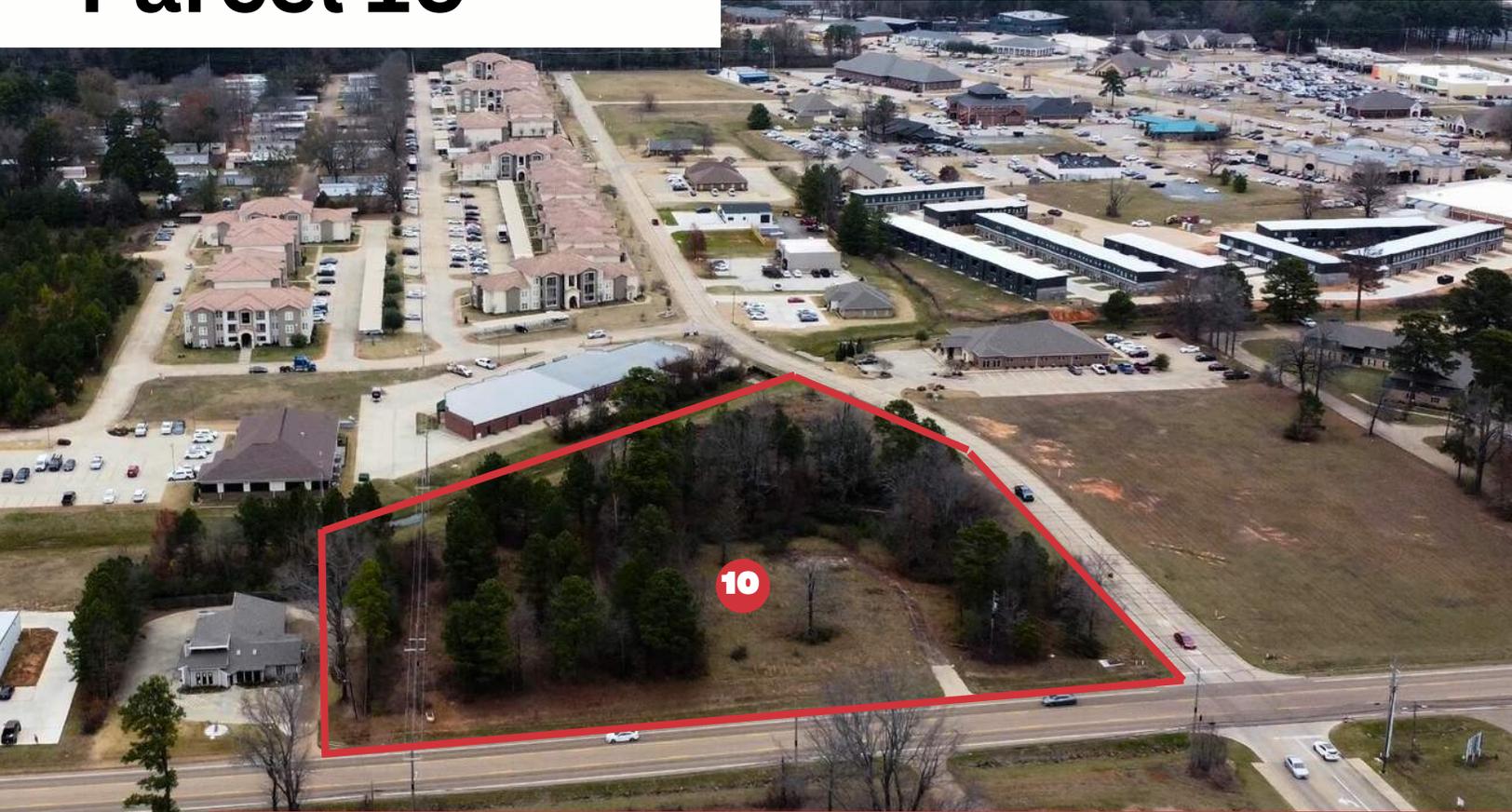
Asking Price: \$1,582,099 (\$8.00/per sqft)

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Parcel 10



Parcel Overview

Address: 4504 McKnight Rd

Legal Description: Richmond Development 5th Sub Lot 4 Blk/Tract 4 & Richmond Development 5th Sub Lot 3A Blk/Tract 4

Acres: 3.44

Zoning: Planned Development General Retail | Located in TIRZ District

Asking Price: \$1,198,771 (\$8.00/per sqft)

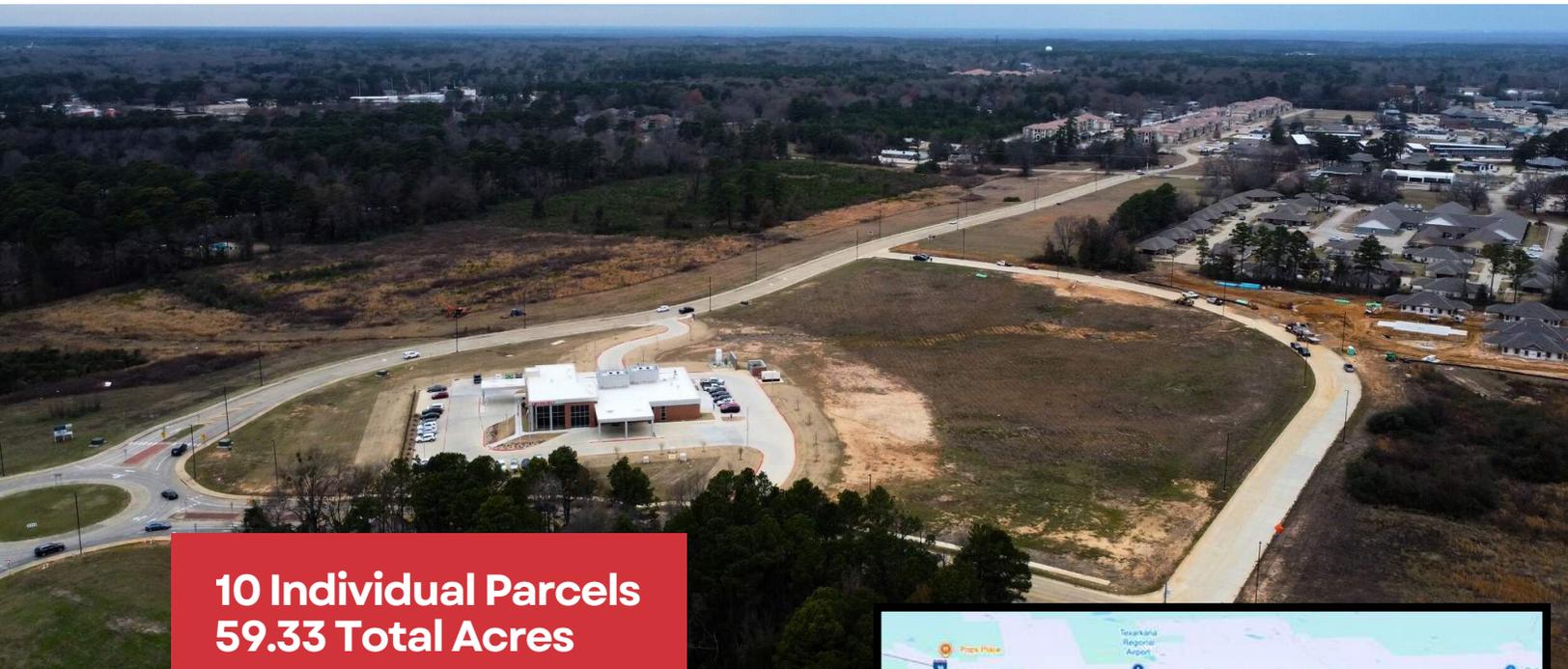
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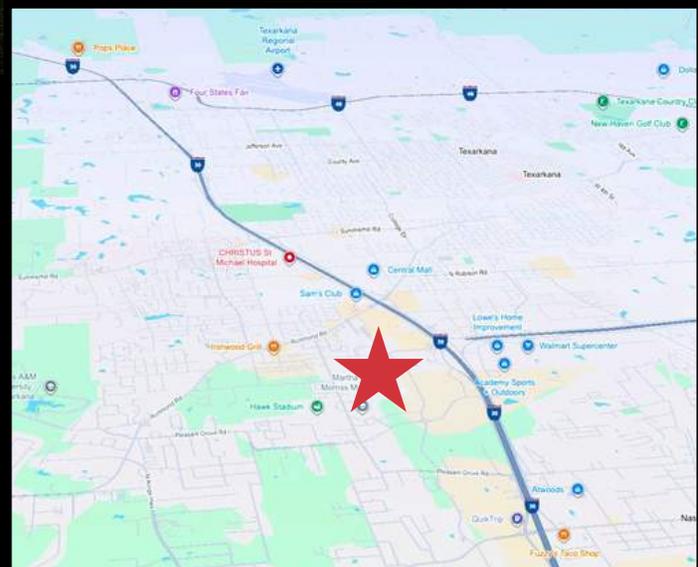
Contact Us



**10 Individual Parcels
59.33 Total Acres**

**Option to buy
properties
individually or
combined**

**Ensured Growth:
Established Retail
and 142-bed
hospital under
construction within
half-mile of parcels**



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