



3202 S. Bishop Rd
TEXARKANA | TEXAS



MINI STORAGE INVESTMENT PROPERTY | 15,800 SQ. FT.

ULTRA
FACILITY OPEN
8am - 10pm



LISTING CONTACT
ADAM DUKELOW | 512-492-5584

WWW.SCOUTPROPERTYGROUP.COM
O: 903.255.1730

SALE PRICE: \$725,000

INVESTMENT SUMMARY



PROPERTY OVERVIEW

This professionally designed storage facility offers a diversified unit mix to meet local demand, from smaller personal storage needs to larger contractor or vehicle storage solutions. The 30x60 shop adds utility, while the surplus land unlocks build-out opportunities without requiring a new site acquisition. Strategically positioned on **S Bishop Rd**, the property benefits from excellent road visibility and quick access to I-49, I-30, and regional traffic arteries, making it a sought-after location for both personal and commercial tenants.

PROPERTY HIGHLIGHTS

- **Total Land Area:** ±4.62 Acres
- **Storage Facility Size:** ±15,800 SF
- **Unit Mix:** 5x10's, 10x10's, 10x15's, 10x20's, and 10x30's
- **Additional Improvements:**
 - 30x60 Shop Building at rear of property
 - Excess Land for future expansion (ideal for additional units or RV/boat storage)
- **Security Features:**
 - Electronic Gated Entry
 - Call Box Access System
 - Multiple High-Resolution Security Cameras
- **Year Built:** 2023

EXCLUSIVE OFFERING MEMORANDUM

INVESTMENT DETAILS

INCOME

Current Annual Rents	\$66,480
GROSS INCOME	\$66,480

EXPENSES

Taxes	\$9,439
Insurance	\$6,500
Electric	\$1,500
Security	\$1,800
Lawn	\$2,800
Maintenance	\$1,500
OPERATING EXPENSES	\$23,539

NET OPERATING INCOME **\$42,941**



15,800 sf +/-



4.62 acres +/-



\$55.38 sf



15.67%
Cap Rate Potential
(5.92% in place)



\$137,160
Potential Gross Income



Commercial

EXCLUSIVE OFFERING MEMORANDUM

POTENTIAL INCOME

UNITS	SIZE	SF	\$/MO	ANNUAL
28	5X10	50SF	\$50	\$16,800
4	10x10	100SF	\$90	\$4,320
36	10x15	150SF	\$105	\$45,360
26	10x20	200SF	\$135	\$42,120
4	10x30	300SF	\$295	\$14,160
Building	30 X 60	1800SF	\$1200	\$14,400
			TOTAL	\$137,160



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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 its exceptional infrastructure, dedicated workforce 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 of Texarkana, Texas and Texarkana, Arkansas, and encompassing the surrounding communities of Bowie County, Texas, Little River County, Arkansas, and Miller County, Arkansas.

Situated 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.

A Dedicated Workforce Within Reach

260k
Living within 50 miles

995k
Living within 75 miles

13m
Living within 200 miles

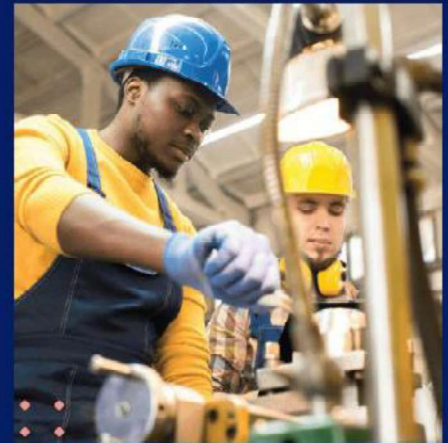


OUR INDUSTRIES

Target Sectors

Texarkana is an opportunity-rich community where many different types of enterprise can grow and thrive. However, there are a 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



ADVANTAGES

Why Choose Texarkana

Connectivity

With its prime location 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
- 10th Largest Combined Economy in the World
- #1 Rated for Economic Climate
- Top 10 Quality of Life

DISCLAIMER

This Offering Memorandum was prepared by Scout Property Group, LLC ("Broker") solely for the purpose of prospective purchasers of the real property commonly known as 3202 S. Bishop Rd, Texarkana, TX ("Property"). Neither the broker, nor the owner of the Property ("Owner"), makes any representations or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Offering Memorandum.

Prospective Purchasers of the Property are advised (i) that any changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum was prepared, and (ii) that projections contained herein are based upon assumptions of the events beyond the control of Broker and, therefore, may be subject to variation. Prospective purchasers of the property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. This Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner or Broker shall have no legal commitment or obligation to any entity at any time with or without notice. The Owner or Broker shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence; (ii) that you will not photocopy or duplicate any part of the Offering Memorandum; (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Broker; and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Owner or the Broker.

The Broker is the Seller/Owner's Agent and represents the Owner/Seller.

If you have no interest in the Property, please return the Offering Memorandum forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR SCOUT PROPERTY GROUP AGENT FOR MORE DETAILS.

INFORMATION ABOUT BROKERAGE SERVICES

REGULATED BY THE TEXAS REAL ESTATE COMMISSION
INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV

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: that the owner will accept a price less than the written asking price; that the buyer/tenant will pay a price greater than the price submitted in a written offer; and 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:

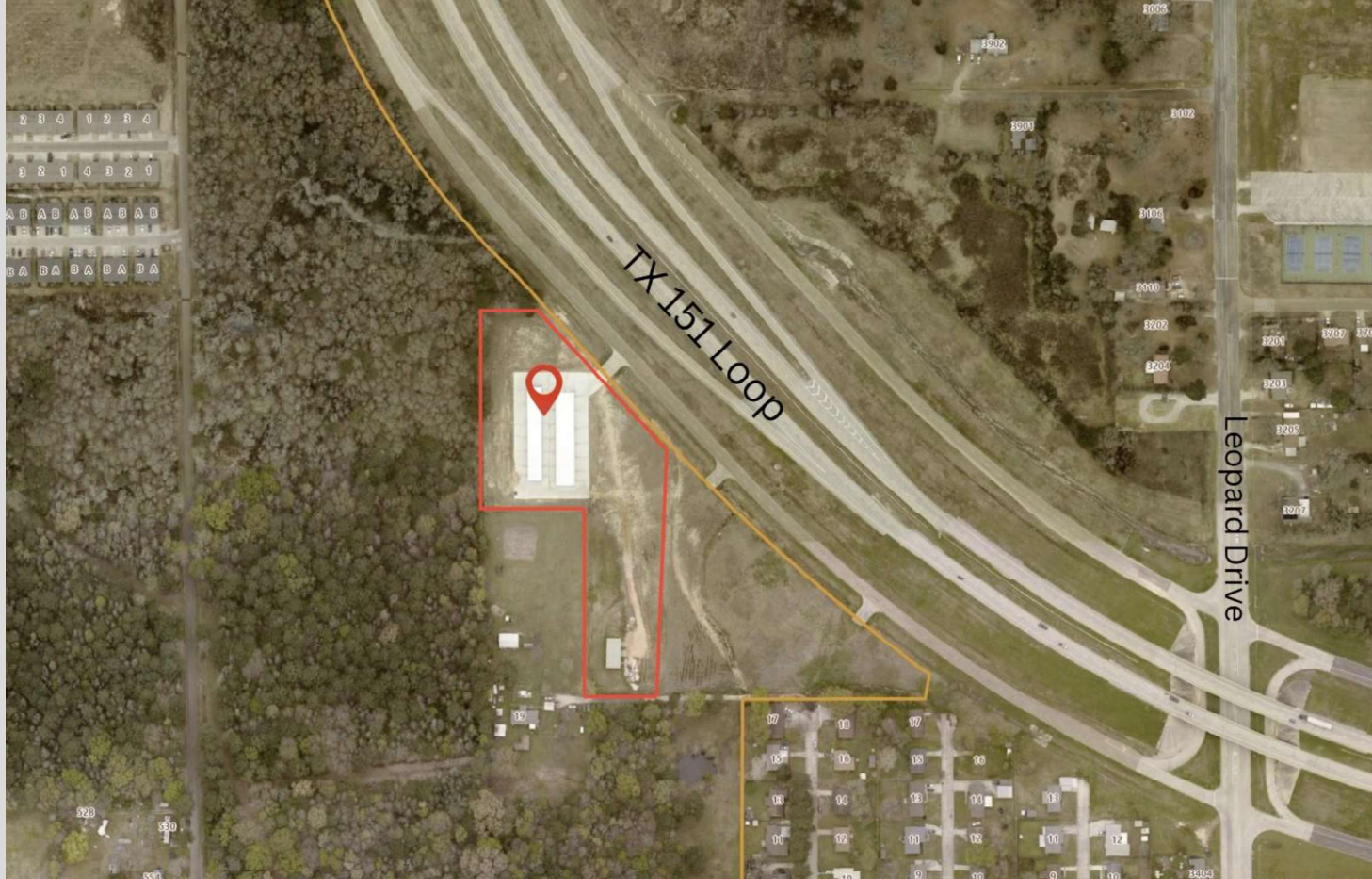
A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.



EXCLUSIVELY MARKETED BY

BROKER OF RECORD

Adam Dukelow, CCIM

TX LIC # - 665019

AR LIC # - PB00086219

