



# Boulevard Storage

3900 Arkansas Blvd, Texarkana, AR 71854



eXp Commercial | 400 W Capitol St | Little Rock, AR 72201 | [expcommercial.com](http://expcommercial.com)

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EXECUTIVE SUMMARY	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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ADDITIONAL INFORMATION	35	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

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# FOR SALE | Investment Summary



## INVESTMENT DESCRIPTION

Boulevard Storage is a revived self-storage facility that was expanded in 2023 with climate units. It is a turn-key facility in Texarkana, AR. It offers 27,795 RSF +/- of storage in 143 drive-up units and 73 indoor climate-controlled units. In addition, outdoor parking has been constructed for 18 rentable spaces to accommodate autos, boats, and RVs.

The 73 climate units were added in 2023 and 2024 through both a warehouse conversion and a newly constructed expansion building. A new owner can take this facility to new heights by increasing rates to market level and continuing the lease-up of the facility.

## INVESTMENT HIGHLIGHTS

- Below market rents
- Large percentage of renters in the market (over 50%)
- Newly constructed gate and climate building (2023)
- Extensive capital improvements
- Turn-key third-party managed facility for easy transition

## INVESTMENT OVERVIEW

Sale Price:	Open to Market Bid
Location	Texarkana, AR
Number of Units:	234
Lot Size:	3.12 Acres +/-
Facility RSF:	27,795 RSF +/-
NOI:	To be verified by buyer
Facility Class:	B
Year Built/Renovated:	1984 / 2023
Grounds:	Concrete
Unit/Economic Occupancy:	66.24% / 53.94%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	901	10,953	23,027
Total Population	2,049	24,038	50,767
Average HH Income	\$60,658	\$52,100	\$51,344

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FOR SALE

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Financial Summary

OPERATING DATA	2024 ACTUALS (SELLER P&L)	2025 ANNUALIZED
Gross Income	\$137,608	\$136,112
Operating Expenses	\$120,163	\$100,983
Net Operating Income	\$17,445	\$35,129

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# FOR SALE | Property Details

## LOCATION INFORMATION

Facility Name	Boulevard Storage
Street Address	3900 Arkansas Blvd
City, State, Zip	Texarkana, AR 71854
County	Miller
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Interstate 49

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Self Storage
Zoning	M-1, Limited Manufacturing
Lot Size	3.12 Acres +/-
APN #	00225901
Traffic Count	~ 17000 VPD
Traffic Count Street	Interstate 49 (0.4 miles from facility)
Site Features	Perimeter fencing Electronic gates with keypad entries Newer building with climate storage Climate buildings equipped with sprinkler system Security lighting LED lighting
Grounds	Concrete

## FACILITY INFORMATION

Facility Status	Lease Up
Facility Class	B
Total # of Units	234
Unit Occupancy	66.24%
Area Occupancy	66.02%
Economic Occupancy	53.94%
Number of Floors	1
Year Built	1984
Year Last Renovated	2023
Facility RSF	27,795 RSF +/-
RSF Notation	To be verified by buyer
Roof Type	Metal
Number of Buildings	6
Foundation	Concrete
Exterior Finish / Framing	Metal / Metal
Door Type	Metal Roll Up
Management Software	Storable Edge
Site Management	3rd Party Managed
Management Company	Copper Storage Management

## UTILITIES & AMENITIES

Handicap Access	Yes
Electricity	Southwestern Electrical
Water/Sewer	Texarkana Water Utilities
Natural Gas	Summit Gas Company

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# FOR SALE | Property Summary



## PROPERTY HISTORY

Boulevard Storage is a recently revived and expanded facility. Acquired at the end of 2021 as an empty/non-performing facility, construction began in Q1 2022 and was completed in late 2023. Extensive work and improvements have been made to the site. The current owners are exiting for other projects, providing the next investor with a great value-add opportunity to continue lease-up and improve market rents. The facility has been positioned as a turn-key, remotely managed operation for a new owner. The current rates are below market rates

## CAPITAL IMPROVEMENTS

- New CC building (expansion to the warehouse)
- New seal coat on warehouse roof (conversion)
- Fencing repairs
- Drainage and concrete work
- Warehouse floor polished and sealed
- Trachte metal units and doors
- New main line for sprinkler system
- Power washed all concrete
- New signs

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# FOR SALE | Property Description



## PROPERTY DESCRIPTION

Boulevard Storage is a recently revived and expanded turn-key self-storage facility in Texarkana, AR. It offers 27,820 RSF +/- storage in 142 drive-up units and 73 indoor climate-controlled units. In addition, outdoor parking has been constructed for 18 rentable spaces to accommodate auto, boat, and RVs.

The 73 climate units were added in late 2022 and recently through both a warehouse conversion and a newly constructed expansion building (2023). A new owner can take this facility to new heights by increasing rates to market level and lease-up of the facility. In addition, the site offers expansion capability.

## LOCATION DESCRIPTION

Texarkana is located at the junction of Interstates 30 and 49 and US highways 59, 67, 71, and 82 in extreme southwest Arkansas/northeast Texas on the Texas-Arkansas border. It is 143 miles (230 km) southwest of Little Rock, 72 miles (116 km) north of Shreveport, Louisiana, and 180 miles (290 km) northeast of Dallas, Texas.

The facility is located on the northeastern edge of downtown, less than 0.5 miles from Interstate 49, which experiences ~ 17,000 VPD traffic count.

## SITE DESCRIPTION

The site has been improved with four drive-up storage buildings, a converted warehouse and extension for climate storage, and paved parking spaces.

## PARKING DESCRIPTION

Eighteen (18) outdoor parking spaces (striped)

UNIT/SPACE TYPE	COUNT	RENTABLE SF
Standard Drive Up	143	14,875
Climate-Controlled	73	12,920
Outdoor Parking	18	NA
<b>TOTAL</b>	<b>234</b>	<b>27,795</b>

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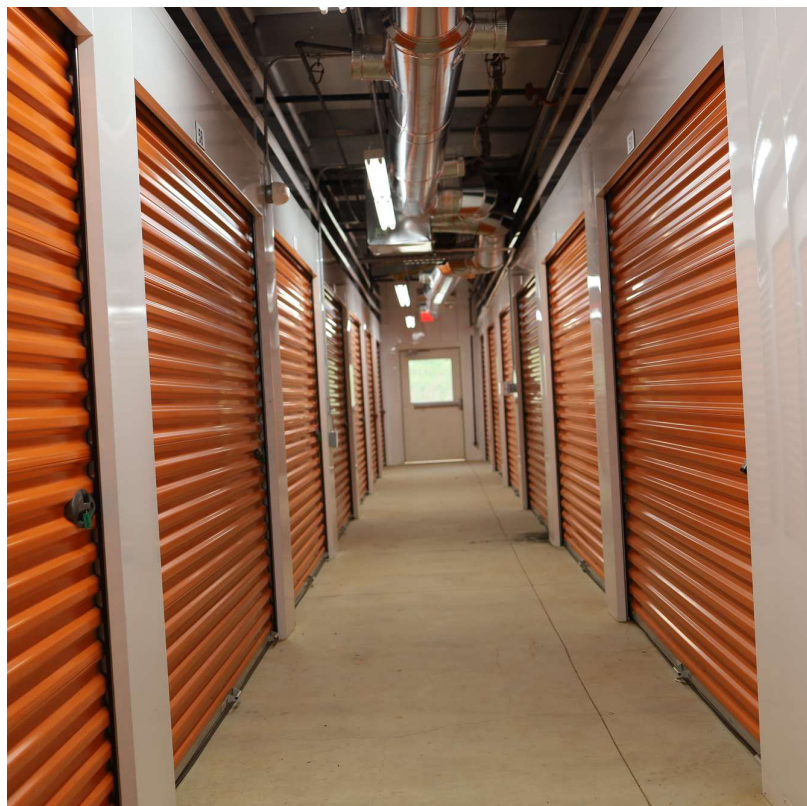
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# FOR SALE | Additional Photos



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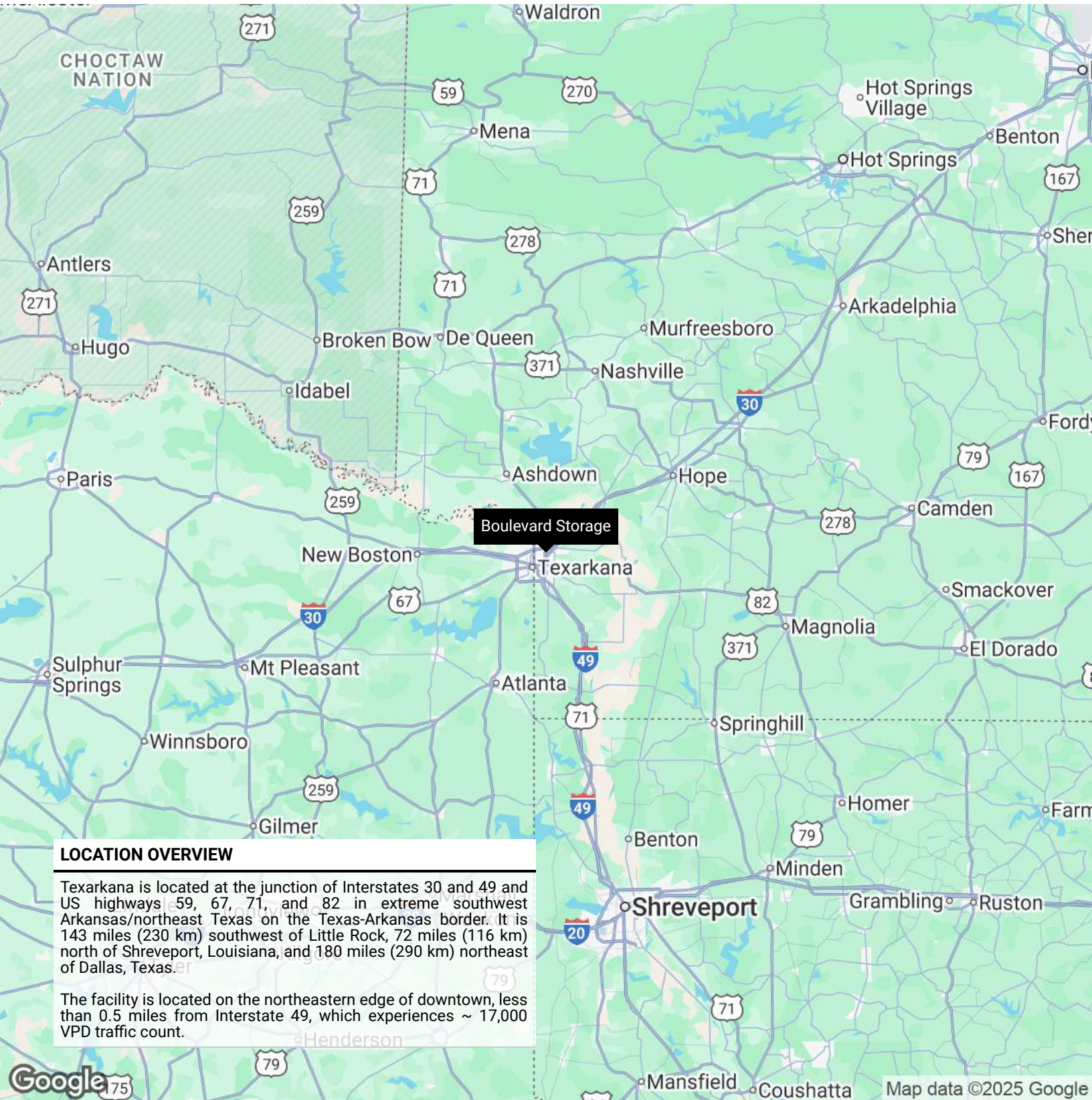
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# FOR SALE | Regional Map



## LOCATION OVERVIEW

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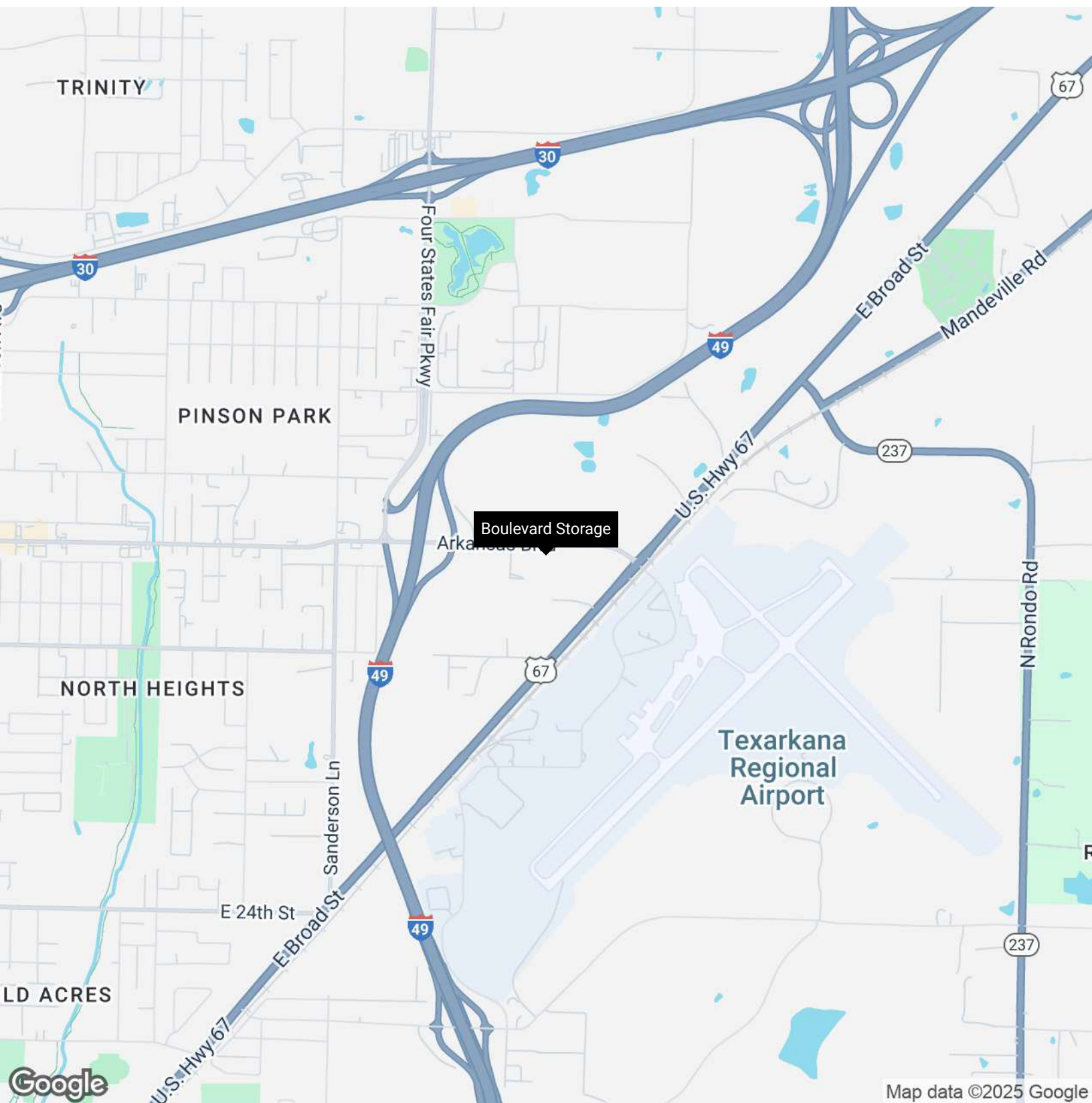
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# FOR SALE | Location Map



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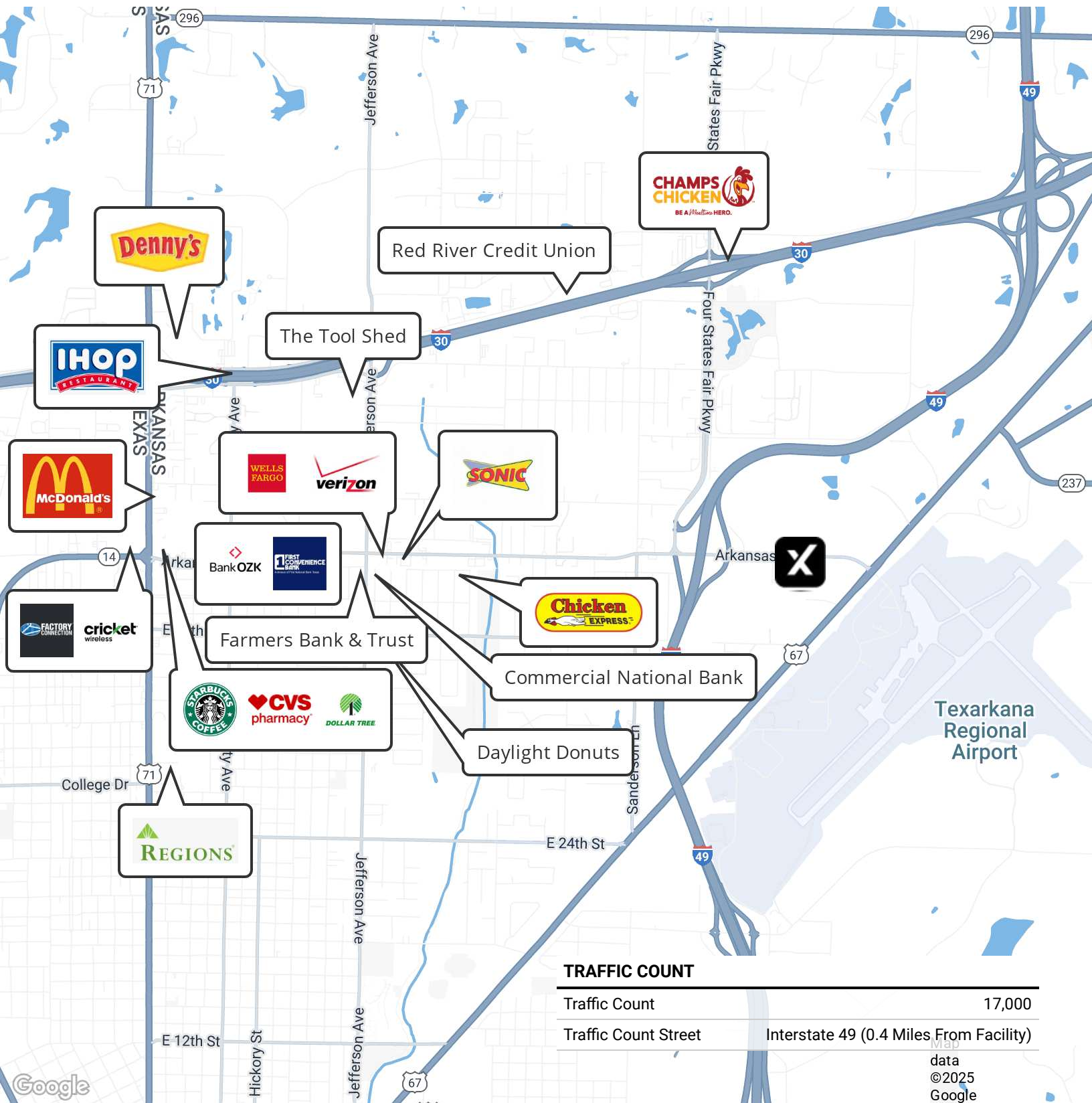
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FOR SALE | **Retailer Map**



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# FOR SALE | Unit Mix - Current Avg Rates

## STANDARD DRIVE-UP UNITS

UNIT SIZE	UNIT SF	# OF UNITS	TOTAL RSF	AVG RATE	MONTHLY RENT/SF	MONTHLY POTENTIAL	ANNUAL RENT/SF	ANNUAL POTENTIAL
5 x 5	25	6	150	\$40.25	\$1.61	\$241.50	\$19.32	\$2,898.00
5 x 10	50	38	1,900	\$30.71	\$0.61	\$1,166.98	\$7.37	\$14,003.76
5 x 15	75	19	1,425	\$42.27	\$0.56	\$803.13	\$6.76	\$9,637.56
10 x 10	100	28	2,800	\$52.31	\$0.52	\$1,464.68	\$6.28	\$17,576.16
10 x 15	150	36	5,400	\$82.88	\$0.55	\$2,983.68	\$6.63	\$35,804.16
10 x 20	200	16	3,200	\$100.92	\$0.50	\$1,614.72	\$6.06	\$19,376.64
<b>TOTAL:</b>		<b>143</b>	<b>14,875</b>			<b>\$8,274.69</b>		<b>\$99,296.28</b>

## TEMPERATURE-CONTROLLED UNITS

UNIT SIZE	UNIT SF	# OF UNITS	TOTAL RSF	AVG RATE	MONTHLY RENT/SF	MONTHLY POTENTIAL	ANNUAL RENT/SF	ANNUAL POTENTIAL
5 x 5	25	6	150	\$35.00	\$1.40	\$210.00	\$16.80	\$2,520.00
5 x 10	50	11	550	\$46.00	\$0.92	\$506.00	\$11.04	\$6,072.00
10 x 10	100	11	1,100	\$78.82	\$0.79	\$867.02	\$9.46	\$10,404.24
12 x 10	120	1	120	\$114.00	\$0.95	\$114.00	\$11.40	\$1,368.00
15 x 10	150	1	150	\$124.00	\$0.83	\$124.00	\$9.92	\$1,488.00
10 x 22	220	6	1,320	\$150.00	\$0.68	\$900.00	\$8.18	\$10,800.00
10 x 23	230	6	1,380	\$143.00	\$0.62	\$858.00	\$7.46	\$10,296.00
10 x 25	250	23	5,750	\$128.33	\$0.51	\$2,951.59	\$6.16	\$35,419.08
10 x 30	300	8	2,400	\$134.00	\$0.45	\$1,072.00	\$5.36	\$12,864.00
<b>TOTAL:</b>		<b>73</b>	<b>12,920</b>			<b>\$7,602.61</b>		<b>\$91,231.32</b>

## PARKING

UNIT TYPE	UNIT SF	# OF UNITS	TOTAL RSF	RENT RATE	MONTHLY RENT/SF	MONTHLY POTENTIAL	ANNUAL RENT/SF	ANNUAL POTENTIAL
Outdoor 10 x 20		13		\$31.50		\$409.50		\$4,914.00
Outdoor 15 x 30		5		\$54.00		\$270.00		\$3,240.00
<b>TOTAL:</b>		<b>18</b>		.		<b>\$679.50</b>		<b>\$8,154.00</b>

## UNIT MIX TOTALS

<b>234</b>	<b>27,795</b>		<b>\$16,556.80</b>		<b>\$198,681.60</b>
<b>UNITS</b>	<b>RSF</b>		<b>MONTHLY POTENTIAL</b>		<b>ANNUAL POTENTIAL</b>

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# FOR SALE | Income & Expenses

INCOME SUMMARY	2024 ACTUALS (SELLER P&L)	2025 ANNUALIZED
Gross Potential Rent	\$199,558	\$198,682
Economic Loss (-)	(\$108,433)	(\$101,795)
Late, Admin, NSF & Other Fees	\$15,902	\$21,917
Tenant Insurance	\$20,364	\$17,308
Other Income	\$10,217	-
<b>GROSS INCOME</b>	<b>\$137,608</b>	<b>\$136,112</b>
<b>EXPENSES SUMMARY</b>	<b>2024 ACTUALS (SELLER P&amp;L)</b>	<b>2025 ANNUALIZED</b>
Tenant Insurance Fees	\$12,718	\$8,654
Property Taxes	\$9,615	\$9,460
Property Insurance	\$19,298	\$13,444
Service Fees (Merchant/Bank/Auction)	\$2,305	\$3,940
Repairs & Maintenance	\$4,010	\$2,903
Promotion & Advertising	\$12,339	\$8,771
Website	\$4,852	\$5,009
Software	\$2,364	\$2,493
Management Fee (3rd Party Management)	\$21,940	\$24,916
Boots on the Ground Personnel	\$7,200	\$8,400
Landscaping	\$3,249	\$3,249
Utilities	\$12,182	\$5,453
Telephone & Internet	\$1,019	\$600
Keypad Connectivity (Cellular)	\$1,315	\$1,430
Office & Supplies	\$396	\$35
Locks and Lock Service	\$1,233	\$1,481
Professional Fees	\$4,128	\$745
<b>OPERATING EXPENSES</b>	<b>\$120,163</b>	<b>\$100,983</b>
<b>NET OPERATING INCOME</b>	<b>\$17,445</b>	<b>\$35,129</b>

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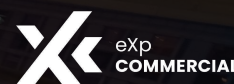
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# FOR SALE | CoStar Demographics Details

3900 Arkansas Blvd, Texarkana, AR 71854

Building Type: **Specialty**  
 Class: -  
 RBA: **17,700 SF**  
 Typical Floor: **17,700 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	1,763		25,381		53,952	
2024 Estimate	1,840		25,318		53,393	
2020 Census	2,066		24,887		51,219	
Growth 2024 - 2029	-4.18%		0.25%		1.05%	
Growth 2020 - 2024	-10.94%		1.73%		4.24%	
2024 Population by Age	1,840		25,318		53,393	
Age 0 - 4	113	6.14%	1,577	6.23%	3,236	6.06%
Age 5 - 9	115	6.25%	1,628	6.43%	3,387	6.34%
Age 10 - 14	113	6.14%	1,689	6.67%	3,660	6.85%
Age 15 - 19	107	5.82%	1,601	6.32%	3,535	6.62%
Age 20 - 24	105	5.71%	1,517	5.99%	3,316	6.21%
Age 25 - 29	119	6.47%	1,593	6.29%	3,411	6.39%
Age 30 - 34	123	6.68%	1,642	6.49%	3,472	6.50%
Age 35 - 39	115	6.25%	1,604	6.34%	3,403	6.37%
Age 40 - 44	105	5.71%	1,552	6.13%	3,296	6.17%
Age 45 - 49	105	5.71%	1,491	5.89%	3,238	6.06%
Age 50 - 54	108	5.87%	1,496	5.91%	3,279	6.14%
Age 55 - 59	113	6.14%	1,546	6.11%	3,221	6.03%
Age 60 - 64	115	6.25%	1,542	6.09%	3,089	5.79%
Age 65 - 69	112	6.09%	1,466	5.79%	2,931	5.49%
Age 70 - 74	98	5.33%	1,263	4.99%	2,584	4.84%
Age 75 - 79	74	4.02%	936	3.70%	1,903	3.56%
Age 80 - 84	50	2.72%	609	2.41%	1,261	2.36%
Age 85+	51	2.77%	565	2.23%	1,171	2.19%
Age 65+	385	20.92%	4,839	19.11%	9,850	18.45%
Median Age	40.50		39.40		38.90	

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## 3900 Arkansas Blvd, Texarkana, AR 71854

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population By Race</b>	<b>1,840</b>	<b>25,318</b>	<b>53,393</b>
White	1,081 58.75%	13,826 54.61%	27,585 51.66%
Black	606 32.93%	9,340 36.89%	20,226 37.88%
Am. Indian & Alaskan	12 0.65%	130 0.51%	245 0.46%
Asian	8 0.43%	169 0.67%	517 0.97%
Hawaiian & Pacific Island	0 0.00%	30 0.12%	222 0.42%
Other	133 7.23%	1,823 7.20%	4,599 8.61%
<b>Population by Hispanic Origin</b>	<b>1,840</b>	<b>25,318</b>	<b>53,393</b>
Non-Hispanic Origin	1,780 96.74%	24,237 95.73%	49,731 93.14%
Hispanic Origin	60 3.26%	1,082 4.27%	3,662 6.86%
<b>2024 Median Age, Male</b>	<b>38.00</b>	<b>37.60</b>	<b>37.50</b>
<b>2024 Average Age, Male</b>	<b>39.20</b>	<b>38.50</b>	<b>38.40</b>
<b>2024 Median Age, Female</b>	<b>42.50</b>	<b>41.00</b>	<b>40.30</b>
<b>2024 Average Age, Female</b>	<b>42.40</b>	<b>41.10</b>	<b>40.60</b>
<b>2024 Population by Occupation Classification</b>	<b>1,477</b>	<b>20,106</b>	<b>42,403</b>
Civilian Employed	824 55.79%	11,084 55.13%	21,580 50.89%
Civilian Unemployed	27 1.83%	384 1.91%	1,199 2.83%
Civilian Non-Labor Force	626 42.38%	8,635 42.95%	19,596 46.21%
Armed Forces	0 0.00%	3 0.01%	28 0.07%
<b>Households by Marital Status</b>			
Married	309	3,517	7,023
Married No Children	220	2,422	4,752
Married w/Children	89	1,094	2,271
<b>2024 Population by Education</b>	<b>1,338</b>	<b>18,090</b>	<b>38,543</b>
Some High School, No Diploma	134 10.01%	1,841 10.18%	4,769 12.37%
High School Grad (Incl Equivalency)	396 29.60%	5,757 31.82%	12,696 32.94%
Some College, No Degree	492 36.77%	6,260 34.60%	12,160 31.55%
Associate Degree	50 3.74%	784 4.33%	2,284 5.93%
Bachelor Degree	163 12.18%	2,301 12.72%	4,540 11.78%
Advanced Degree	103 7.70%	1,147 6.34%	2,094 5.43%

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3900 Arkansas Blvd, Texarkana, AR 71854

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	1,567		21,059		40,231	
Real Estate & Finance	44	2.81%	704	3.34%	1,264	3.14%
Professional & Management	361	23.04%	4,167	19.79%	7,441	18.50%
Public Administration	47	3.00%	961	4.56%	1,633	4.06%
Education & Health	233	14.87%	2,652	12.59%	5,273	13.11%
Services	88	5.62%	1,841	8.74%	4,626	11.50%
Information	10	0.64%	143	0.68%	272	0.68%
Sales	241	15.38%	2,889	13.72%	5,289	13.15%
Transportation	2	0.13%	71	0.34%	186	0.46%
Retail	145	9.25%	1,357	6.44%	2,645	6.57%
Wholesale	30	1.91%	426	2.02%	724	1.80%
Manufacturing	82	5.23%	1,881	8.93%	3,133	7.79%
Production	135	8.62%	2,420	11.49%	4,152	10.32%
Construction	64	4.08%	604	2.87%	1,354	3.37%
Utilities	29	1.85%	482	2.29%	979	2.43%
Agriculture & Mining	14	0.89%	74	0.35%	261	0.65%
Farming, Fishing, Forestry	8	0.51%	13	0.06%	143	0.36%
Other Services	34	2.17%	374	1.78%	856	2.13%
<b>2024 Worker Travel Time to Job</b>	<b>808</b>		<b>10,702</b>		<b>20,827</b>	
<30 Minutes	726	89.85%	8,782	82.06%	17,556	84.29%
30-60 Minutes	58	7.18%	1,514	14.15%	2,524	12.12%
60+ Minutes	24	2.97%	406	3.79%	747	3.59%
<b>2020 Households by HH Size</b>	<b>884</b>		<b>10,337</b>		<b>20,583</b>	
1-Person Households	277	31.33%	3,373	32.63%	6,803	33.05%
2-Person Households	318	35.97%	3,479	33.66%	6,589	32.01%
3-Person Households	142	16.06%	1,633	15.80%	3,312	16.09%
4-Person Households	75	8.48%	1,037	10.03%	2,175	10.57%
5-Person Households	48	5.43%	505	4.89%	1,021	4.96%
6-Person Households	14	1.58%	192	1.86%	436	2.12%
7 or more Person Households	10	1.13%	118	1.14%	247	1.20%
<b>2024 Average Household Size</b>	<b>2.30</b>		<b>2.30</b>		<b>2.30</b>	
<b>Households</b>						
2029 Projection	750		10,490		21,685	
2024 Estimate	784		10,473		21,458	
2020 Census	884		10,338		20,582	
Growth 2024 - 2029	-4.34%		0.16%		1.06%	
Growth 2020 - 2024	-11.31%		1.31%		4.26%	

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3900 Arkansas Blvd, Texarkana, AR 71854

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Households by HH Income</b>	<b>784</b>	<b>10,476</b>	<b>21,457</b>
<\$25,000	206 26.28%	3,161 30.17%	6,849 31.92%
\$25,000 - \$50,000	226 28.83%	2,560 24.44%	5,397 25.15%
\$50,000 - \$75,000	147 18.75%	1,696 16.19%	3,320 15.47%
\$75,000 - \$100,000	63 8.04%	934 8.92%	2,187 10.19%
\$100,000 - \$125,000	77 9.82%	967 9.23%	1,477 6.88%
\$125,000 - \$150,000	36 4.59%	541 5.16%	919 4.28%
\$150,000 - \$200,000	14 1.79%	391 3.73%	733 3.42%
\$200,000+	15 1.91%	226 2.16%	575 2.68%
<b>2024 Avg Household Income</b>	<b>\$58,683</b>	<b>\$61,311</b>	<b>\$59,783</b>
<b>2024 Med Household Income</b>	<b>\$46,226</b>	<b>\$43,856</b>	<b>\$41,908</b>
<b>2024 Occupied Housing</b>	<b>784</b>	<b>10,473</b>	<b>21,458</b>
Owner Occupied	455 58.04%	5,214 49.79%	10,488 48.88%
Renter Occupied	329 41.96%	5,259 50.21%	10,970 51.12%
<b>2020 Housing Units</b>	<b>834</b>	<b>11,662</b>	<b>23,879</b>
1 Unit	675 80.94%	8,040 68.94%	16,607 69.55%
2 - 4 Units	30 3.60%	951 8.15%	2,415 10.11%
5 - 19 Units	116 13.91%	2,097 17.98%	3,595 15.06%
20+ Units	13 1.56%	574 4.92%	1,262 5.28%
<b>2024 Housing Value</b>	<b>455</b>	<b>5,214</b>	<b>10,487</b>
<\$100,000	98 21.54%	1,787 34.27%	3,671 35.01%
\$100,000 - \$200,000	242 53.19%	1,901 36.46%	3,921 37.39%
\$200,000 - \$300,000	57 12.53%	776 14.88%	1,297 12.37%
\$300,000 - \$400,000	26 5.71%	330 6.33%	709 6.76%
\$400,000 - \$500,000	14 3.08%	182 3.49%	349 3.33%
\$500,000 - \$1,000,000	18 3.96%	233 4.47%	476 4.54%
\$1,000,000+	0 0.00%	5 0.10%	64 0.61%
<b>2024 Median Home Value</b>	<b>\$153,512</b>	<b>\$143,135</b>	<b>\$140,104</b>
<b>2024 Housing Units by Yr Built</b>	<b>878</b>	<b>12,020</b>	<b>24,693</b>
Built 2010+	23 2.62%	1,311 10.91%	2,703 10.95%
Built 2000 - 2010	95 10.82%	1,333 11.09%	2,651 10.74%
Built 1990 - 1999	129 14.69%	1,661 13.82%	3,465 14.03%
Built 1980 - 1989	173 19.70%	1,638 13.63%	3,102 12.56%
Built 1970 - 1979	206 23.46%	1,889 15.72%	3,643 14.75%
Built 1960 - 1969	218 24.83%	1,581 13.15%	3,721 15.07%
Built 1950 - 1959	15 1.71%	1,132 9.42%	2,428 9.83%
Built <1949	19 2.16%	1,475 12.27%	2,980 12.07%

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Report Date: August 18, 2025

## Location Risk Analysis Report

FOR

# BOULEVARD STORAGE

3900 ARKANSAS BLVD, TEXARKANA, AR

Prepared by  
**Robert Moss**



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Boulevard Storage  
3900 arkansas blvd, texarkana, ar

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[Environmental Risk Analysis](#)



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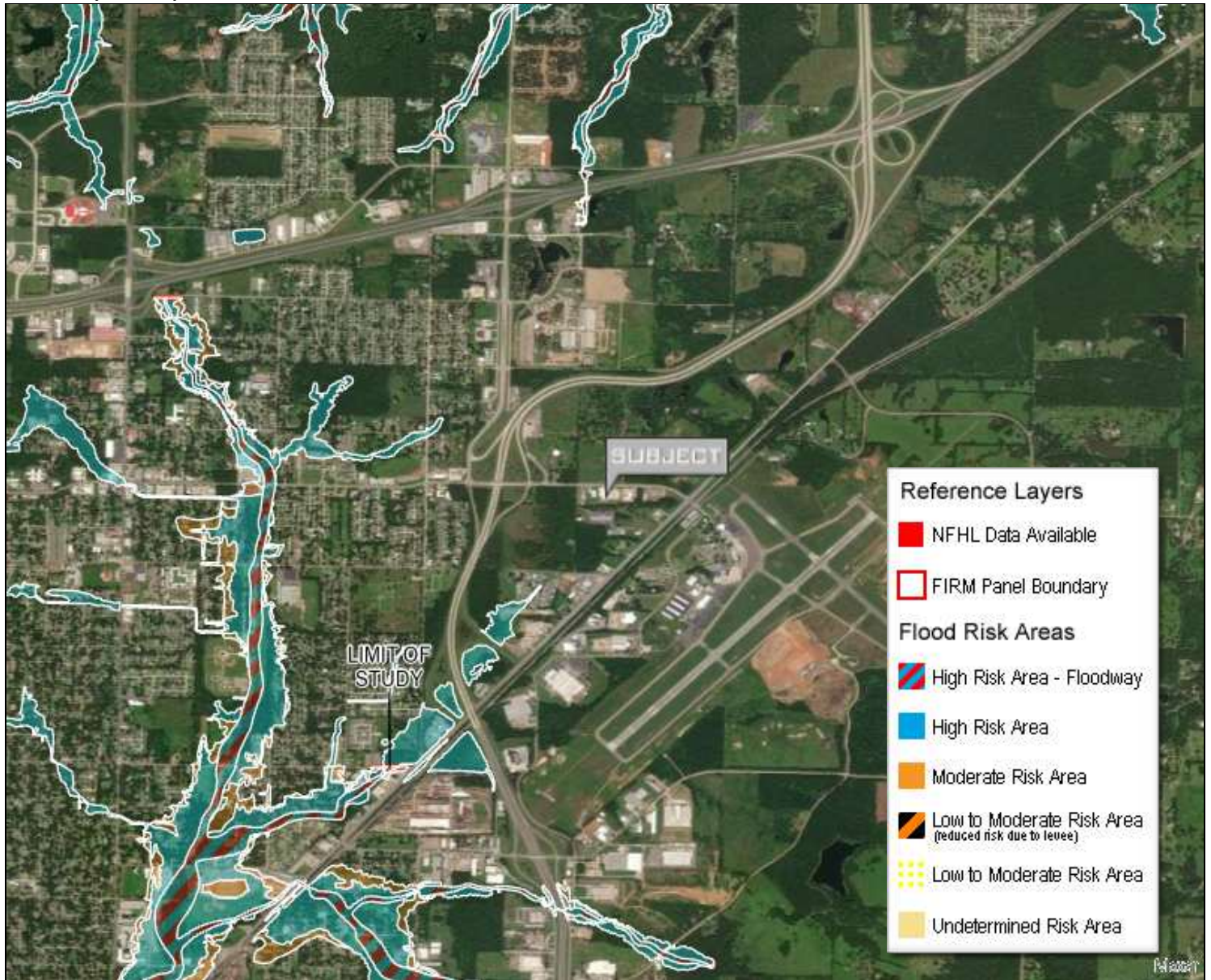


## LOCATION RISK ANALYSIS

# Boulevard Storage 3900 arkansas blvd, texarkana, ar

## Flood Risk Analysis

FEMA Map Last Updated: 2020-03-04



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## LOCATION RISK ANALYSIS

**Boulevard Storage**  
3900 arkansas blvd, texarkana, ar**Flood Hazard Designations****FEMA Map Last Updated:2020-03-04**

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

**Zone A:** Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AE and A1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AH:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AO:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

**Zone AR:** Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone A99:** Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone V:** Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone VE and V1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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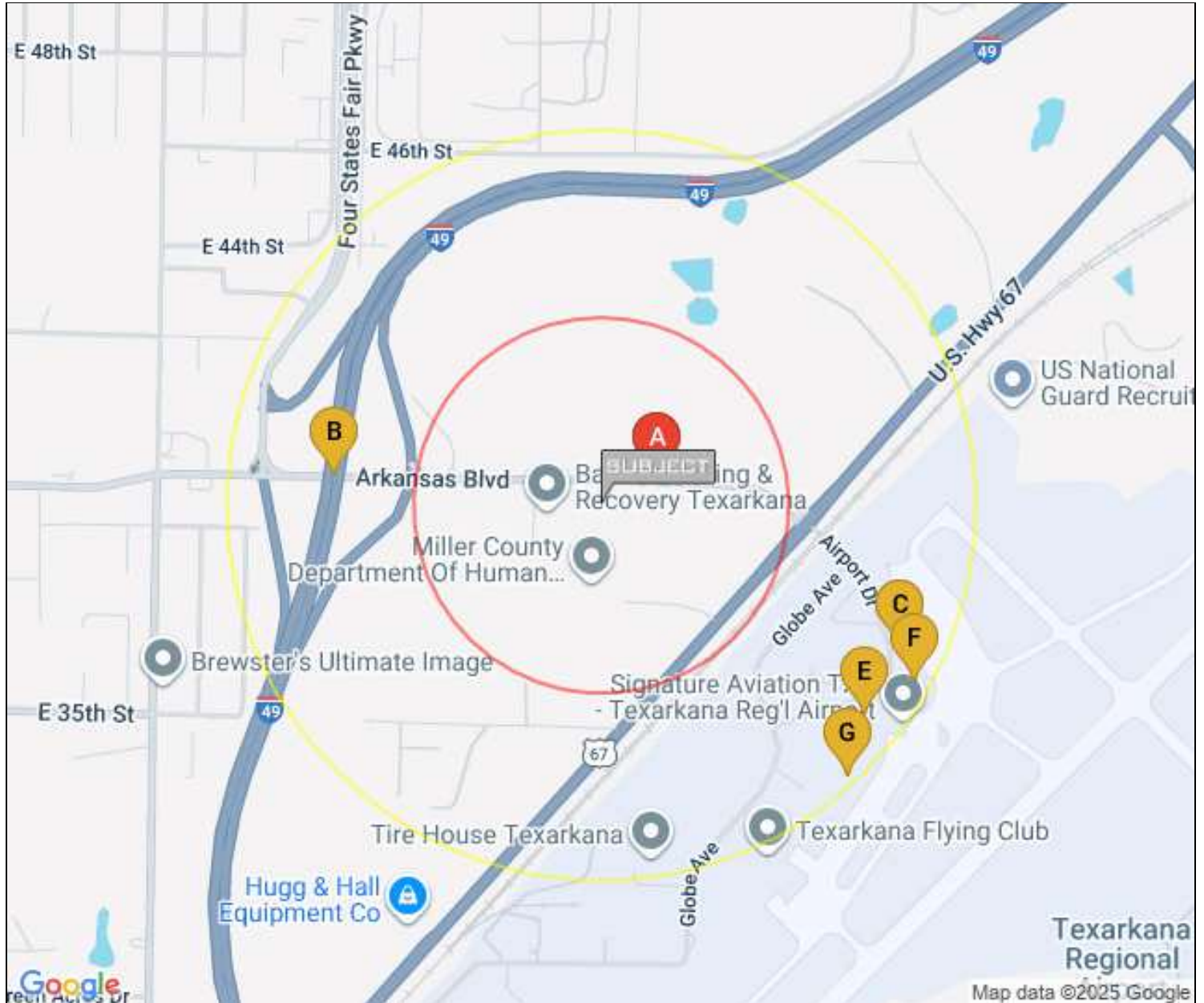




## LOCATION RISK ANALYSIS

**Boulevard Storage**  
 3900 arkansas blvd, texarkana, ar

## ENVIRONMENTAL RISK ANALYSIS



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## LOCATION RISK ANALYSIS

## Boulevard Storage

3900 arkansas blvd, texarkana, ar

### Locations within 0.25 mile of Subject



## US ARMY RESERVE CENTER

Latest Update: 05-Aug-2010

Site Type: STATIONARY  
 County: MILLER  
 Country: UNITED STATES

Address: 4000 E ARKANSAS BLVD  
 Facility Detail  
 Report: [110006464682](#)

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">UNSPECIFIED UNIVERSE</a>	<a href="#">RCRAINFO</a>		HAYS KINSLOW	501-771-7859
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		FACILITY OIC MANAGER	5017717859
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		HAYS KINSLOW	501-771-7859

### Locations within 0.50 mile of Subject



## AHTD BRIDGE 6430

Latest Update: 10-May-2016

Site Type: STATIONARY  
 County: MILLER  
 Country: UNITED STATES

Address: HWY. 245 & ARKANSAS BLVD.  
 Facility Detail  
 Report: [110046229121](#)



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## LOCATION RISK ANALYSIS

## Boulevard Storage

3900 arkansas blvd, texarkana, ar

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		<a href="#">TERRY W TUCKER</a>	5015692281
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		<a href="#">TERRY W TUCKER</a>	5015692281
<a href="#">OTHER HAZARDOUS WASTE ACTIVITIES</a>	<a href="#">RCRAINFO</a>	environmental scientist	<a href="#">TERRY W TUCKER</a>	501-569-2281 2082



## AMERICAN EAGLE FAC TEXARKANA R

Latest Update: 05-Aug-2010

Site Type: STATIONARY  
 County: MILLER  
 Country: UNITED STATES

Address: 201 AIRPORT DR  
 Facility Detail  
 Report: [110015673261](#)

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		DONNA RAINES	214-425-1541
<a href="#">UNSPECIFIED UNIVERSE</a>	<a href="#">RCRAINFO</a>		DONNA RAINES	214-425-1541
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		DONNA RAINES	214-425-1541



## TEXARKANA REGIONAL AIRPORT

Latest Update: 05-Sep-2014

Site Type: STATIONARY  
 County: MILLER  
 Country: UNITED STATES

Address: 201 AIRPORT DRIVE  
 Facility Detail  
 Report: [110033632576](#)



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## Boulevard Storage

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Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>	director of mainetance	<a href="#">STEVE ANDERSON</a>	8707742171
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		STEPHEN LUEGBERT	8707742171
<a href="#">ICIS-NPDES NON-MAJOR</a>	<a href="#">NPDES</a>	director of mainetance	<a href="#">STEVE ANDERSON</a>	8707742171
<a href="#">STORM WATER CONSTRUCTION</a>	<a href="#">NPDES</a>	operator	STEPHEN LUEBBERT	8707742171
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		STEPHEN LUEGBERT	8707742171
<a href="#">STORM WATER INDUSTRIAL</a>	<a href="#">NPDES</a>	director of mainetance	<a href="#">STEVE ANDERSON</a>	8707742171
<a href="#">ICIS-NPDES NON-MAJOR</a>	<a href="#">NPDES</a>	operations director	RUSSELL HENDERSON	8707742171
<a href="#">ICIS-NPDES NON-MAJOR</a>	<a href="#">NPDES</a>	operations director	RUSSELL HENDERSON	8707742171
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		STEVE LUEBBERT	8707734816
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		RUSSELL HENDERSON	8707734816
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		S. ROSS SARINE	9034529165
<a href="#">STORM WATER INDUSTRIAL</a>	<a href="#">NPDES</a>	executive airport director	<a href="#">FERDINAND P. MEHRLICH</a>	8707742171
<a href="#">ICIS-NPDES NON-MAJOR</a>	<a href="#">NPDES</a>	director of mainetance	<a href="#">STEVE ANDERSON</a>	8707742171
<a href="#">STORM WATER INDUSTRIAL</a>	<a href="#">NPDES</a>	operations director	RUSSELL HENDERSON	8707742171
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## LOCATION RISK ANALYSIS

## Boulevard Storage

3900 arkansas blvd, texarkana, ar

<a href="#">ICIS-NPDES NON-MAJOR</a>	<a href="#">NPDES</a>	operator	STEPHEN LUEBBERT	8707742171
<a href="#">ICIS-NPDES NON-MAJOR</a>	<a href="#">NPDES</a>	executive airport director	<a href="#">FERDINAND P. MEHRLICH</a>	8707742171
<a href="#">STORM WATER INDUSTRIAL</a>	<a href="#">NPDES</a>	director of mainetance	<a href="#">STEVE ANDERSON</a>	8707742171
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		STEPHEN LUEBBERT	8707734816
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		<a href="#">STEPHEN LUEBBERT</a>	8707742171
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>	director of mainetance	<a href="#">STEVE ANDERSON</a>	8707742171
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		STEVE LUEBBERT	8707734816
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		STEVE LUEBBERT	8707734816



## HANGER 54

Latest Update: 11-Jan-2008

Site Type: FACILITY  
County: MILLER  
Country: UNITED STATES

Address: 24 GLOBR AVE  
Facility Detail  
Report: [110024975375](#)

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		HENDRIK KLOPPER	9032776086



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## LOCATION RISK ANALYSIS

## Boulevard Storage

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### AMERICAN EAGLE AIRLINES

Latest Update: 12-Aug-2010

Site Type: STATIONARY  
 County: MILLER  
 Country: UNITED STATES

Address: 301 AIRPORT DR  
 Facility Detail  
 Report: [110014464828](#)

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">UNSPECIFIED UNIVERSE</a>	<a href="#">RCRAINFO</a>		LYLE D GRIMES	8707790026
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		LYLE D GRIMES	8707790026
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		LYLE D GRIMES	8707790026
<a href="#">UNSPECIFIED UNIVERSE</a>	<a href="#">RCRAINFO</a>		LYLE D GRIMES	870-779-0026



### YATES AVIATION INC.

Latest Update: 29-Dec-2014

Site Type: FACILITY  
 County: MILLER  
 Country: UNITED STATES

Address: 910 GLOBE  
 RD.TEXARKANA AIRPOR  
 Facility Detail  
 Report: [110024945112](#)



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## LOCATION RISK ANALYSIS

## Boulevard Storage

3900 arkansas blvd, texarkana, ar

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		STEVE LAUNIUS	903 336-6249
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		DAVID MCKAMIE	9038326502
<a href="#">STATE MASTER</a>	<a href="#">PDS</a>		DAVID MCKAMIE	9038326502



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## LOCATION RISK ANALYSIS

**Boulevard Storage**  
3900 arkansas blvd, texarkana, ar**Data Quality & Sources**

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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**eXp COMMERCIAL**

# FOR SALE | Principal Broker



**DANNY BRICKEY**



danny.brickey@expcommercial.com

Direct: **501.993.0335**

AR #EB00075279

**eXp Commercial**  
400 W Capitol St Suite 1700  
Little Rock, AR 72201  
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## **DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP**

**(As required by Arkansas Real Estate Commission Regulations 8.1 and 8.2)**

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

### **SELLER'S AGENT**

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller:

- (a) Absolute fidelity to protect and promote the interest of the seller-client or seller-clients.
- (b) To use reasonable efforts to further the interest of the seller-client.
- (c) To exercise reasonable skill and care in representing the seller-client and carrying out the responsibilities of the agency relationship.
- (d) To perform the terms of any written agency agreement.
- (e) To follow lawful instructions of the seller-client unless doing so would expose the licensee to liability from another party to a contract, lease, or rental agreement.
- (f) To perform all duties specified in a manner that demonstrates loyalty to the interest of the seller-client.
- (g) To comply with all requirements under Arkansas law and the Arkansas Real Estate Commission regulations as well as other applicable statutes, rules, and regulations.
- (h) To disclose to the seller-client material facts of the transaction that the licensee is aware of or should be aware of in the exercise of reasonable skill and care and that are not confidential information under a current or prior agency or dual agency relationship.
- (i) To advise the seller-client to obtain expert advice concerning material matters when necessary or appropriate.
- (j) To account in a timely manner for all moneys and property received in which the seller-client has or may have an interest.
- (k) To keep all confidential information confidential.
- (l) To refrain from disclosing confidential information to a licensee who is not an agent of the seller-client.
- (m) To use reasonable efforts to obtain a purchase or lease offer at a price and with terms acceptable to the seller or lessor.
- (n) To accept delivery of and present an offer to the seller or lessor in a timely manner, regardless of whether or not the property is subject to a contract of sale, lease, or letter of intent to lease.
- (o) To answer the seller's or lessor's questions regarding the steps the seller or lessor must take to fulfill the terms of a contract.
- (p) To provide information to the seller or lessor regarding offers or counteroffers of which the licensee has actual knowledge.
- (q) To assist the seller or lessor in developing, communicating, and presenting offers or counteroffers.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honesty, fidelity, and fair dealing and good faith.

An agent is not obligated to reveal to either party any information obtained from the other party that does not involve the affirmative duties set forth above.

### **BUYER'S AGENT**

A Buyer's agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer:

- (a) Absolute fidelity to protect and promote the interest of the buyer-client or buyer-clients.
- (b) To use reasonable efforts to further the interest of the buyer-client.
- (c) To exercise reasonable skill and care in representing the buyer-client and carrying out the responsibilities of the agency relationship.
- (d) To perform the terms of any written agency agreement.
- (e) To follow lawful instructions of the buyer-client unless doing so would expose the licensee to liability from another party to a contract, lease, or rental agreement.
- (f) To perform all duties specified in a manner that demonstrates loyalty to the interest of the buyer-client.
- (g) To comply with all requirements under Arkansas law and the Arkansas Real Estate Commission regulations as well as other applicable statutes, rules, and regulations.
- (h) To disclose to the buyer-client material facts of the transaction that the licensee is aware of or should be aware of in the exercise of reasonable skill and care and that are not confidential information under a current or prior agency or dual agency relationship.
- (i) To advise the buyer-client to obtain expert advice concerning material matters when necessary or appropriate.
- (j) To account in a timely manner for all moneys and property received in which the buyer-client has or may have an interest.
- (k) To keep all confidential information confidential.
- (l) To refrain from disclosing confidential information to a licensee who is not an agent of the buyer-client.
- (m) To use reasonable efforts to locate a property at a price and with purchase or lease terms acceptable to the buyer or lessee.
- (n) To answer the buyer's or lessee's questions regarding the steps the buyer must take to fulfill the terms of any contract.
- (o) To provide information to the buyer or lessee regarding offers or counteroffers.
- (p) To assist the buyer or lessee in developing, communicating, and presenting offers or counteroffers.

(q) To present an offer to purchase or lease to the seller or lessor or their agent, regardless of whether or not the property is subject to a contract of sale, lease, or letter of intent to lease.

(r) To accept delivery of and present any counteroffers to the buyer or lessee..

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honesty, fidelity, and fair dealing and good faith.

An agent is not obligated to reveal to either party any information obtained from the other party that does not involve the affirmative duties set forth above.

#### SELLER AND BUYER RESPONSIBILITIES

Either the purchase agreement or a separate document will contain a confirmation of which agent is representing you and whether that agent is representing you exclusively in the transaction or acting as a dual agent. Please pay attention to that confirmation to make sure it accurately reflects your understanding of your agent's role. The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional. If you are a Buyer, you have the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation. Both Sellers and Buyers should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction.

#### I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE.

_____ Buyer	_____ Seller	_____ Lessor	_____ Lessee	_____	Date: _____
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_____ Buyer	_____ Seller	_____ Lessor	_____ Lessee	_____	Date: _____
----------------	-----------------	-----------------	-----------------	-------	-------------

Agent: \_\_\_\_\_ Lic. #: \_\_\_\_\_  
Real Estate Broker (Firm)

B \_\_\_\_\_

y \_\_\_\_\_

: \_\_\_\_\_ Lic. #: \_\_\_\_\_ Date: \_\_\_\_\_

(Salesperson or Broker-Associate)

THIS FORM HAS BEEN PREPARED BY AIR CRE. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM FOR ANY SPECIFIC TRANSACTION. PLEASE SEEK LEGAL COUNSEL AS TO THE APPROPRIATENESS OF THIS FORM.

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