



Boulevard Storage

3900 Arkansas Blvd, Texarkana, AR 71854



eXp Commercial | 400 W Capitol St | Little Rock, AR 72201 | expcommercial.com

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The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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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 | 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

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
TOTAL	234	27,795

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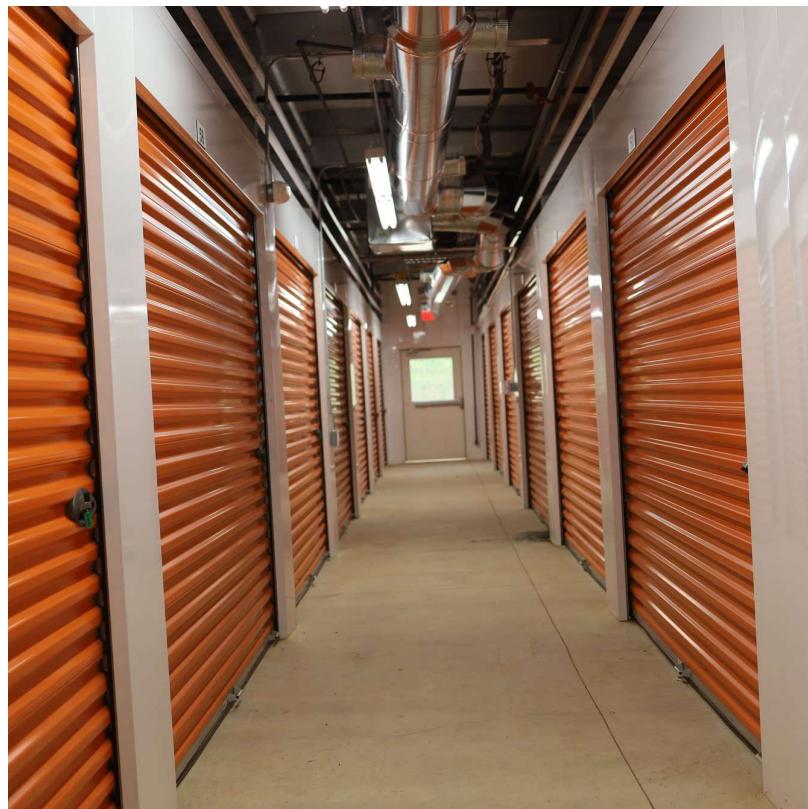
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FOR SALE | Additional Photos



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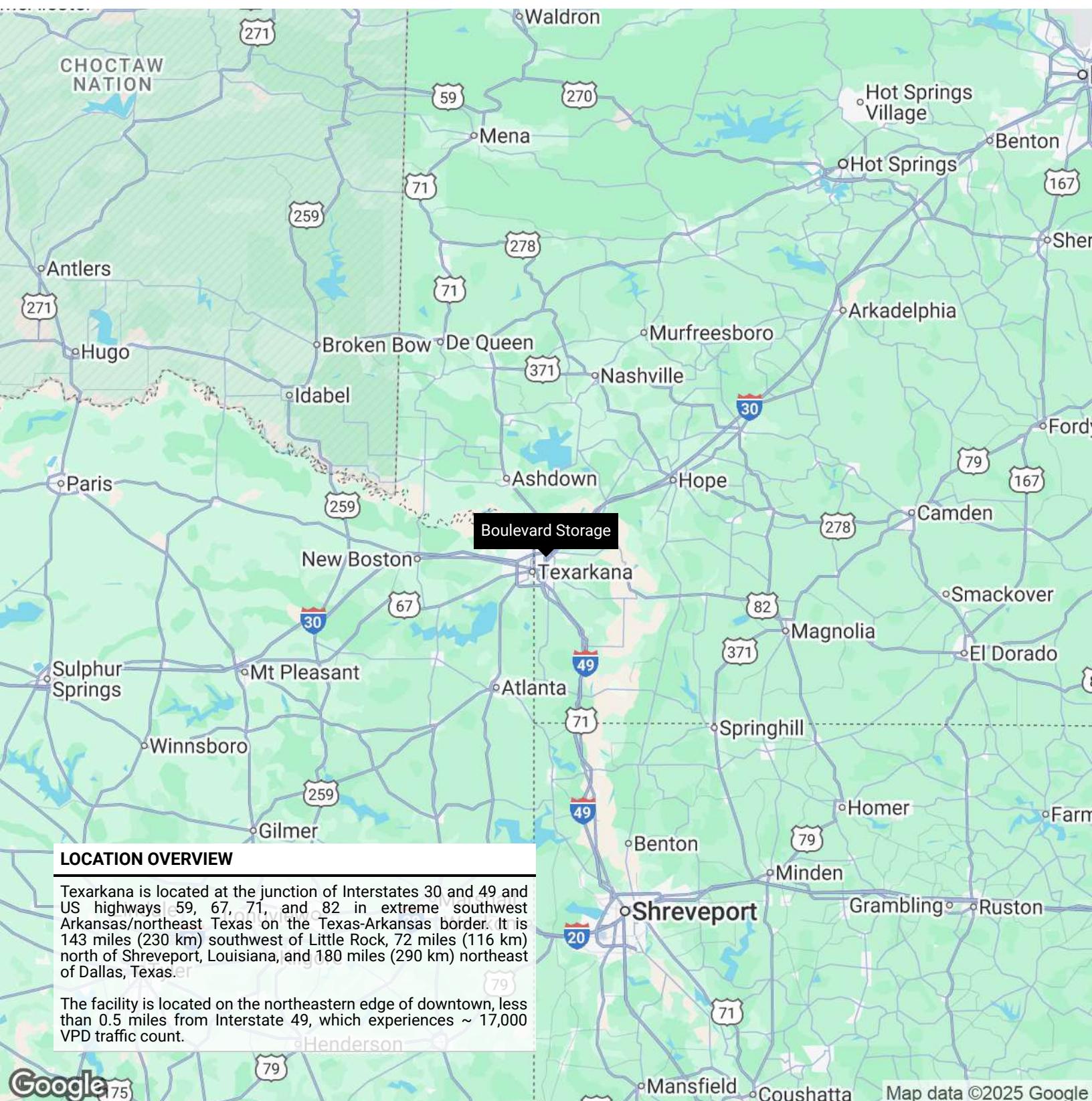
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FOR SALE | Regional Map



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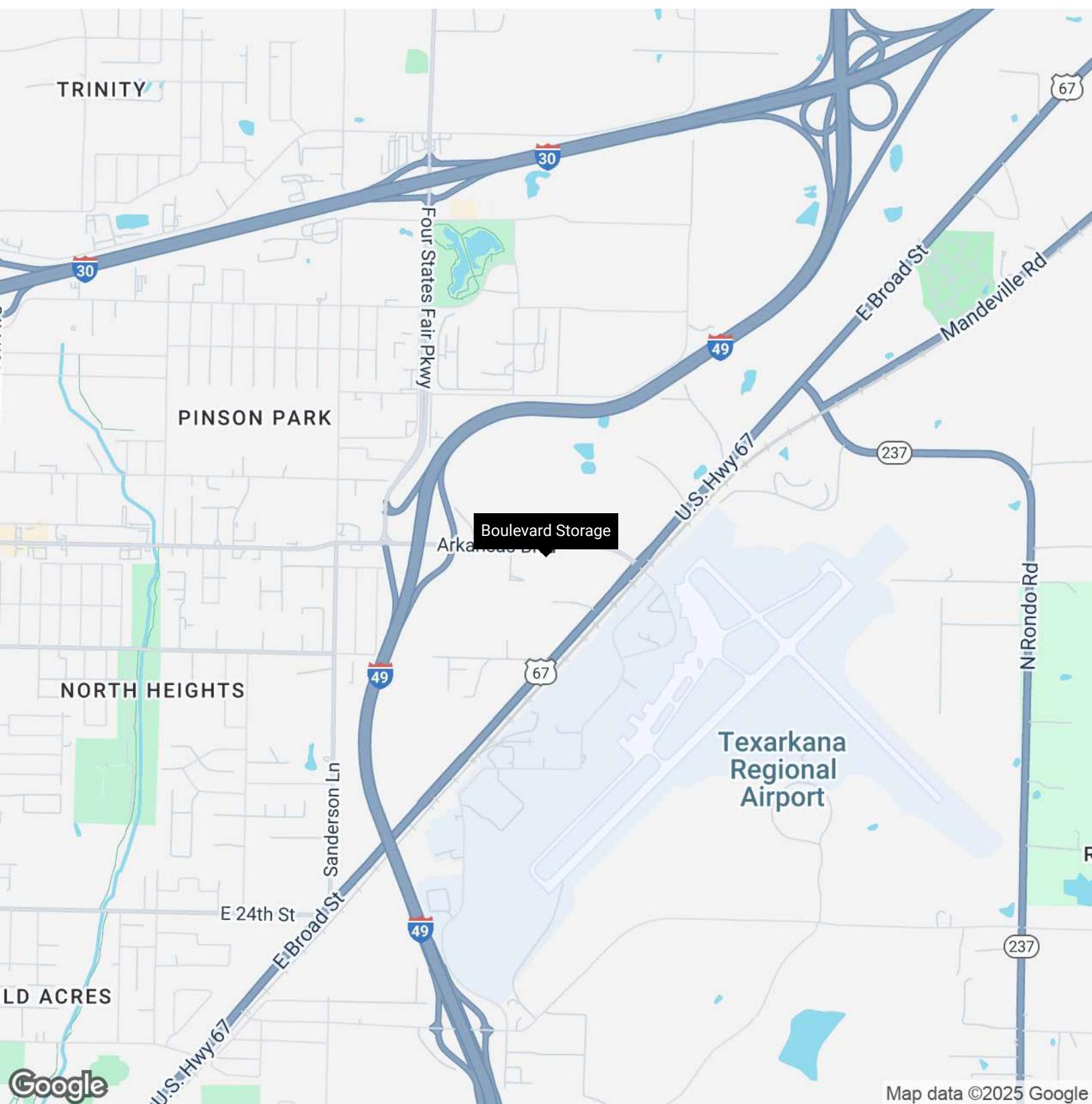
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FOR SALE | Location Map



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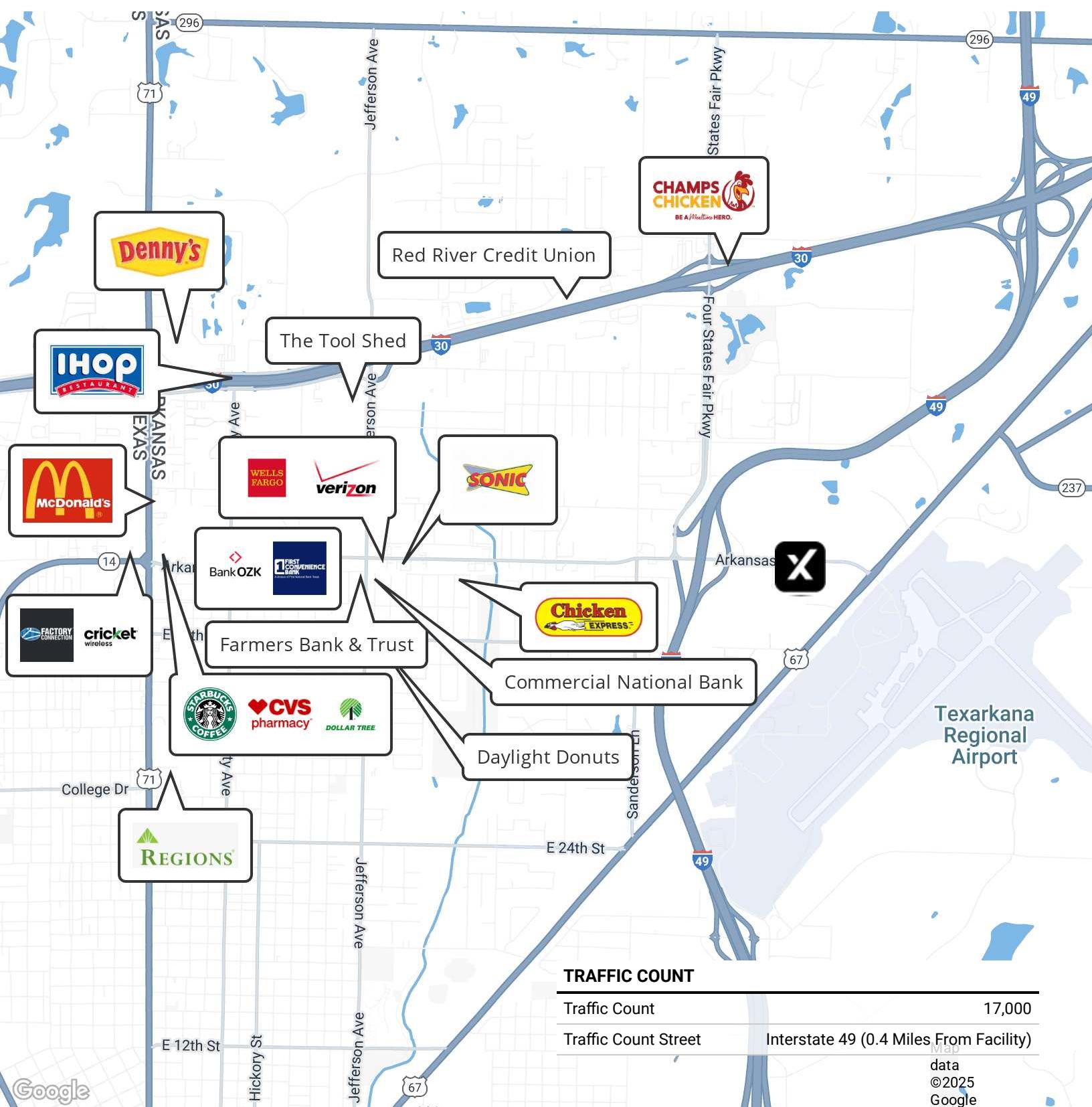
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FOR SALE | Retailer Map



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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
TOTAL:		143	14,875			\$8,274.69		\$99,296.28

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
TOTAL:		73	12,920			\$7,602.61		\$91,231.32

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
TOTAL:		18		.		\$679.50		\$8,154.00

UNIT MIX TOTALS	234	27,795		\$16,556.80		\$198,681.60
	UNITS	RSF		MONTHLY POTENTIAL		ANNUAL POTENTIAL

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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	-
GROSS INCOME	\$137,608	\$136,112
EXPENSES SUMMARY	2024 ACTUALS (SELLER P&L)	2025 ANNUALIZED
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
OPERATING EXPENSES	\$120,163	\$100,983
NET OPERATING INCOME	\$17,445	\$35,129

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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: -



Image Coming Soon

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection			
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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Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	1,840	25,318	53,393
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%
Population by Hispanic Origin	1,840	25,318	53,393
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%
2024 Median Age, Male	38.00	37.60	37.50
2024 Average Age, Male	39.20	38.50	38.40
2024 Median Age, Female	42.50	41.00	40.30
2024 Average Age, Female	42.40	41.10	40.60
2024 Population by Occupation Classification	1,477	20,106	42,403
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%
Households by Marital Status			
Married	309	3,517	7,023
Married No Children	220	2,422	4,752
Married w/Children	89	1,094	2,271
2024 Population by Education	1,338	18,090	38,543
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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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%
2024 Worker Travel Time to Job	808	10,702	20,827
<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%
2020 Households by HH Size	884	10,337	20,583
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%
2024 Average Household Size	2.30	2.30	2.30
Households			
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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FOR SALE

3900 Arkansas Blvd, Texarkana, AR 71854

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	784	10,476	21,457
<\$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%
2024 Avg Household Income	\$58,683	\$61,311	\$59,783
2024 Med Household Income	\$46,226	\$43,856	\$41,908
2024 Occupied Housing	784	10,473	21,458
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%
2020 Housing Units	834	11,662	23,879
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%
2024 Housing Value	455	5,214	10,487
<\$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%
2024 Median Home Value	\$153,512	\$143,135	\$140,104
2024 Housing Units by Yr Built	878	12,020	24,693
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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LOCATION RISK ANALYSIS

Boulevard Storage
3900 arkansas blvd, texarkana, ar

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[Flood Risk Analysis](#)

[Environmental Risk Analysis](#)



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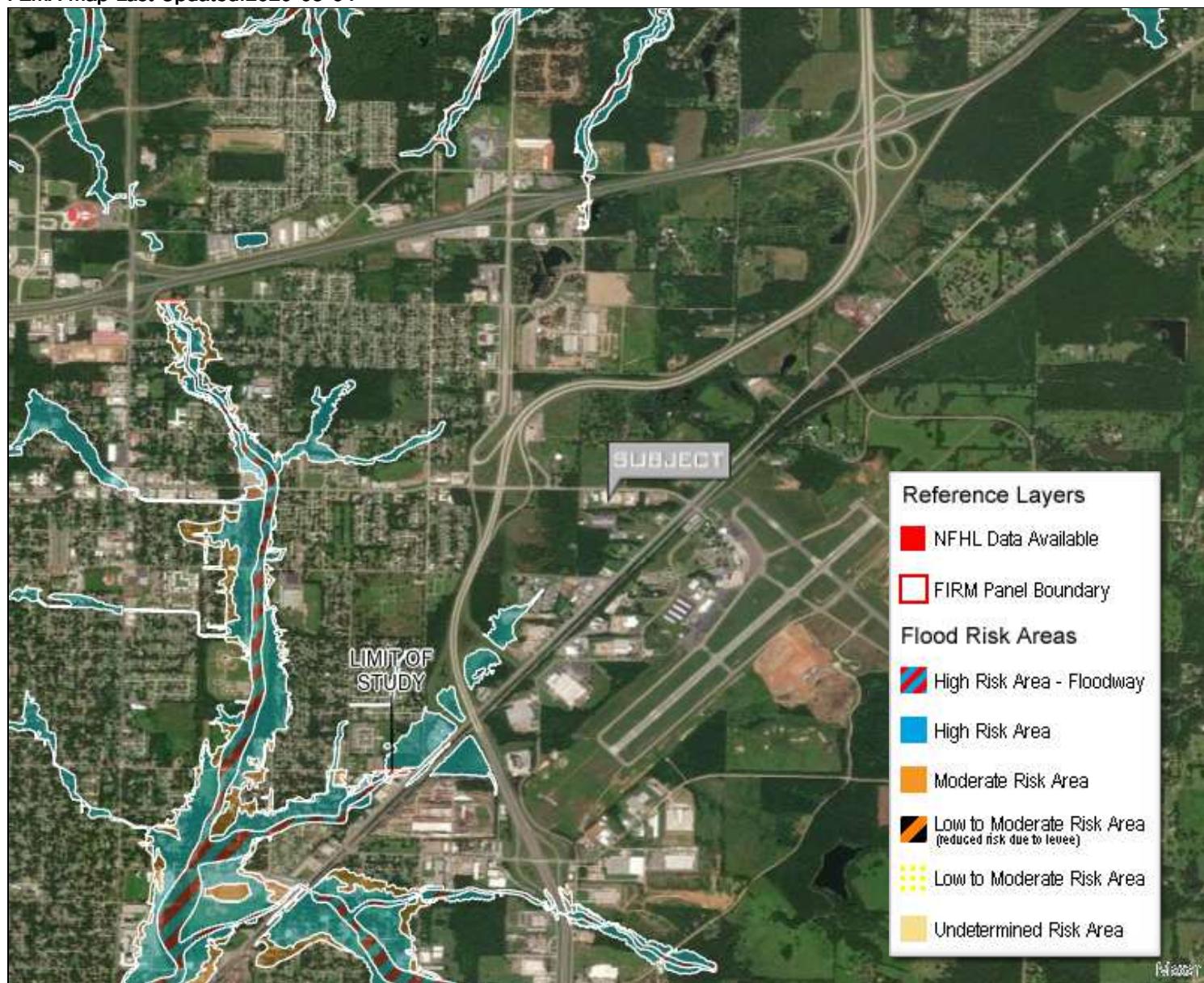
LOCATION RISK ANALYSIS

Boulevard Storage

3900 arkansas blvd, texarkana, ar

Flood Risk Analysis

FEMA Map Last Updated:2020-03-04



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LOCATION RISK ANALYSIS

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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). SFHAs 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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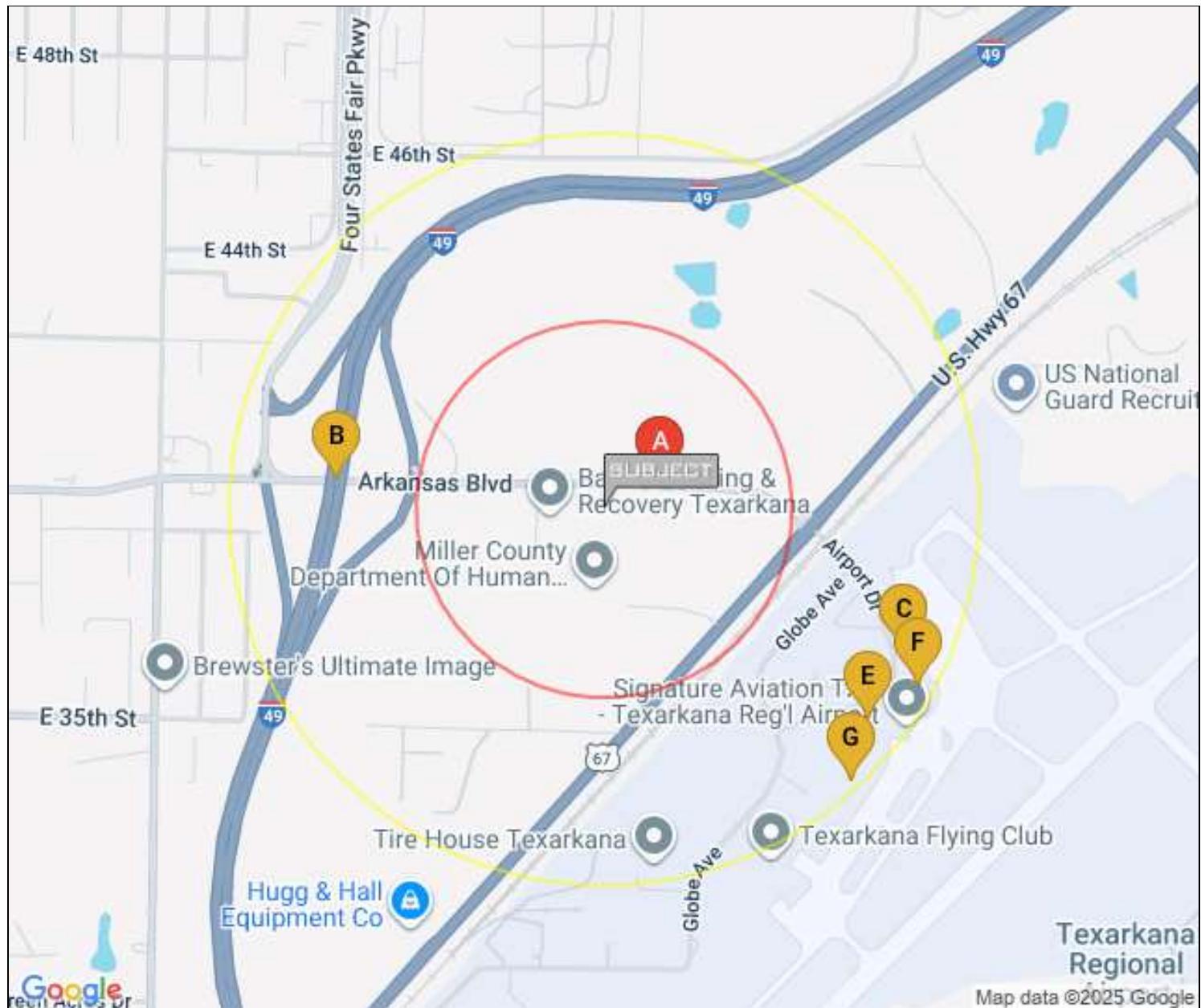
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LOCATION RISK ANALYSIS

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ENVIRONMENTAL RISK ANALYSIS



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LOCATION RISK ANALYSIS

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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
UNSPECIFIED UNIVERSE	RCRAINFO		HAYS KINSLOW	501-771-7859
STATE MASTER	PDS		FACILITY OIC MANAGER	5017717859
STATE MASTER	PDS		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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Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	PDS		TERRY W TUCKER	5015692281
STATE MASTER	PDS		TERRY W TUCKER	5015692281
OTHER HAZARDOUS WASTE ACTIVITIES	RCRAINFO	environmental scientist	TERRY W TUCKER	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
STATE MASTER	PDS		DONNA RAINES	214-425-1541
UNSPECIFIED UNIVERSE	RCRAINFO		DONNA RAINES	214-425-1541
STATE MASTER	PDS		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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Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	PDS	director of mainetance	STEVE ANDERSON	8707742171
STATE MASTER	PDS		STEPHEN LUEGBERT	8707742171
ICIS-NPDES NON-MAJOR	NPDES	director of mainetance	STEVE ANDERSON	8707742171
STORM WATER CONSTRUCTION	NPDES	operator	STEPHEN LUEBBERT	8707742171
STATE MASTER	PDS		STEPHEN LUEGBERT	8707742171
STORM WATER INDUSTRIAL	NPDES	director of mainetance	STEVE ANDERSON	8707742171
ICIS-NPDES NON-MAJOR	NPDES	operations director	RUSSELL HENDERSON	8707742171
ICIS-NPDES NON-MAJOR	NPDES	operations director	RUSSELL HENDERSON	8707742171
STATE MASTER	PDS		STEVE LUEBBERT	8707734816
STATE MASTER	PDS		RUSSELL HENDERSON	8707734816
STATE MASTER	PDS		S. ROSS SARINE	9034529165
STORM WATER INDUSTRIAL	NPDES	executive airport director	FERDINAND P. MEHRLICH	8707742171
ICIS-NPDES NON-MAJOR	NPDES	director of mainetance	STEVE ANDERSON	8707742171
STORM WATER INDUSTRIAL	NPDES	operations director	RUSSELL HENDERSON	8707742171
STORM WATER INDUSTRIAL	NPDES	operations director	RUSSELL HENDERSON	8707742171



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<u>ICIS-NPDES NON-MAJOR</u>	<u>NPDES</u>	operator	<u>STEPHEN LUEBBERT</u>	8707742171
<u>ICIS-NPDES NON-MAJOR</u>	<u>NPDES</u>	executive airport director	<u>FERDINAND P. MEHRLICH</u>	8707742171
<u>STORM WATER INDUSTRIAL</u>	<u>NPDES</u>	director of mainetance	<u>STEVE ANDERSON</u>	8707742171
<u>STATE MASTER</u>	<u>PDS</u>		<u>STEPHEN LUEBBERT</u>	8707734816
<u>STATE MASTER</u>	<u>PDS</u>		<u>STEPHEN LUEBBERT</u>	8707742171
<u>STATE MASTER</u>	<u>PDS</u>	director of mainetance	<u>STEVE ANDERSON</u>	8707742171
<u>STATE MASTER</u>	<u>PDS</u>		STEVE LUEBBERT	8707734816
<u>STATE MASTER</u>	<u>PDS</u>		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
<u>STATE MASTER</u>	<u>PDS</u>		HENDRIK KLOPPER	9032776086



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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
UNSPECIFIED UNIVERSE	RCRAINFO		LYLE D GRIMES	8707790026
STATE MASTER	PDS		LYLE D GRIMES	8707790026
STATE MASTER	PDS		LYLE D GRIMES	8707790026
UNSPECIFIED UNIVERSE	RCRAINFO		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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Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	PDS		STEVE LAUNIUS	903 336-6249
STATE MASTER	PDS		DAVID MCKAMIE	9038326502
STATE MASTER	PDS		DAVID MCKAMIE	9038326502



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LOCATION RISK ANALYSIS

Boulevard Storage

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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



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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: _____

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.