

14 Acres Prime Development Property

Texarkana, TX

\$4.00 per sq ft

For Sale/Build to Suit/Ground Lease



This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

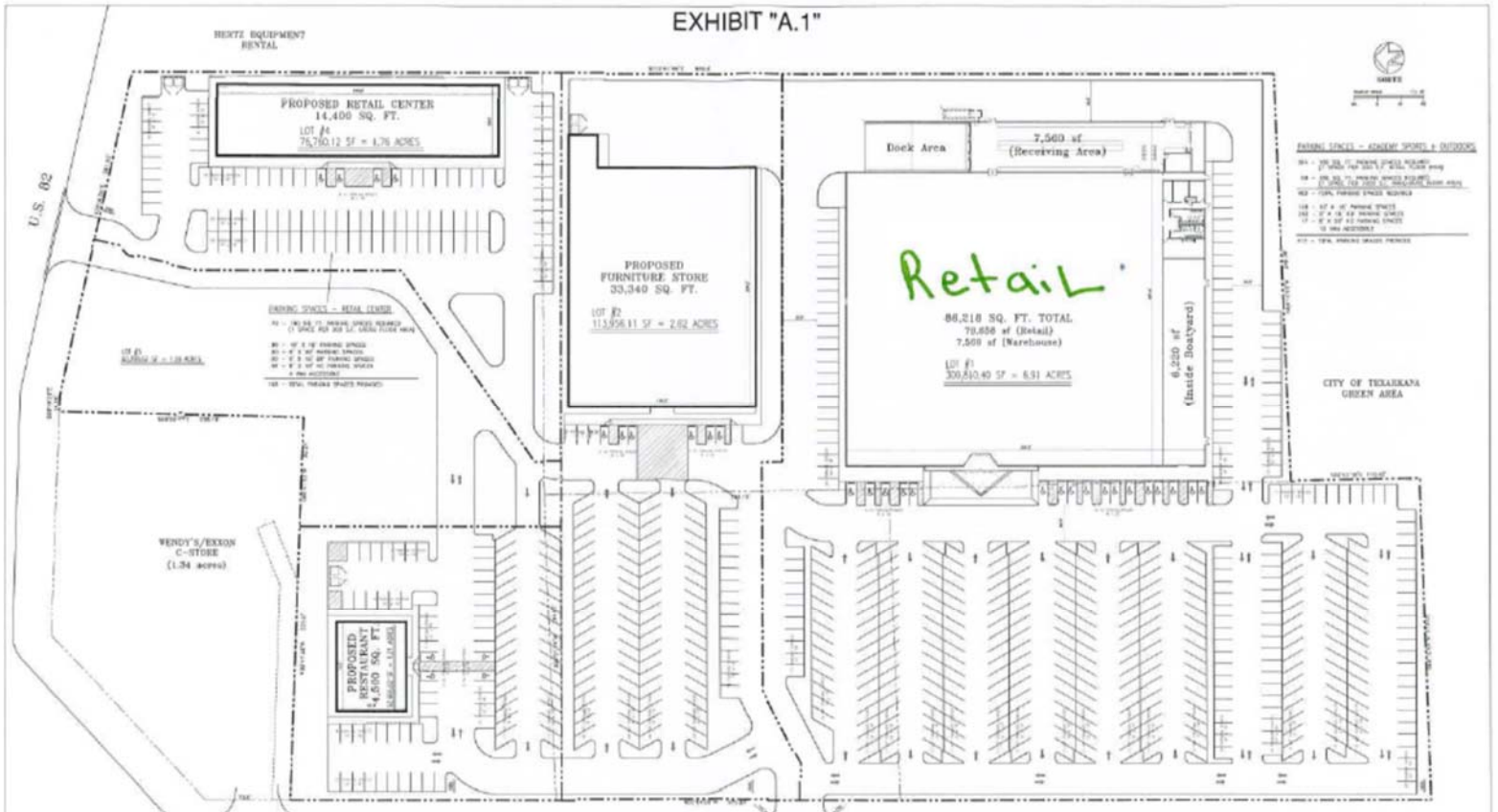
CURT GREEN
& COMPANY LLC
COMMERCIAL REAL ESTATE

PROPERTY PROFILE

| | |
|----------------------------|---|
| Location: | New Boston Rd at intersection of Hwy 59 & 82 Texarkana, TX |
| Property: | .14 acres (609,840 =+/- SF) Frontage Hwy 59: Approx. 977' . Frontage Hwy 82: Approx. 281' |
| Nearby Development: | Wendy's Exxon, WalMart, Lowes, Subway, Game Stop Check N Go, Jackson Hewitt, Cato, Salvation Army Ashley's, Hank's, Ivan Smith's, and Cleo's furniture stores |

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CONCEPTUAL SITE PLAN



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AERIAL OF NEARBY DEVELOPMENT



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