



Offering memorandum

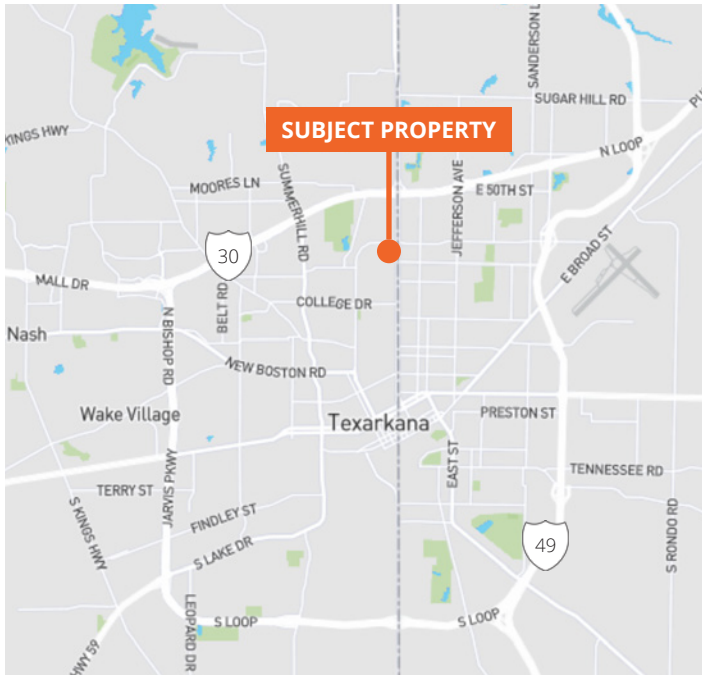
26,532-sf automobile dealership for sale or lease

4411 State Line Avenue
Texarkana, TX 75503

**AVISON
YOUNG**

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The opportunity

Avison Young Capital Markets Group, as exclusive advisor, is pleased to offer the opportunity to acquire or lease 4411 State Line Avenue in Texarkana, Texas. Built in 1976, the recently vacated property consists of 26,532 square feet and the total site is approximately 2.48 acres. The property is prominently located on State Line Avenue, the town's main street, which also serves as the dividing line between Texas and Arkansas.

The Property previously served as an auto dealership and service facility. The current structure consists of a single two-story building containing a customer service/showroom area, offices, and service area. The site consists of approximately 81 parking spaces and perimeter lighting throughout the parking area. The property is also suitable for an adaptive reuse that could be repositioned as industrial, retail, and storage.

Address	4411 State Line Ave Texarkana, TX 75503 Bowie County
Asking Price	\$1,900,000
Lease Rate	Negotiable
Parcel #	15380000300
Building Size	26,532 sf, excluding mezzanine (unfinished) and canopy structures
Lot Size	2.48 acres
Parking	81 parking spaces
No. of Buildings	1, 2-story building
Year Built	1976
Construction	Steel frame with metal panel exterior
Condition	Great
Zoning	C-Commercial
Use	Pre-owned sales and service facility identified as Gregg Orr Extreme.





Investment highlights



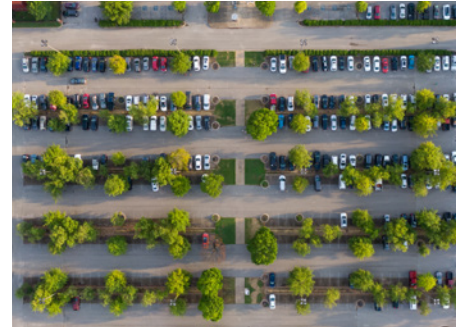
STRATEGIC COMMERCIAL LOCATION

The Property is ideally positioned on the west side of State Line Avenue, which sees over 20,000 vehicles per day. The property is within immediate proximity to some of Texarkana's major retailers including Walmart, Albertson's, Starbucks, CVS, and Walgreens. The 2.48-acre site has approximately 320 linear feet of frontage along State Line Avenue, with unobstructed visibility from the major intersection of State Line Avenue and Texas Avenue.



HIGHLY FUNCTIONAL PROPERTY

The Property is a highly functional building with great aesthetics, good visibility and a large parking area. The Property's large site and high quality of construction lends itself to an adaptive/secondary use in the event there is limited demand for the current use.



VALUE CREATION OPPORTUNITY

The Property is situated on approximately 2.48 acres of land with the ability to expand the building along with a large parking area that could accommodate an adaptive reuse of the building to include industrial, retail, or storage.



STRONG MARKET FUNDAMENTAL & ACTIVITY

- Retail rents in the Texarkana market are currently rising at a 2.0% annual rate during the third quarter of 2021 and have posted an average annual gain of 1.4% over the past three years.
- While 4,300 sf of retail was delivered over the past three years, nothing is currently under construction helping keep the vacancy rate at 7.4%.
- Texarkana's nonfarm payrolls were recently reported to be increasing at an annual rate of 7.4%, or a gain of about 4,000 jobs. This statistic represents the strongest rate of job creation in over a decade.



Property overview

CONSTRUCTION

Basic Construction	Steel frame with metal panel exterior.
Foundation	Concrete
Framing	Steel frame.
Roof Height	17-18
Exterior Walls	Glass storefront, with metal panel exterior.
Roof Structure	Metal
Roof Cover	Metal
Condition	Average; no problems reported or noted during inspection.

MECHANICAL

Heating and Cooling	The customer service and office area are 100 percent heated and cooled by roof-mounted HVAC units.
Electrical Service	Main electrical service is rated at 600 amp, 120 volt, single phase.
Fire Protection	None
Condition	Average

INTERIOR

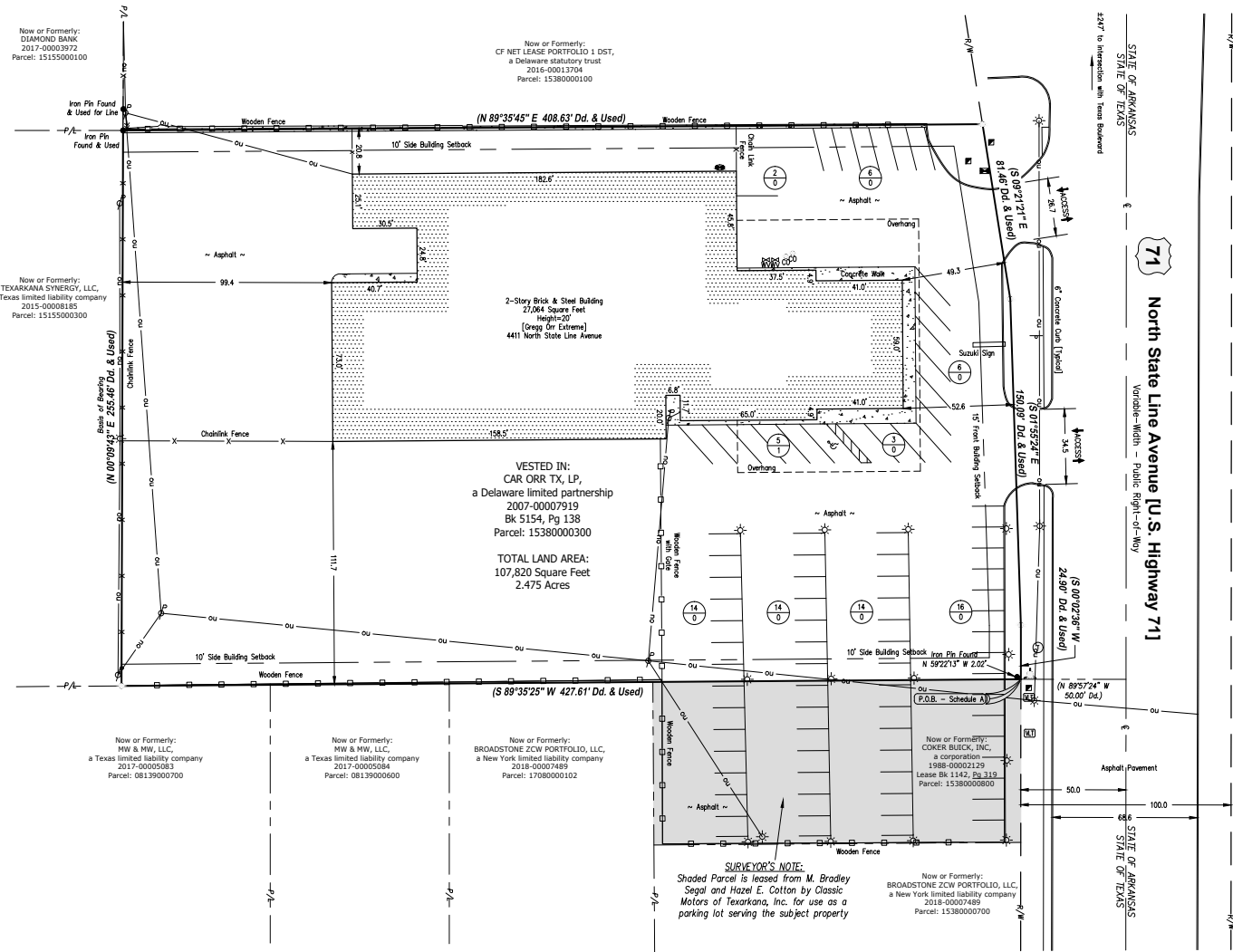
Floors	Vinyl tile in the customer service (former showroom area) and office areas, and sealed concrete in the service area.
Walls	Painted drywall, plate glass in aluminum frames, and painted concrete block in the service area.
Ceilings	Dropped acoustic tile in the office area, and exposed metal truss roof structure in the service area.

SITE IMPROVEMENTS

Onsite Paving	Approximately 81,288 square feet of asphalt paving.
Landscaping	There is sod and other landscaping along the State Line Avenue frontage.
Signage	None
Lighting	There are a total of 11 light poles.
Other	None
Fencing	There is approximately 845 linear feet of wood fencing.
Condition	The site improvements are in average condition.

Property overview

Site plan



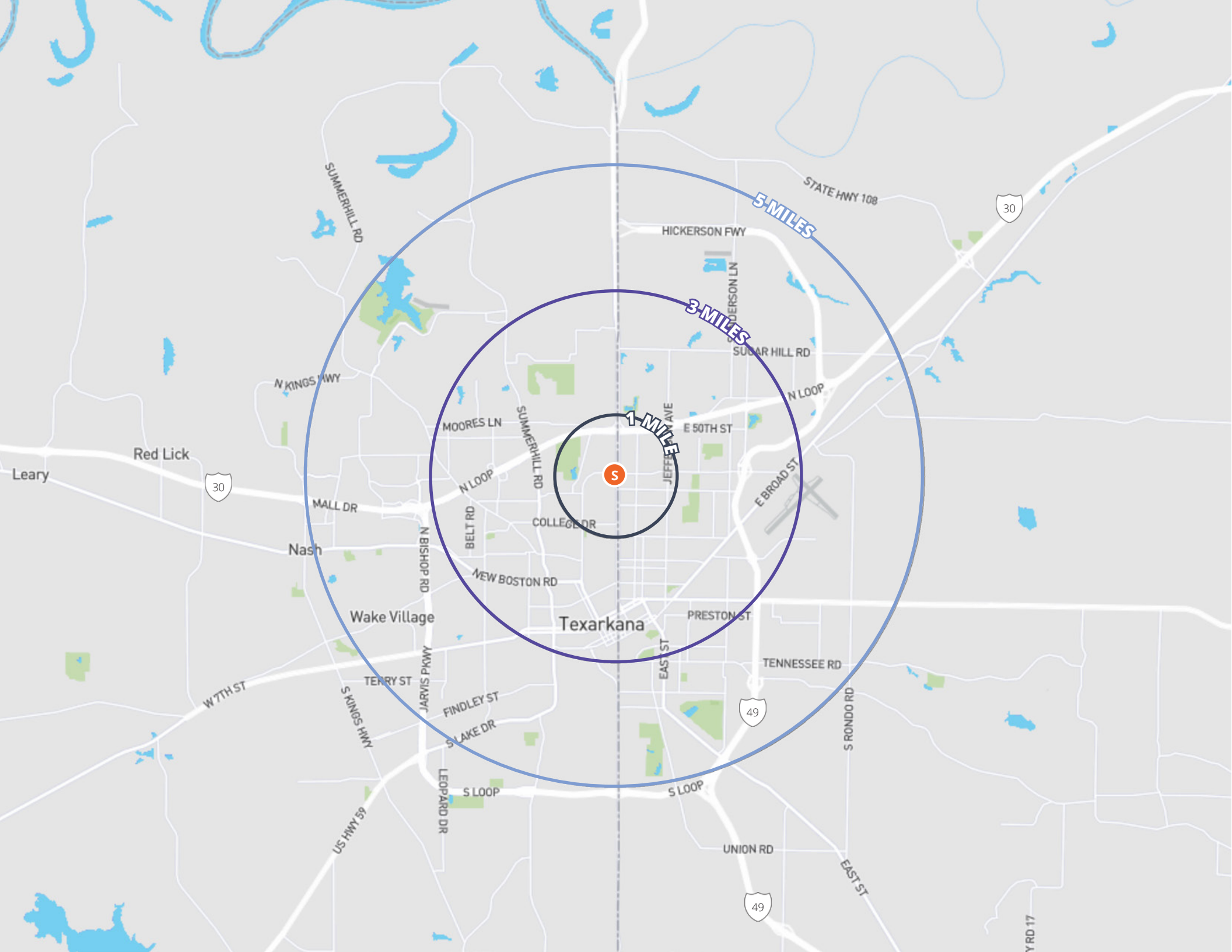


Area amenities



Area demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2010 Total Population	7,261	43,857	67,587
2020 Total Population	7,350	43,798	69,062
2025 Projection	7,389	43,870	69,683
2020 -2025 Annual Rate	0.11%	0.03%	0.18%
HOUSEHOLDS			
2010 Households	3,044	17,631	26,959
2020 Households	3,052	17,578	27,492
2025 Household Projection	3,068	17,620	27,758
2020 -2025 Annual Rate	0.10%	0.05%	0.19%
INCOME			
2020 Median HH Income	\$38,940	\$37,722	\$39,810
2025 Median HH Income	\$39,910	\$38,546	\$41,189
2020 Average HH Income	\$51,958	\$55,783	\$58,189
2025 Average HH Income	\$54,902	\$59,639	\$63,105



S

1 MILE

3 MILES

5 MILES

Texarkana

Red Lick

Nash

Wake Village

W 7TH ST

S KINGS HWY

TERRY ST

FINDLEY ST

SLAKE DR

LEOPARD DR

US HWY 59

N BISHOP RD

BELT RD

NEW BOSTON RD

MOORES LN

SUMMERHILL RD

COLLEGE DR

EAST ST

S LOOP

UNION RD

49

TENNESSEE RD

E BROAD ST

N LOOP

SUGAR HILL RD

HICKERSON FWY

STATE HWY 108

30

Y RD 17

S RONDO RD

EAST ST

49

Location overview

Texarkana, Texas

Texarkana's metropolitan area is a two-county region comprising the twin cities of Texarkana, Texas and Texarkana, Arkansas. According to 2021 estimates, the metropolitan area's population is 152,479. Located at the junction of three Interstates and four US Highways, Texarkana serves as a transportation, commercial, and industrial center for the Texas-Arkansas area, as well as a hub for portions of Oklahoma and Louisiana.

With two community colleges, a four-year public university and a state medical school, Texarkana is the region's leader in education and workforce training. Together, these education institutions award more than 2,700 degrees and certificates annually, with an enrollment of nearly 10,000.

While the oil industry has a presence in Texarkana, the dominant industries include manufacturing, defense, healthcare, and distribution. Approximately 23 percent of the area's workforce comprises stretch commuters that travel between 50 and 75 miles one way to work from Arkansas, Louisiana, Oklahoma, and Texas. The area's major employers include Red River Army Depot, Cooper Tire & Rubber, CHRISTUS St. Michael Health System, and Southern Refrigerated Transport.



Demographics

152,479

Texarkana, TX-AR MSA Population

58,882

Texarkana, TX-AR MSA Households

\$49,914

Texarkana, TX-AR MSA HH Income



Get in touch

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