

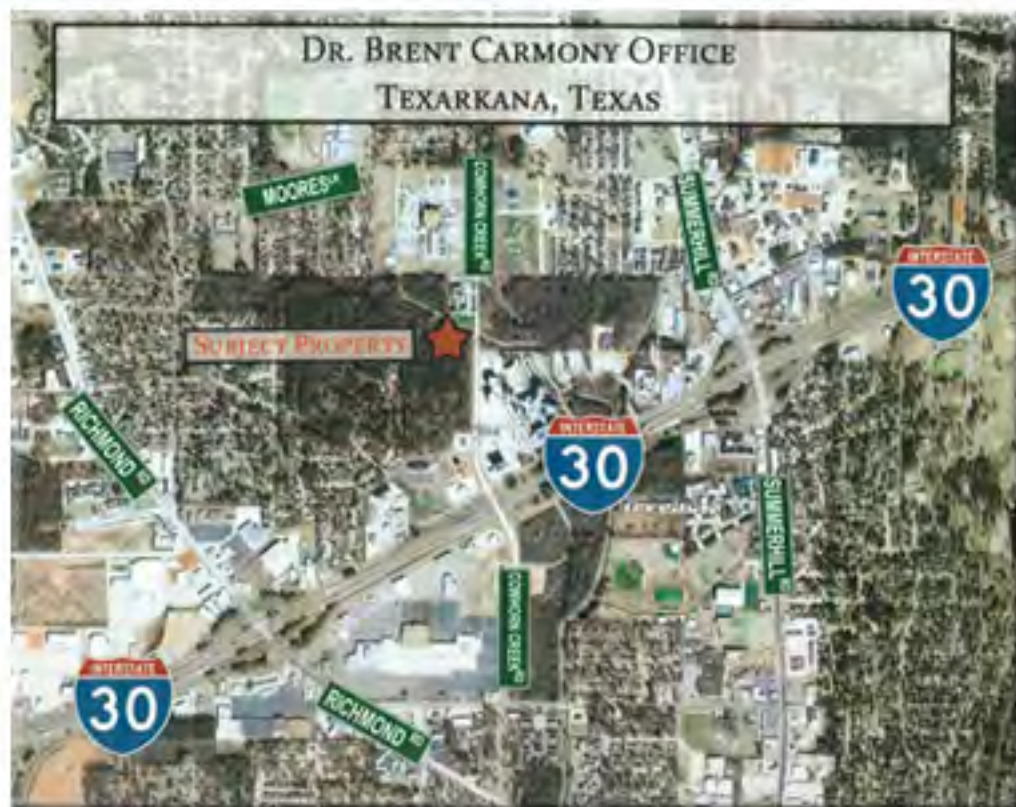
# REYNOLDS REALTY MANAGEMENT INC.

## EXCLUSIVELY LISTED



### 5303 COWHORN ROAD TEXARKANA, TEXAS

- JUST NORTH OF I-30 ON COWHORN CREEK ROAD.
- APPROXIMATELY 2,423 SF (MIDDLE SPACE)
- LOCATED ACROSS FROM 126 ACRE CHRISTUS ST. MICHAEL MEDICAL CAMPUS.
- LOCATED ACROSS THE STREET FROM COLLUM & CARNEY CLINIC
- FOR LEASE AT \$18 PSF/ YEAR (\$1.50 PSF/ MONTH) +CAM & UTILITIES \$15 TI ALLOWANCE



RICHARD H. REYNOLDS, JR., PRESIDENT  
RICHARDREYNOLDS@CABLEONE.NET  
5502 COWHORN CREEK ROAD, STE. C  
TEXARKANA, TEXAS 75503  
TEL: 903.832.3700 \* FAX: 903.832.3701  
REYNOLDSREALTYMGMT.COM

# NEW OFFICE SPACE FOR LEASE TEXARKANA, TEXAS

**LOCATION:** 5401 North Cowhorn Creek Road  
Just North of I-30 on Cowhorn Creek Road

**LEASE AREA:** 4,104 SF (Approx) End Cap  
& 2,423 SF (Approx) Middle Space

**LEASE RATE:** \$18.00 SF/Year (\$1.50 SF/MO) + Cam & Utilities  
\$15.00 PSF Tenant Finish Out Allowance

**BUILDING SIZE:** 10,800 Sq. Ft.

**ZONING:** Office

**REMARKS:** Located across from Christus St. Michael Hospital  
Campus & North of the future Wadley Hospital Campus

**OCCUPANY DATE:** Late 2008

## FOR INFORMATION CONTACT:



5502 Cowhorn Creek Road ★ Suite C ★ Texarkana, TX  
(903) 832-3700 ★ (903) 832-3701 Fax  
[Listings.Loopnet.com/Info@ReynoldsRealtyMgmt.com](http://Listings.Loopnet.com/Info@ReynoldsRealtyMgmt.com)  
[www.ReynoldsRealtyMgmt.com](http://www.ReynoldsRealtyMgmt.com)

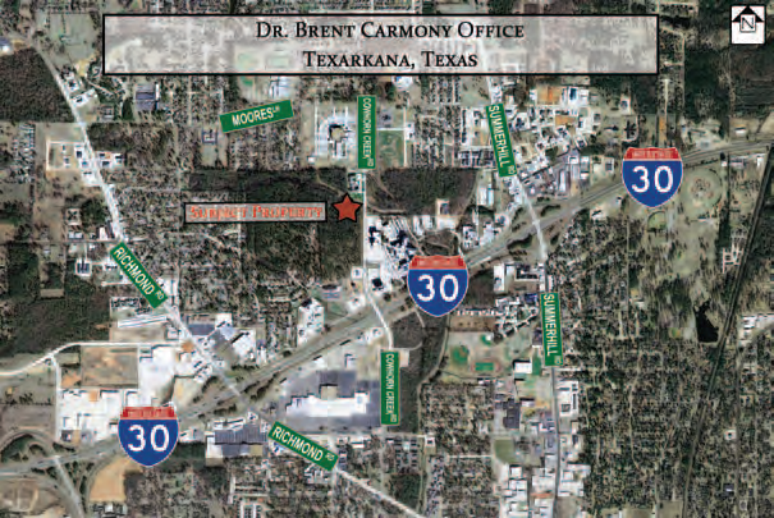
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**Carmony**

Walden Area of the Washington Center  
for the Study of the American South

DR. BRENT CARMONY OFFICE  
TEXARKANA, TEXAS



SUNSHINE PROSPERITY



MOORES

COMMON GREEN

SUMMERHILL

RICHMOND

30

30

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RICHMOND

COMMON GREEN

SUMMERHILL

DR. BRENT CARMONY OFFICE  
TEXARKANA, TEXAS



SUBJECT PROPERTY

COMMON CREEK

SUMMERHILL



RICHMOND

DR. BRENT CARMONY OFFICE  
TEXARKANA, TEXAS



DR. BRENT CARMONY  
4,098 SQUARE FEET

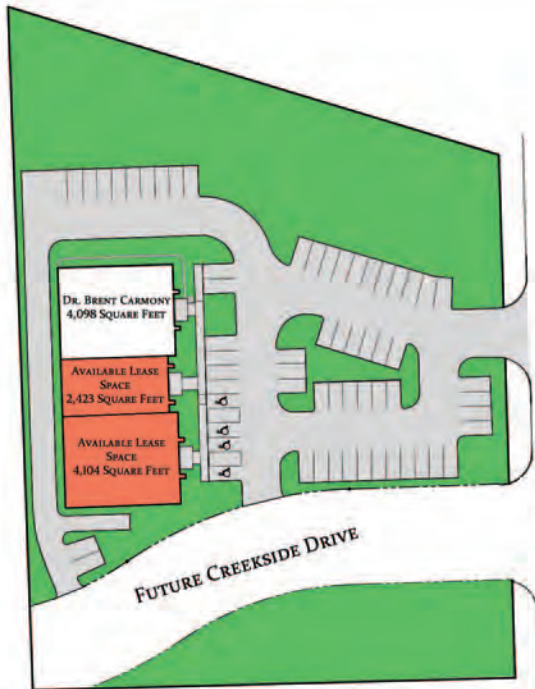
AVAILABLE LEASE SPACE  
2,423 SQUARE FEET

AVAILABLE LEASE SPACE  
4,104 SQUARE FEET



FUTURE CREEKSIDE DRIVE





- LEGEND**
- 1" = 1'0"
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**SITE DATA SUMMARY TABLE**

EXISTING ZONING	PD-OFFICE
SIZE	1.8025 ACRES (80,846.50')
EXISTING USE	VACANT
TRACT 1	1.8014 ACRES (80,846.50')
AREA	OFFICE
PROPOSED USE	36 SPACES
PARKING REQUIRED	36 SPACES
PROPOSED OFFICE BUILDING	15,800 SQ. FT. @ 1' SPAC.
PER 300 TO FT.	62 SPACES
PARKING PROVIDED	62 SPACES
PROPOSED BUILDING	15,800 SQ. FT.
USE	OFFICE BUILDING
USE	SINGLE STORY
BUILDING MATERIAL	BRICK EXTERIOR

COWHORN CREEK ROAD

FUTURE CREEKSIDE DRIVE



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**W WHITTEN**  
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 Phone: 281-987-7777    www.whittencivil.com    #1010 1000-0000

<b>SITE PLAN</b>			
PROPOSED OFFICE BUILDING			
DR. BRENT CARMONY			
COWHORN CREEK ROAD			
TEXARKANA, TEXAS			
DATE: 08/11/2011	BY: WWH	SCALE: AS SHOWN	PROJECT NO: 1001-08-008
DATE: 08/11/2011	BY: WWH	SCALE: AS SHOWN	<b>C1.1</b>

SHEET C1.1 - SITE PLAN - PROPOSED OFFICE BUILDING - DR. BRENT CARMONY - COWHORN CREEK ROAD - TEXARKANA, TEXAS