

1002 WALNUT STREET
TEXARKANA, TEXAS

LOCATION: CENTERED BETWEEN WADLEY REGIONAL MEDICAL CENTER'S 30 ACRE MEDICAL CAMPUS AND ONE BLOCK FROM STATELINE AVENUE.

LOT SIZE: ± 1 ACRE

BUILDING SIZE: ± 15,250 SF

PRICE: LEASE: \$4.68 PSF / YEAR
SALE: \$159,000

REMARKS: VACANT FACILITY PERFECT FOR ANY RESALE, OFFICE, RESTAURANT, OR STORAGE USER.

IN ADDITION TO MAIN ENTRANCE, THERE IS A ROLLUP DOOR, A SIDE DOCK, A SIDE ALLEY WITH A DRIVE-THRU WINDOW.

EASY ACCESS FROM STATELINE AVE.

FOR INFORMATION CONTACT:



5502 Cowhorn Creek Road · Suite C · Texarkana, TX
(903) 832-3700 · (903) 832-3701 Fax

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, Reynolds Realty Management, Inc. makes no guarantees or warranties, express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the Broker urges that you consult your business, tax and legal advisors before making a final determination.

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HEALTHSOUTH
REHABILITATION
HOSPITAL

WADLEY REGIONAL
MEDICAL CENTER

11TH STREET

WALNUT STREET

STATELINE AVE

SUBJECT
PROPERTY

1 ACRE
15,250 SF























