

REYNOLDS REALTY MANAGEMENT INC.
EXCLUSIVELY LISTED

**1900 MOORES LANE
TEXARKANA, TEXAS**



**1900 MOORES LANE
TEXARKANA, TEXAS**

- CONVENIENTLY LOCATED IN THE GALLERIA OAKS BUSINESS PARK.
- +1.411 AC & +.777 AC PAD SITES (ALL OR PART)
- TEXARKANA GASTROENTEROLOGY IS THE NEIGHBORING TENANT.
- TRAFFIC COUNT OF 4,560 PER TXDOT.
- PART OF A MEDICAL CAMPUS AND INCLUDES A PAD SITE AND PARKING LOT AREA.
- \$6.00 PSF, INCLUDING \$92,000 PARKING LOT IMPROVEMENTS.



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1900 MOORES LANE
TEXARKANA, TEXAS

LOCATION: 1900 BLOCK OF MOORES LANE
GALLERIA OAKS BUSINESS PARK

LEASE AREA: EXISTING ± 7,000 SF SPACE

LEASE RATE: \$1.50 SF/MO + CAM & UTILITIES
\$15.00 PSF FINISH OUT ALLOWANCE

SALE PRICE: \$6.00 PSF + \$92,000 PARKING COSTS

LAND SIZE ± 1.411 AC & ± .777 AC PAD SITE (ALL OR PART)

ZONING: OFFICE

REMARKS: TEXARKANA GASTROENTEROLOGY IS THE NEIGHBORING
TENANT AT 1920 MOORES LANE.
THE PROPERTY FOR SALE IS PART OF A MEDICAL CAMPUS
AND INCLUDES A PAD SITE AND PARKING LOT AREA.
READY TO BUILD.

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.

1900 MOORES LANE TEXARKANA, TEXAS

SUMMERHILL ROAD

4,560 PER TXDOT

+ 1.411 AC LAND
+ .777 PAD SITE

GALLERIA OAKS DR

MOORES LANE



1900 MOORES LANE TEXARKANA, TEXAS

± 1.411 AC LAND
± .777 AC PAD SITE

MOORES LANE

GALLERIA OAKS DR.

SUMMERHILL ROAD



65,206 PER TXDOT

