

REYNOLDS REALTY MANAGEMENT INC.
EXCLUSIVELY LISTED

**2912 - 2916 MOORES LANE
TEXARKANA, TEXAS**



**2912-2916 MOORES LANE
TEXARKANA, TEXAS**

- NORTH-EAST CORNER OF MOORES LANE AND COWHORN CREEK RD
- APPROXIMATELY 2.75 ACRES
- 1) ONE 1,724 +/- SF RESIDENTIAL PROPERTY
- 2) ONE 1,736 +/- SF RESIDENTIAL PROPERTY
- 3) LARGE METAL SHOP BUILDING IN REAR OF
- TRAFFIC COUNT OF 10,226 PER TXDOT.
- LOCATED AT THE NORTH-EAST CORNER OF A MAJOR SIGNALIZED INTERSECTION, PROPERTY ABUTTS CHRISTUS ST. MICHAEL'S 126 AC CAMPUS
- CAN BE DEVELOPED FOR MEDICAL, OFFICE, RETAIL, OR A FINANCIAL INSTITUTION.
- \$10.00 PSF (SUBJECT TO A BOUNDARY SURVEY)



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2912 - 2916 MOORES LANE
TEXARKANA, TEXAS

LOCATION: NORTH-EAST CORNER OF MOORES LANE & COWHORN CREEK ROAD

LAND SIZE: ± 2.75 ACRES

IMPROVEMENTS: 1) ONE ± 1,724 SF RESIDENTIAL PROPERTY
2) ONE ± 1,736 SF RESIDENTIAL PROPERTY
3) LARGE METAL SHOP BUILDING IN REAR OF PROPERTY

PRICE: \$10.00 PSF (SUBJECT TO A BOUNDARY SURVEY)

ZONING: TO BE ZONED FOR SPECIFIC USE

REMARKS: LOCATED AT THE NORTH-EAST CORNER OF A MAJOR SIGNALIZED INTERSECTION.

CLOSE PROXIMITY TO TEXARKANA'S PRIMARY MEDICAL CORRIDOR.

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.

2912 - 2916 MOORES LANE TEXARKANA, TEXAS

10,226 PER TXDOT

MOORES LANE

COWHORN CREEK RD.

MOORES LANE

+ 2.75
ACRES

KEVIN STREET

+ 1,724 SF RESIDENTIAL
+ 1,736 SF RESIDENTIAL
LARGE METAL SHOP BLDG.



**2912 - 2916 MOORES LANE
TEXARKANA, TEXAS**

+ 2.75 AC

MOORES LANE

COWHORN CREEK ROAD

SUMMERHILL ROAD

58,358 PER TXDOT



**REYNOLDS
REALTY
MANAGEMENT
INCORPORATED**
903.832.3700

