

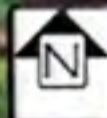
REYNOLDS REALTY MANAGEMENT INC.  
**EXCLUSIVELY LISTED**

**4122 TEXAS BOULEVARD  
TEXARKANA, TEXAS**

**± 5,570 SF  
± .43 ACRES**

TEXAS BOULEVARD

W. 40TH STREET



**4122 TEXAS BOULEVARD  
TEXARKANA, TEXAS**

- CLASS 'A' OFFICE BUILDING WITH CONVENIENT TEXAS BOULEVARD LOCATION.
- SITS ON AN APPROXIMATELY .43 ACRE LOT
- ± 5,570 SF BUILDING
- EXTREMELY WELL KEPT AND MAINTAINED WITH REAR ACCESS AND PRIVATE SECURITY SYSTEM.
- CONSISTING OF 6 PRIVATE OFFICES WITH ADJOINING RECEPTION AREAS, 2 CONFERENCE ROOMS, AND A FANTASTIC UPSTAIRS OFFICE WITH FIREPLACE & CONFERENCE. PERFECT SETUP FOR ATTORNEY'S OFFICE.
- \$445,000



RICHARD H. REYNOLDS, JR., PRESIDENT  
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REYNOLDSREALTYMGMT.COM

4122 TEXAS BOULEVARD  
TEXARKANA, TEXAS

LOCATION: 4122 TEXAS BOULEVARD  
BUILDING SIZE: ± 5,570 SF  
LAND SIZE: + .43 ACRES  
PRICE: \$445,000.00  
ZONING: OFFICE  
REMARKS: 'CLASS A' OFFICE BUILDING AT CONVENIENT TEXAS  
BOULEVARD LOCATION.

EXTREMELY WELL KEPT & MAINTAINED, CONSISTING OF  
6 PRIVATE OFFICES WITH ADJOINING RECEPTION AREAS,  
2 CONFERENCE ROOMS, AND A FANTASTIC UPSTAIRS  
OFFICE WITH FIREPLACE & CONFERENCE

REAR ACCESS & PRIVATE SECURITY SYSTEM

PERFECT SETUP FOR ATTORNEYS OFFICE

**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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TEXARKANA, TEXAS**

**± 5,570 SF  
± .43 ACRES**

**TEXAS BOULEVARD**

**W. 40TH STREET**



**REYNOLDS  
REALTY  
MANAGEMENT  
INCORPORATED**  
903.832.3700



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