

REYNOLDS REALTY MANAGEMENT INC.
EXCLUSIVELY LISTED



**SALE-LEASEBACK
TEXARKANA, TEXAS**

- TENANT IS APPLIED CONTROL TECHNOLOGY
- APPROXIMATELY 3.998 ACRE LOT
- +101,880 SQ. FT GROSS BUILDING AREA
- +84,136 SQ. FT WAREHOUSE AREA
- +17,774 SQ. FT TWO SEPERATE OFFICE AREAS
- TRAFFIC COUNT OF 28,803 PER TXDOT
- EASY ACCESS FROM THE I-30 & STATELINE AVE. INTERCHANGE.
- \$2.2 MILLION
CAP - 8%
NOI - \$172,308



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APPLIED CONTROL TECHNOLOGY BLDG. TEXARKANA, TEXAS

LOCATION: 5005 North Stateline Ave
Texarkana, TX 75503

LAND SIZE: 1 3.998 Acres

PRICE: \$2.2 Million, (8 CAP, NOI is \$172,308)

TENANT Applied Control Technology

IMPROVEMENTS: 101,880 Sq. Ft Gross Building Area
81,136 Sq. Ft Warehouse Area
17,774 Sq. Ft Two separate office areas

TRAFFIC COUNT: Stateline Ave 28,803 (Per TxDot 2011)

ZONING: Commercial

REMARKS: Easy access just south of Interstate-30, and north of Texas Blvd & Arkansas Blvd.

FOR INFORMATION CONTACT:



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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.



+101,880 SF

STATELINE AVE.

STATELINE AVE.



28,803 (PER TXDOT 2011)

**5005 NORTH STATELINE
TEXARKANA, TEXAS**



**REYNOLDS
REALTY
MANAGEMENT
INCORPORATED**

903.832.3700











Medical Central
TECHNOLOGY

5005