

REYNOLDS REALTY MANAGEMENT INC.

EXCLUSIVELY LISTED



STORYBOOK WEDDINGS & SPECIAL EVENTS CENTER TEXARKANA, TEXAS

- CONVENIENTLY LOCATED JUST MINUTES WEST OF LOOP 151 ON NEW BOSTON ROAD.
- APPROXIMATELY 4,273 SF 'ENGLISH CASTLE' HOME
- APPROXIMATELY ± 5.1 ACRE LOT
- PROVIDES THE ULTIMATE SETTING FOR OUTDOOR WEDDINGS, COMPANY PARTIES, PICNICS, OR EVEN LUAUS. THIS IS THE PERFECT OPPORTUNITY FOR THE PARTY PLANNER.
- SHOWN BY APPOINTMENT ONLY.
- \$500,000 OR CONTACT FOR LEASING.



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STORYBOOK WEDDINGS & SPECIAL EVENTS
4031 NEW BOSTON ROAD
TEXARKANA, TEXAS

LOCATION: CONVENIENTLY LOCATED JUST MINUTES WEST OF LOOP 151 ON NEW BOSTON ROAD.

LOT SIZE: ± 5.10 ACRES

BUILDING SIZE: ± 4,273 SF

PRICE: \$500,000

REMARKS: STORYBOOK WEDDINGS & SPECIAL EVENTS PROVIDES THE ULTIMATE SETTING FOR OUTDOOR WEDDINGS, COMPANY PARTIES, PICNICS, OR EVEN LUAUS. THIS IS THE PERFECT OPPORTUNITY FOR THE PARTY PLANNER.

RECENTLY RENOVATED, CUSTOM BUILT EXTERIOR SPIRAL STAIRCASE, SPECIAL ORDERED LIGHT FIXTURES AND FLOOR TILE AND REMOTE CONTROLLED FIREPLACES ARE JUST A FEW OF THE AMENITIES THIS PROPERTY OFFERS.

SHOWN BY APPOINTMENT ONLY.

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.

STORYBOOK WEDDINGS & SPECIAL EVENTS

4031 NEW BOSTON ROAD

TEXARKANA, TEXAS



**TRAFFIC COUNT:
16,028 PER TXDOT**

NEW BOSTON ROAD



**+ 5.1
ACRES**

































