

REYNOLDS REALTY MANAGEMENT INC.  
**EXCLUSIVELY LISTED**

202 MCCARTNEY BLVD.  
(TEXAS BLVD & ELIZABETH ST)  
TEXARKANA, TEXAS

+ .33 AC  
+ 2,401 SF

ELIZABETH ST.

MCCARTNEY BLVD.

TRAFFIC COUNT:  
18,642 PER TXDOT

TEXAS BLVD.

TEXAS BLVD.



**202 MCCARTNEY BLVD.  
TEXARKANA, TEXAS**

- LOCATED AT THE INTERSECTION OF TEXAS BLVD. & ELIZABETH ST., TEXARKANA, TEXAS
- SITS ON AN APPROXIMATELY .33 ACRE LOT
- + 2,401 SF BUILDING
- TRAFFIC COUNT OF 18,642 PER TXDOT
- LOCATED ON CORNER LOT AT CONTROLLED LIGHT INTERCHANGE.
- RESIDENTIAL PROPERTY PREWIRED FOR COMMERCIAL USE.
- CONCRETE PAVING IN REAR FOR PARKING.
- \$165,000



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REYNOLDSREALTYMGMT.COM

202 MCCARTNEY BLVD.  
TEXAS BLVD. & ELIZABETH ST.  
TEXARKANA, TEXAS

LOCATION: 202 MCCARTNEY BOULEVARD

LAND SIZE: ± .33 ACRES

BUILDINGS: ± 2,401 SF

PRICE: \$165,000.00

TRAFFIC COUNT: 18,642 PER 'TXDOT'

HIGHLIGHTS: LOCATED ON CORNER LOT AT CONTROLLED  
LIGHT INTERCHANGE.

RESIDENTIAL PROPERTY PRE-WIRED FOR  
COMMERCIAL USE.

CONCRETE PAVING IN REAR FOR PARKING.

### 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**

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**ELIZABETH ST.**

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**TRAFFIC COUNT:  
18,642 PER TXDOT**

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**SUBJECT  
PROPERTY**

TEXAS

