

# Retail & Office Opportunity @ Stateline Ave.

204 Arkansas Blvd., Texarkana, AR



**Newly listed and perhaps the best existing office location in Texarkana, Arkansas, this 1,980 SF medical office building is ideal for retail or a high-traffic medical clinic.**

**A proven location with a successfully operating business in the heart of Texarkana, Arkansas' commercial & retail corridor**

**Neighbored by Walmart, CVS, Walgreen's, Healthcare Express, Starbucks, Schlitzky's, Albertson's, and more, this corridor is a daily destination for the Texarkana community.**

**An approximately 0.32 acre lot with a fenced yard in rear for additional parking if desired.**

**Purchased @ \$400,000.00**



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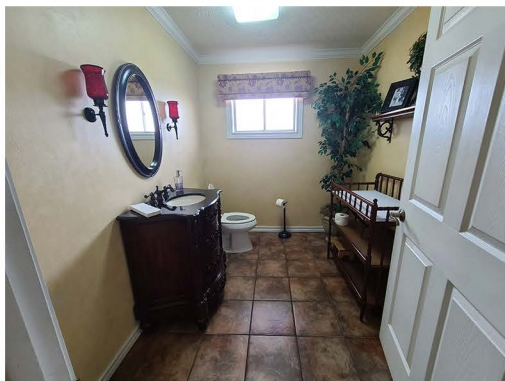
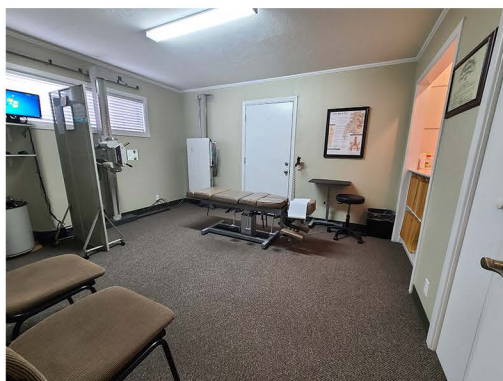
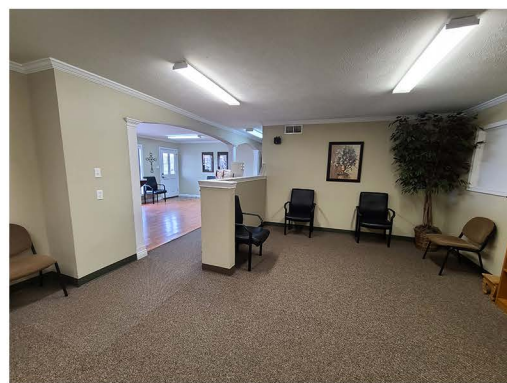


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Walmart

STARBUCKS  
COFFEE

CVS

BAKERY  
Schlotzsky's  
CAFE

14,750 VPD (TXK MPO)

ARKANSAS BLVD.

ARKANSAS BLVD.

STATELINE AVENUE

25,421 VPD (TXK MPO)

FUZZY'S  
TACO SHOP

Walgreens  
The Pharmacy America Trusts

LONG JOHN  
SILVER

Albertsons



SITE

REYNOLDS  
REALTY  
MANAGEMENT  
INCORPORATED