Class A Office Building @ Richmond Road & University

6307 Richmond Road, Texarkana, Texas

DETAILS

The 4,853 SF Class A OFFICE building available for lease in Texarkana, Texas - just south of the former Pleasant Grove Elementary School and Texas A&M University Texarkana - may be the best office property on the market.

The property was formerly Solomon Freight, but an OPEN floor plan allows for an easy conversion to accommodate your business.

Richond Road & University Avenue is an ideal corridor for professional office space, and this location is perfect for a medical or dental practice, a daycare, an attorney's office, or could be converted into a bank.

An approximately 1.2 acre lot with room for additional parking along Richmond Road.

Leased at $20.00 PSF per year, triple-net

REYNOLDS REALTY MANAGEMENT INCORPORATED

Richard Reynolds - RichardHReynoldsJr@gmail.com

Skylar Rogers - BlakeSkylarRogers@gmail.com

Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

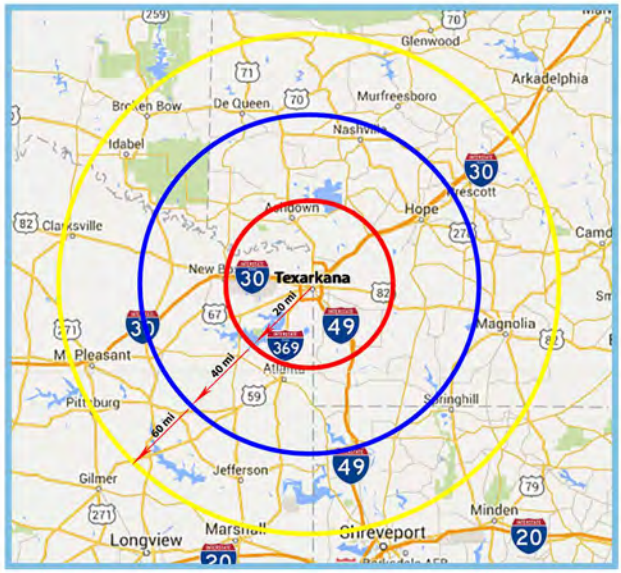
The information contained herein was obtained from sources deemed to be reliable. However, Reynolds Realty Management, Inc. mkes no guarantees, warranties or representations as to the completeness or accuracy therof.

Class A Office Building @ Richmond Road & University

6307 Richmond Road, Texarkana, Texas

Demographics

	20 mi	40 mi	60 mi
Est. Population	134,239	225,389	429,792
Avg. HH Income	$54,860	$52,490	$52,913
Total Housing Units	59,054	101,519	196,116
Med. Home Value (O/O)	$100,959	$90,458	$89,700



Traffic Counts

Richmond Road ——— ***9,634 Vehicles Per Day***

REYNOLDS REALTY MANAGEMENT INCORPORATED

Richard Reynolds - RichardHReynoldsJr@gmail.com

Skylar Rogers - BlakeSkylarRogers@gmail.com

Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

The information contained herein was obtained from sources deemed to be reliable. However, Reynolds Realty Management, Inc. mkes no guarantees, warranties or representations as to the completeness or accuracy therof.

EXIT

EXIT

ELLIS