

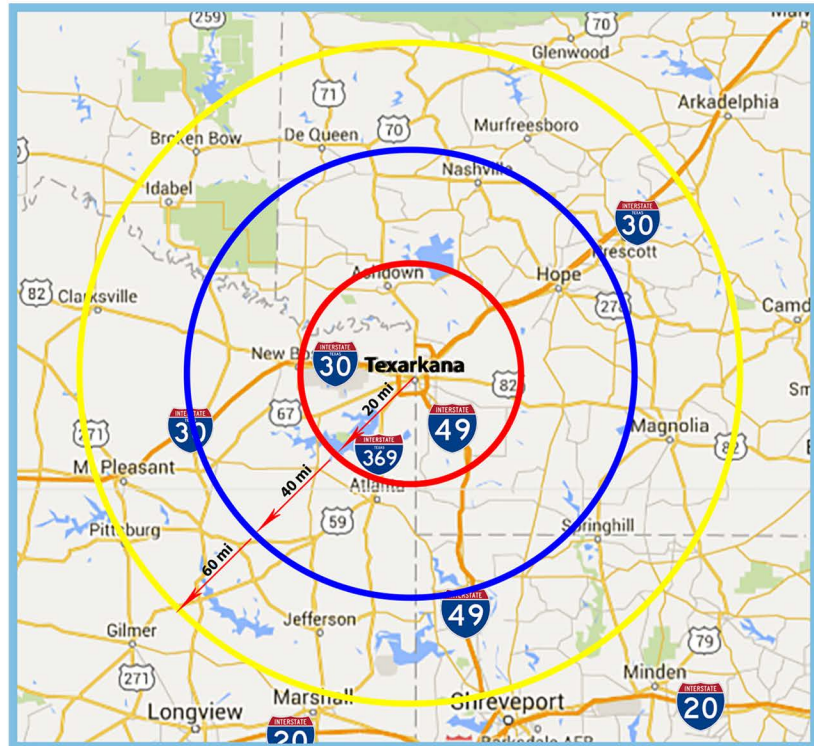
Galleria Oaks Business Park Land

1900 Moores Lane, Texarkana Texas



Demographics

	<u>20 mi</u>	<u>40 mi</u>	<u>60 mi</u>
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

Interstate 30	86,611 VPD (TXDOT)
Summerhill Road	15,642 VPD (TXDOT)

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. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Galleria Oaks Business Park Land

1900 Moores Lane, Texarkana, Texas



Details

Conveniently located in the Galleria Oaks Business Park with easy access from North Park Road, Hampton Road, and Summerhill Road.

Approximately 1.374 acres

Neighbored by Texarkana Gastroenterology, Gynecologic Specialists of Texarkana, and Collom & Carney's Urology Clinic & Surgery Center.

Part of a medical campus and includes paved parking lot area.

\$6.00 psf, including \$92,000 parking lot improvements.

Area Attractions

Fellowship Bible Church
Oral and Maxillofacial Surgeons of Northeast Texas
Reunion Plaza Senior Care & Rehabilitation Center
Texarkana DMV
Collom & Carney Clinic
Marshall Home Medical Equipment
Bank of the Ozarks
Greater Texarkana Workforce Center

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**Stifel Nicolaus
& Company, Inc.**

**Darren Anderson
Law Office**

**Gynelogic Specialists
of Texarkana**

**Texarkana
Gastroenterology**

**Collom & Carney
Urology Clinic
Surgery Center**

MOORES LANE

MOORES LANE

Dodson & Dodson LLP

**Texarkana PET
Imaging**

**Holliday, Lemons,
& Cox, PC**

Office Building

Wells Fargo Advisors

Advanced Cardiology - Texarkana





MOORES LANE

Twisted Fork
Restaurant

SUMMERHILL ROAD

GALLERIA OAKS

U-STORE IT
LOOK IT • KEEP THE KEY

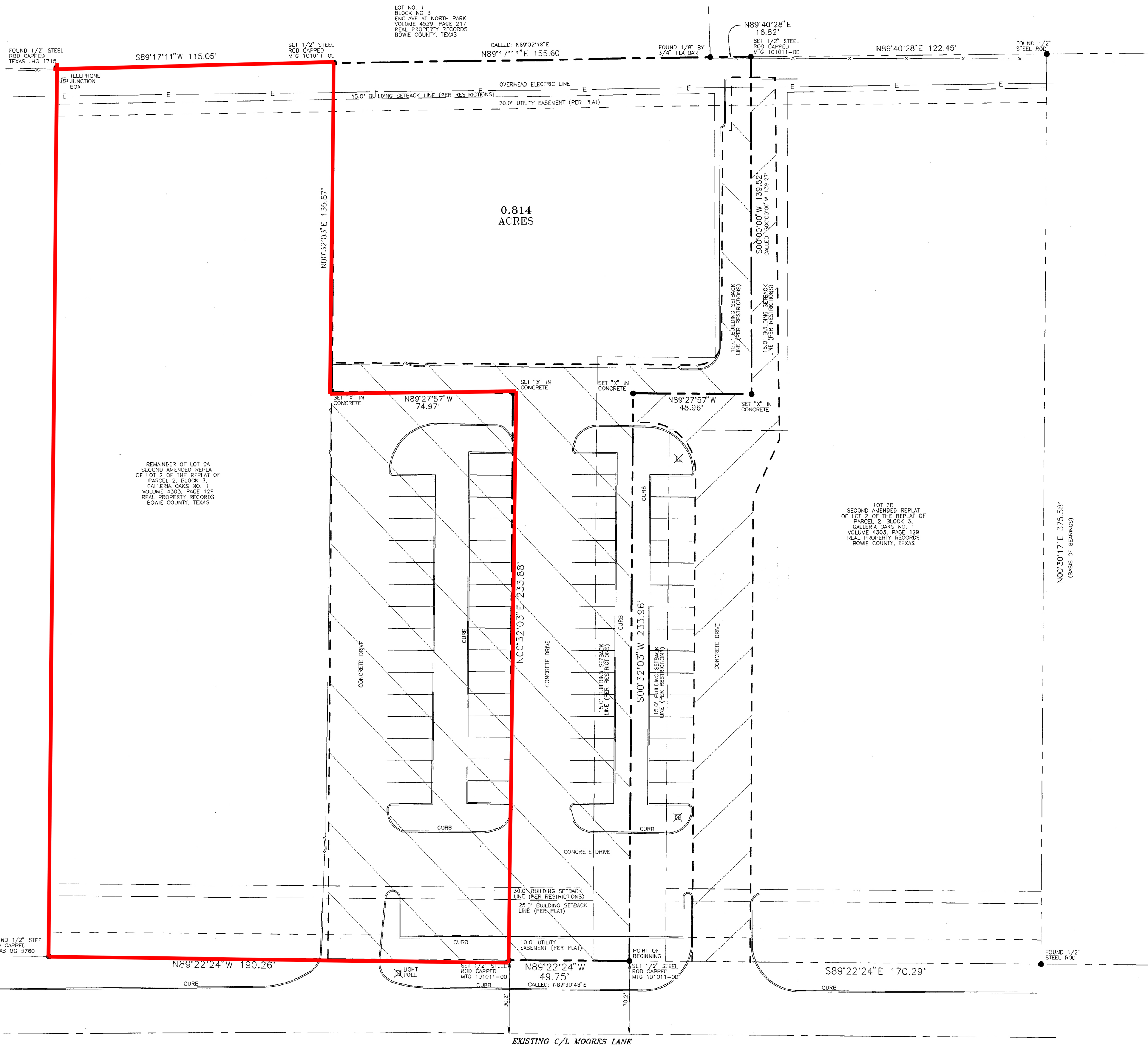
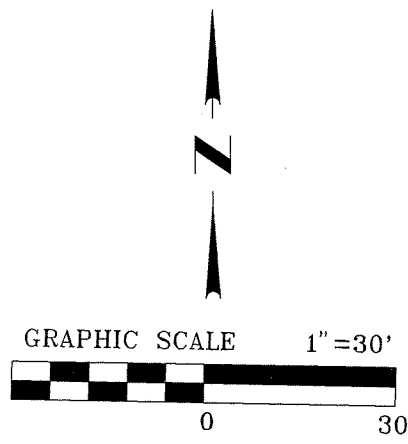


Texarkana
DVM



86,611 VPD (TXDOT)





Property Description
0.814 Acres
Bowie County, Texas

All that certain lot, tract or parcel of land lying and situated in the A. J. King Headright Survey, Abstract 331, Bowie County, Texas, being a part of Lot 2A of the Second Amended Replat of Lot 2 of the Replat of Parcel 2, Block 3, Galleria Oaks No. 1, according to the plat recorded in Volume 4303, Page 123 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set for a corner, capped MTG 101011-00, lying in the North right-of-way line of Moores Lane, the Southeast corner of the said Lot 2A, the Southwest corner of Lot 2B of the said Second Amended Replat of Lot 2 of the Replat of Parcel 2, Block 3, Galleria Oaks No. 1, said corner bears South 89 degrees 22 minutes 24 seconds East a distance of 170.29 feet to a 1/2 inch steel rod found for a corner (control monument), the Southeast corner of the said Lot 2B, and North 00 degrees 30 minutes 17 seconds East a distance of 375.58 feet to a 1/2 inch steel rod found for a corner (control monument), the Northeast corner of the said Lot 2B;

THENCE North 89 degrees 22 minutes 24 seconds West a distance of 49.75 feet along the North right-of-way line of the said Moores Lane and the South line of the said Lot 2A to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, said corner bears North 89 degrees 22 minutes 24 seconds West a distance of 190.26 feet to a 1/2 inch steel rod found for a corner, capped Texas MG 5760, the Southwest corner of the said Lot 2A;

THENCE North 00 degrees 32 minutes 03 seconds East a distance of 233.88 feet to an "X" set in concrete for a corner;

THENCE North 89 degrees 27 minutes 57 seconds West a distance of 74.97 feet to an "X" set in concrete for a corner;

THENCE North 00 degrees 32 minutes 03 seconds East a distance of 135.87 feet to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, lying in the North line of the said Lot 2A and the South line of Lot No. 1, Block No. 3 of the Enclose at North Park, according to the plat recorded in Volume 4529, Page 217 of the Real Property Records of Bowie County, Texas;

THENCE North 89 degrees 17 minutes 11 seconds East a distance of 155.60 feet along the North line of the said Lot 2A and the South line of the said Lot No. 1 to a 1/8 inch by 3/4 inch flatbar found for a corner, at an angle point of the said Lot 2A, the Southeast corner of the said Lot No. 1, the Southwest corner of that certain tract of land described as 4.873 acres in the deed from Jasper S. Howard, as Independent Executor of the V. E. Howard and Ruth Howard Estates, to Roy Haley, et ux, dated February 13, 2002, recorded in Volume 3866, Page 28 of the Real Property Records of Bowie County, Texas;

THENCE North 89 degrees 40 minutes 28 seconds East a distance of 16.82 feet along the North line of the said Lot 2A and the South line of the said 4.873 acre tract to a 1/2 inch steel rod set for a corner, capped MTG 101011-00, the Northeast corner of the said Lot 2A, the Northwest corner of the said Lot 2B;

THENCE South 00 degrees 00 minutes 00 seconds West a distance of 139.52 feet along the East line of the said Lot 2A and the West line of the said Lot 2B to an "X" set in concrete for a corner, on outside ell corner of the said Lot 2A, and an inside ell corner of the said Lot 2B;

THENCE North 89 degrees 27 minutes 57 seconds West a distance of 48.96 feet along the South line of the said Lot 2A and the North line of the said Lot 2B to an "X" set in concrete for a corner, on inside ell corner of the said Lot 2A, and an outside ell corner of the said Lot 2B;

THENCE South 00 degrees 32 minutes 03 seconds West a distance of 233.96 feet along the East line of the said Lot 2A and the West line of the said Lot 2B to the point of beginning and containing 0.814 acres of land, at the time of this survey.

This description is based on the survey and plat made by Jeffrey A. Wood, Registered Professional Land Surveyor No. 6220, on April 28, 2014.

SURVEYOR CERTIFICATE:
TO: RAY WALSH & CI AND LIVER DISEASE OF TEXARKANA, LTD

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 28, 2014, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE PLACE FOUND AT THE TIME OF THE SURVEY. THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN COVENANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Jeffrey A. Wood

JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: APRIL 28, 2014
DATE: MAY 8, 2014



PROTECTIVE AND RESTRICTIVE COVENANTS ARE RECORDED IN VOLUME 1198, PAGE 35 AND 2425, PAGE 203 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS

BOUNDARY SURVEY

0.814 ACRES, PART OF LOT 2A
SECOND AMENDED REPLAT OF LOT 2
OF THE REPLAT OF PARCEL 2, BLOCK 3
GALLERIA OAKS NO. 1

Date: 5/8/14
Revision/Description: REVISED CERTIFICATION

Drawn By: DR
Checked By: JW
Project No.: 142026
Dwg. Date: 4/28/14

MTG
engineers
& surveyors

5930 SUMMERHILL RD. | P.O. BOX 3786
TEXARKANA, TEXAS 75501
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www.mtgsurveyors.com

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File No.:
Sheet No.:

In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public. Owner, contractor and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, conditions or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor.