



Representative Photo

1010 N. State Line Avenue

Texarkana, AR 71854

Location, Tenant & Lease Highlights

- Advance Auto Parts (NYSE: AAP) is a BBB- rated co. (S&P)
- Corp. NN structured lease runs through Dec. 2020 with (2) 5-year options
- Over 17,000 v.p.d. run on this business corridor
- Minimal Landlord responsibilities
- Brand new Duro-Last® PVC roof, with warranty (6/18)
- ± 7,000 SF store on ± 0.77 ac.
- **Sale Price: \$734,555**
- NOI: \$59,499
- 8.10% Cap Rate

Edward Wingate

Broker

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Area Information

- Consists of two separate municipal designations: Texarkana, Arkansas, the county seat of Miller County, Arkansas
Texarkana, Texas, located in Bowie County, Texas
- State Line Avenue follows the Texas-Arkansas state line throughout much of Texarkana.
- The two “sides” of Texarkana are separate only from a political standpoint. Thousands of locals actually live in one state and work in the other.
- Has two mayors and two sets of city officials.
- The two sides share a federal building, courthouse, jail, post office, labor office, chamber of commerce, water utility, and several other offices.

DEMO'S	1 MILE	3 MILE	5 MILE
POPULATION	7,967	45,769	74,199
HH INCOME	\$47,714	\$45,280	\$57,067

Jerry L. Brewer

Realtor/Broker & Mortgage Broker

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