



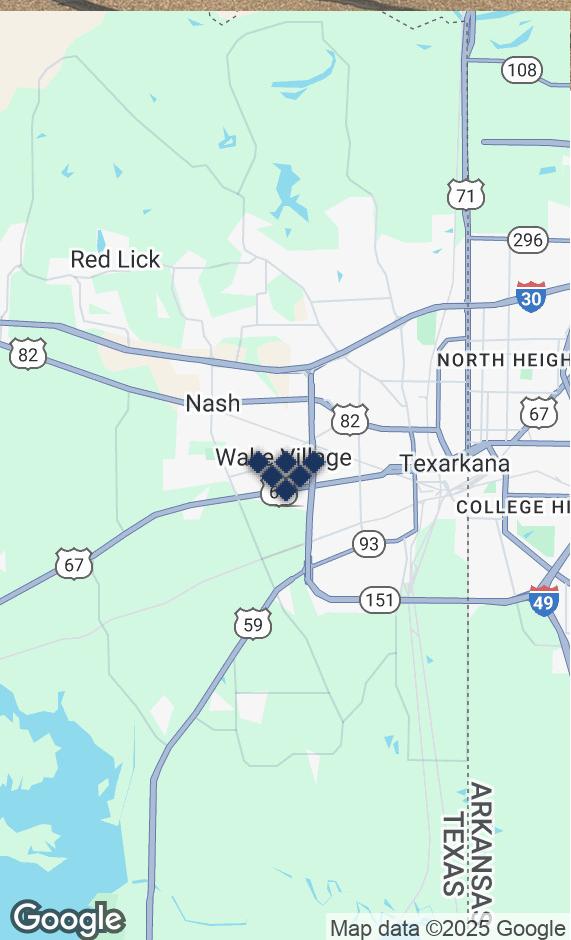
**117 Plaza W  
1,003 - 8,000 SF**

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Landlord is a licensed Texas real estate sales agent/broker and has ownership interest in the entity leasing this property. Disclosure is provided in accordance with Texas Real Estate License Act requirements.



### Offering Summary

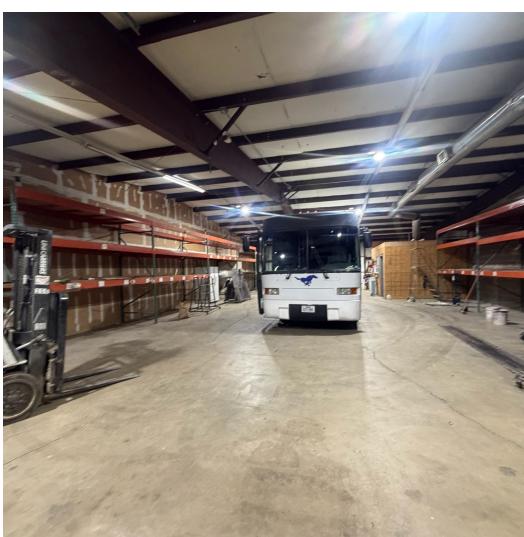
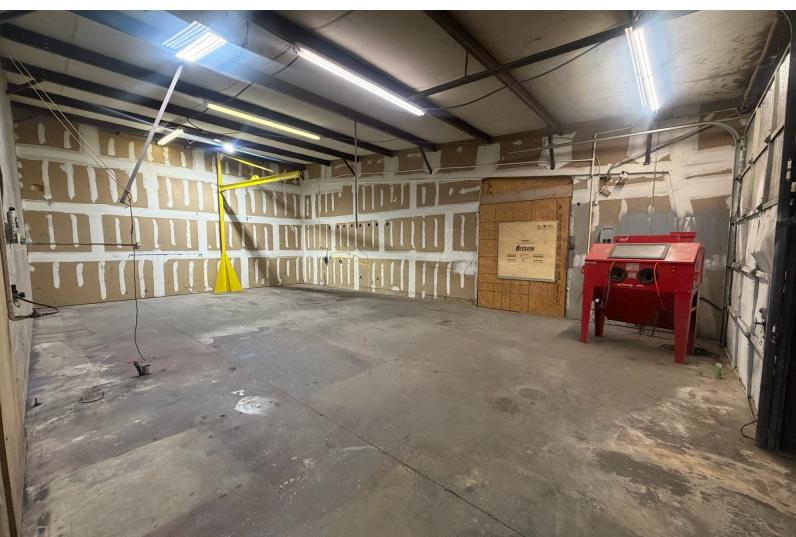
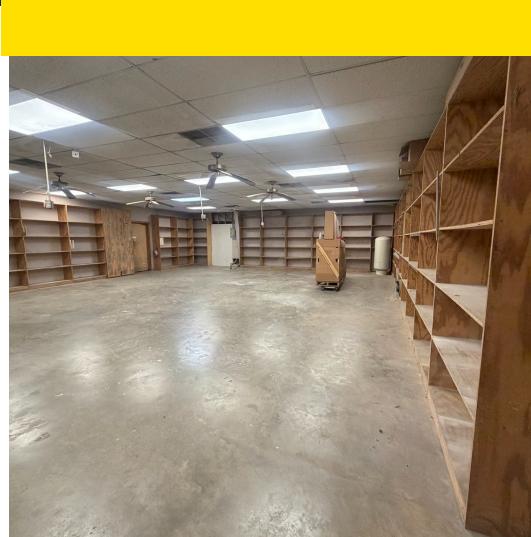
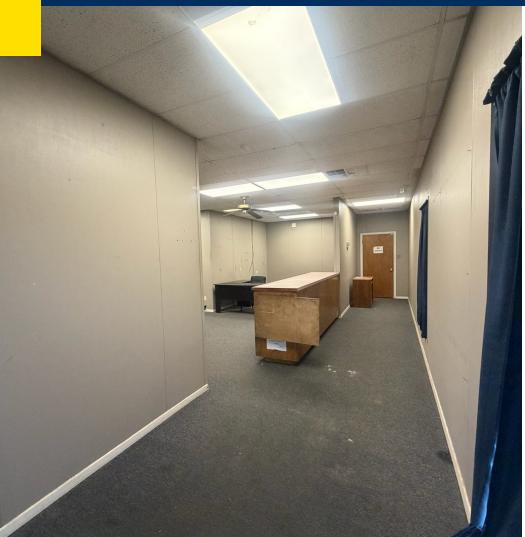
Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	12,000 SF
Available SF:	1,003 - 8,000 SF

### Property Highlights

- Total Available: Approx. 8,000 SF
- Multi-unit configuration: 115, 117, 119 Plaza W
- Grade-level and dock-high loading
- Fenced and paved yard

### Property Overview

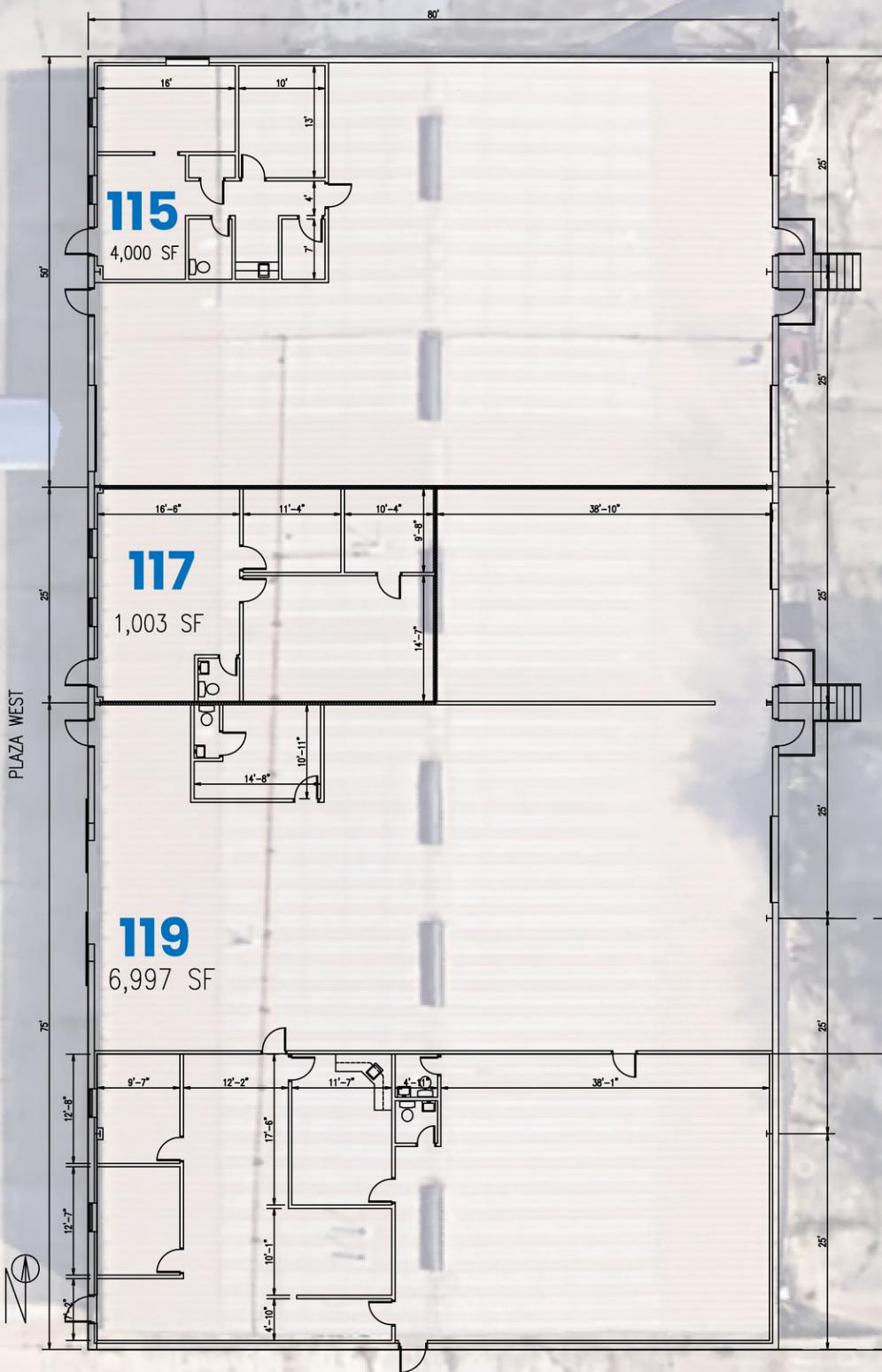
This light industrial/business commercial property offers flexible leasing options with a combination of warehouse, office, and showroom space. The building features grade-level and dock-high overhead doors, a fenced and paved yard, and is zoned Light Industrial, making it ideal for a variety of uses including distribution, service businesses, and specialty operations. Situated in Texarkana's Plaza W, this property offers excellent access to major roadways and is surrounded by a mix of commercial and industrial businesses. Nearby amenities include dining, retail, and service providers, making it convenient for employees and clients alike.



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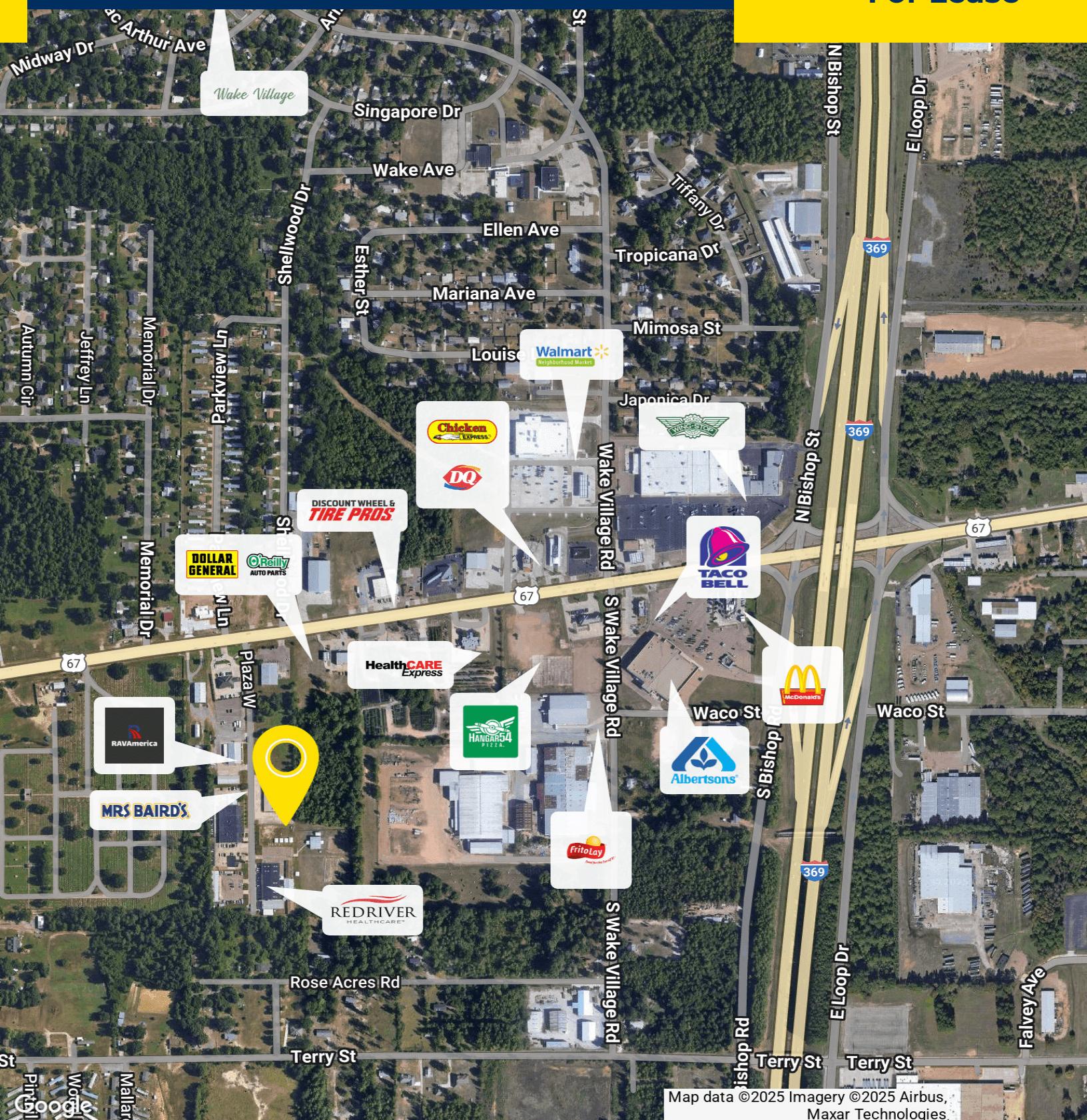
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## Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,003 - 8,000 SF	Lease Rate:	\$12.00 SF/yr

## Available Spaces

	Suite	Size (SF)	Lease Type	Lease Rate	Description
■	117	1,003 SF	Modified Gross	\$12.00 SF/yr	Suite 117 offers two private offices, a large executive suite or conference room, a reception area, and a private restroom. It's an excellent fit for a hair salon, beauty or esthetician services, or a small professional office, with convenient access and strong visibility.
■	119	6,997 - 8,000 SF	Modified Gross	\$6.86-10.00/SF/YR - \$undefined	Suite 119 features a flexible office/shop/showroom layout with three private offices, a common work area or breakroom, and three restrooms. The space also includes a warehouse area with dock-high overhead doors and a shop area with a drop ceiling suitable for light manufacturing or assembly. It's ideal for a service business, showroom operations, or light industrial use.



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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	