



LIQUOR STORE

914 N Stateline Ave
Texarkana, Arkansas



OFFERING MEMORANDUM

 **BHGRE**

COMMERCIALSM

914 N STATELINE AVE, TEXARKANA, ARKANSAS



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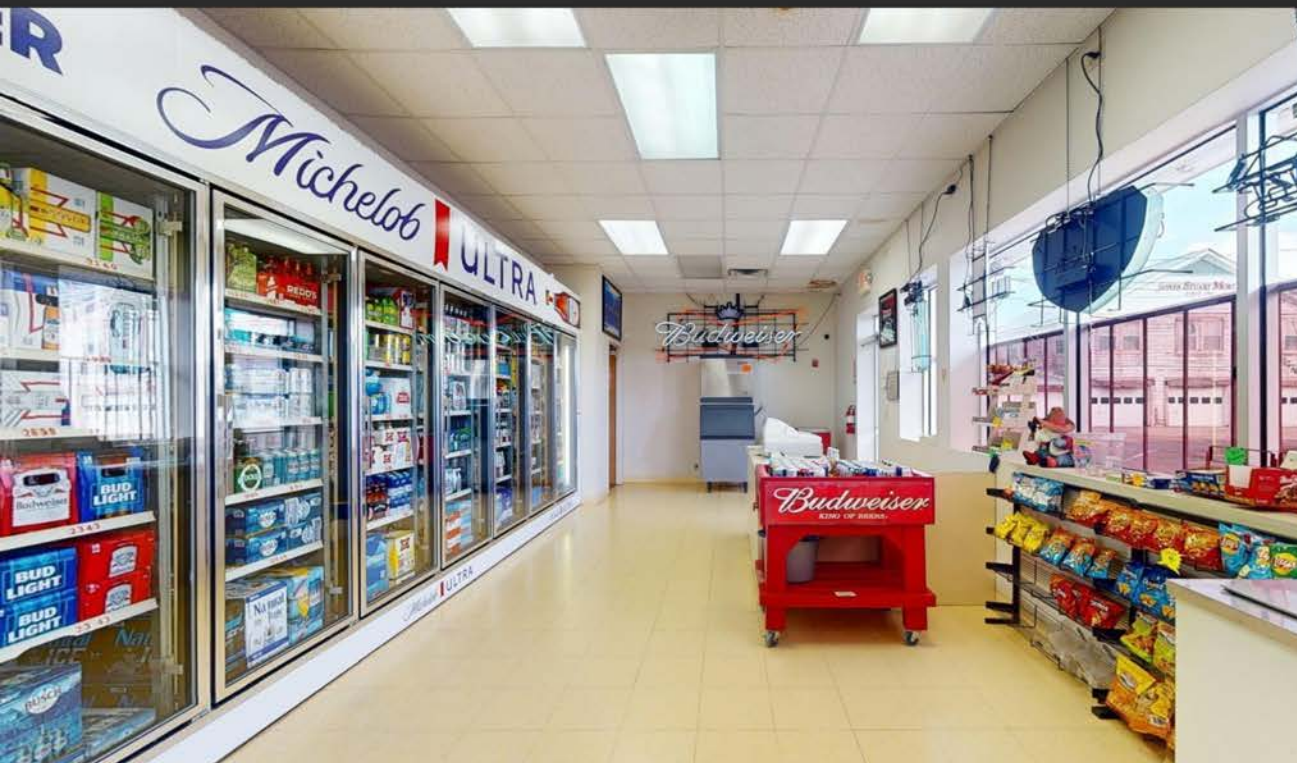


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914 N STATELINE AVE, TEXARKANA, ARKANSAS



EXECUTIVE SUMMARY

01 Executive Summary

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Location Summary

LOCATION SUMMARY



Exceptional Liquor Store Opportunity – Prime Location with High Income Potential!

Seize the opportunity to own a thriving liquor store in a prime, high-traffic area! Located at 914 N State Line Ave, Texarkana, Arkansas, this well-established business benefits from its proximity to downtown, a major residential area, and a strong commercial presence. With a solid customer base and excellent growth potential, this is your chance to step into a lucrative venture.

Arkansas has strict limits on liquor stores, and the Arkansas Beverage Commission (ABC) is no longer issuing liquor licenses in the Texarkana, Arkansas area. This makes the sale even more appealing, as the liquor license will convey with the purchase, giving you a rare and valuable asset.

Whether you're an experienced business owner or looking to enter the industry, this liquor store offers a remarkable opportunity to achieve your entrepreneurial goals. Don't miss out on the chance to own a profitable, well-established business.

Contact us today to schedule a viewing and explore how this incredible opportunity can be yours!

INVESTMENT SUMMARY

About Texarkana: A Thriving Twin City for Growth and Opportunity. Texarkana is a unique, vibrant community located on the border between Texas and Arkansas, making it a dynamic twin city. With a combined population of over 80,000, Texarkana offers a growing market with diverse economic drivers. The city serves as a regional hub for trade, healthcare, and education, with a steady influx of visitors and residents benefiting from its strategic location at the crossroads of major highways such as I-30, US 59, and US 71.

Texarkana's strong sense of community, affordable cost of living, and favorable business environment make it an attractive destination for both investors and entrepreneurs. The region has seen significant development in recent years, with growing commercial sectors, modern infrastructure, and enhanced connectivity, creating ample opportunities for real estate investment.

The presence of major employers such as the Red River Army Depot, CHRISTUS St. Michael Health System, and Texas A&M University-Texarkana contributes to the city's robust economy. Additionally, Texarkana's well-maintained parks, rich cultural history, and active arts scene enhance its appeal for both residents and businesses.

For investors, Texarkana offers the perfect blend of small-town charm and big-city amenities, providing a solid foundation for long-term growth and success.

PROPERTY FEATURES

Asking Price: \$447000

Business type: Liquor business

No. of Floors: 1

Lot Size: 0.17 Acres

Building Area: 1980 Sq Ft

Commercial Zoning: (CI) Comm. Impr.

Building: Metal

Foundation: Concrete Slab

Parking: approx. 15

All assets conveyed with the sale except Inventory has to be purchased separately.

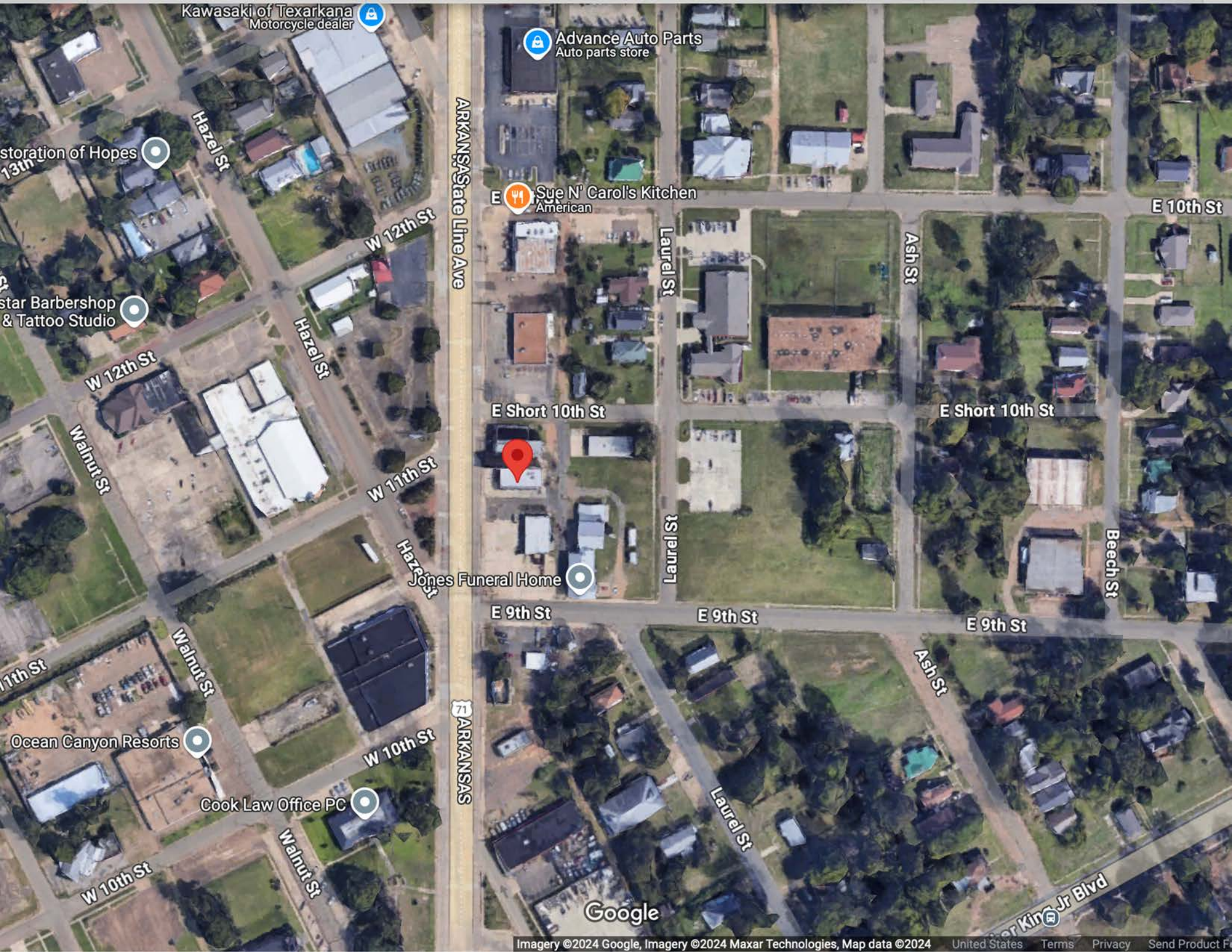
Liquor Licenses conveyed with the sale.

PROPERTY DETAILS

02 Property Details

Property Features

Property Images



Kawasaki of Texarkana
Motorcycle dealer

Advance Auto Parts
Auto parts store

Storage of Hopes

Sue N' Carol's Kitchen
American

Star Barbershop
& Tattoo Studio

E Short 10th St

Jones Funeral Home

E 9th St

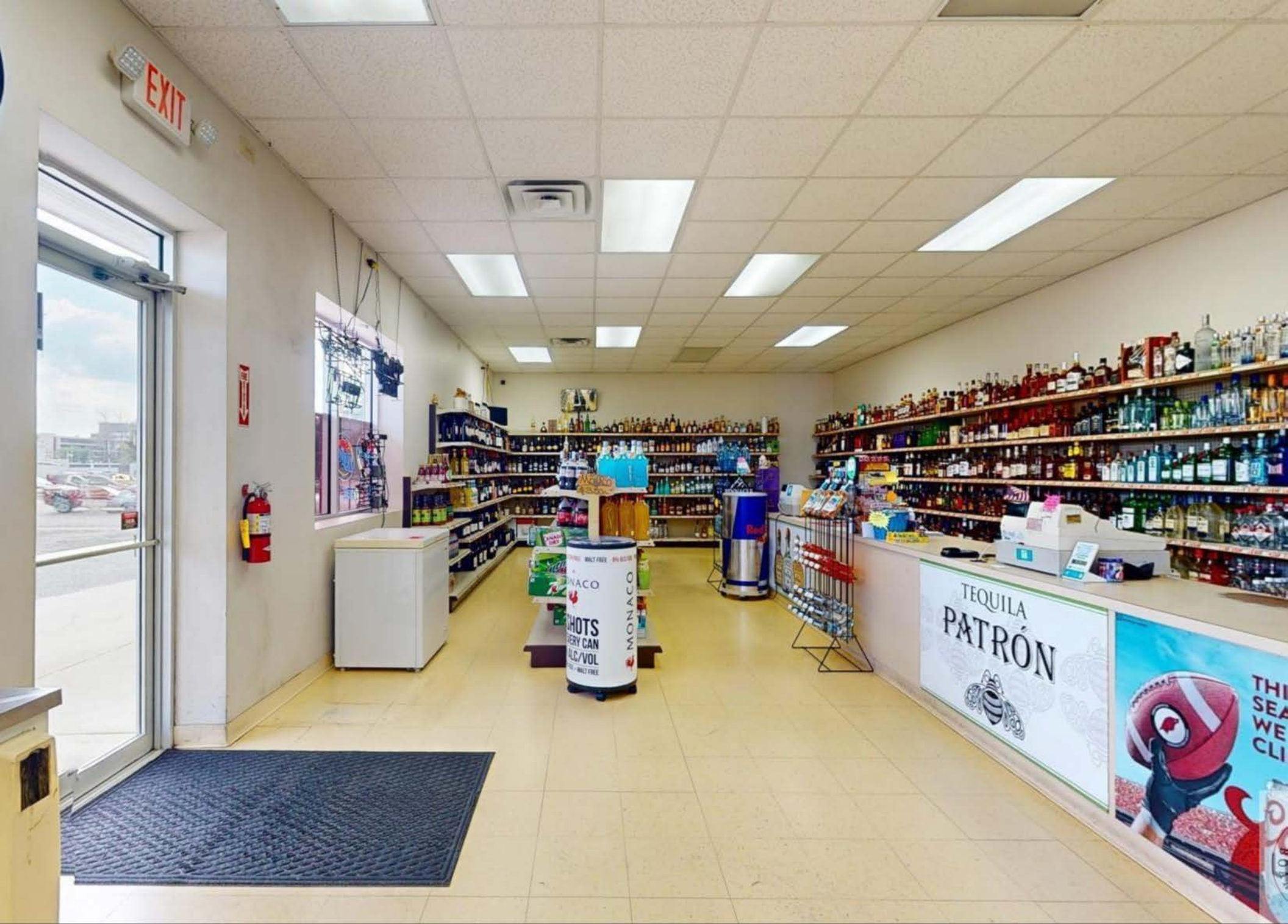
Ocean Canyon Resorts

Cook Law Office PC

Google

ARKANSAS
State Line Ave

ARKANSAS



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Purchasers wishing to make an offer and tour the property are requested to submit:

- Letter of Intent to purchase
- Resume indicating assets owned and previous 12 months of acquisitions
- Transaction References
- Banking Reference

Upon receipt of an acceptable Letter of Intent, the successful offeror will be supplied with a Purchase and Sale Agreement.

**PLEASE DO NOT CONTACT THE PROPERTY DIRECTLY.
ALL COMMUNICATION, INQUIRIES, AND TOUR REQUESTS
SHOULD BE ADDRESSED TO:**

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ADDITIONAL INFORMATION

03 Additional Information

Offering Procedures