

FOR SALE

±55,000 SF | Office/CB District

Former Hotel Available for
Rehab

100 N Main Street
Texarkana, TX 75501

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

67086

Offering Memorandum

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

Property Overview

LIST PRICE **\$1,000,000**

AVAILABLE SF **±55,000 SF**

TYPE **Office | CB District**

YEAR BUILT **1929**

ZONING **Central Business District**

The Hotel McCartney Building's is an entire city block of Block 29 with its Lots 13-17, shows a 20-foot wide alley on its northside, since replaced by the Sally-Port of the Bi-State Criminal Justice Center, so that the McCartney Hotel Building is fully integrated with it. The Hotel McCartney Building's southeast corner is literally about 10 feet from Arkansas. This was the first property sold on the original townsite of Texarkana, Texas in the city's history. Architect was noted hotel architect Joseph J. Finger of Houston who designed hotels across Texas. Finger also designed several large train stations across Texas in the 1920s, including the current Lancaster Hotel (fka the Auditorium Hotel) catter-cornered from the Gus Wortham Opera Center in downtown Houston's arts district and Union Station in Texarkana. Hotel McCartney was built in 1927 for \$375,000 (financed with gold-backed bonds), along with Union Station for \$1,750,000 (financed with gold-back bonds by a trust of five railroads). The building's current size, as measured several years ago by the late William A. Payne, MAI, SREA, of Appraisal Consultants, Inc., of Little Rock (Mary Banks used to help him with appraisals in the Texarkana area and he was a one-time chairman of the Arkansas Real Estate Commission), is about 55,000 Sq.Ft. Over the north wing (the building's exterior outline is shaped remarkably similar to the State of Arkansas, and it's literally only about ten feet from the State of Arkansas at its southeastern corner) which has an existing two stories, the Texas State Architect with the Texas Historical Commission in Austin told me several years ago in a brain-storming meeting in Austin at THC's offices that an additional two stories could be built, addition 20,000 Sq.Ft. or 21,000 Sq.Ft. (depending on whether you enclosed the outdoor second floor "balcony" that extended out from the second floor in a triangular shape). To do so, it might be necessary to "collar" with steel, the existing columns in the north wing of the building, which are columns that are currently only two stories in height in order to extend the building's height in that area of the building, from a structural engineering standpoint. There would be no additional indicated structural support enhancements for the 10-story tower because it is already up to over 10-stories and has lasted almost 100-years.

FOR MORE INFORMATION



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OR TEXT 21950 TO 39200

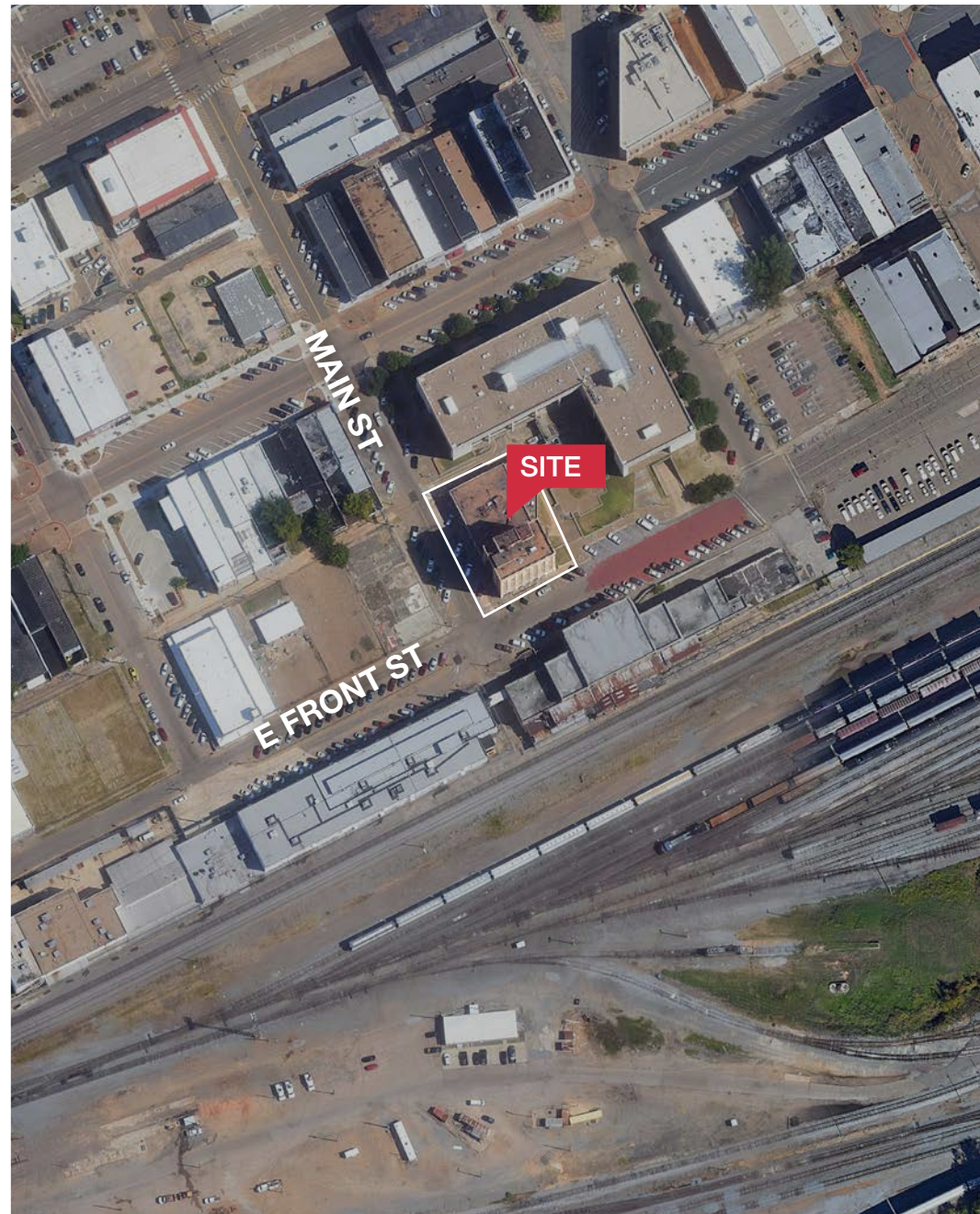
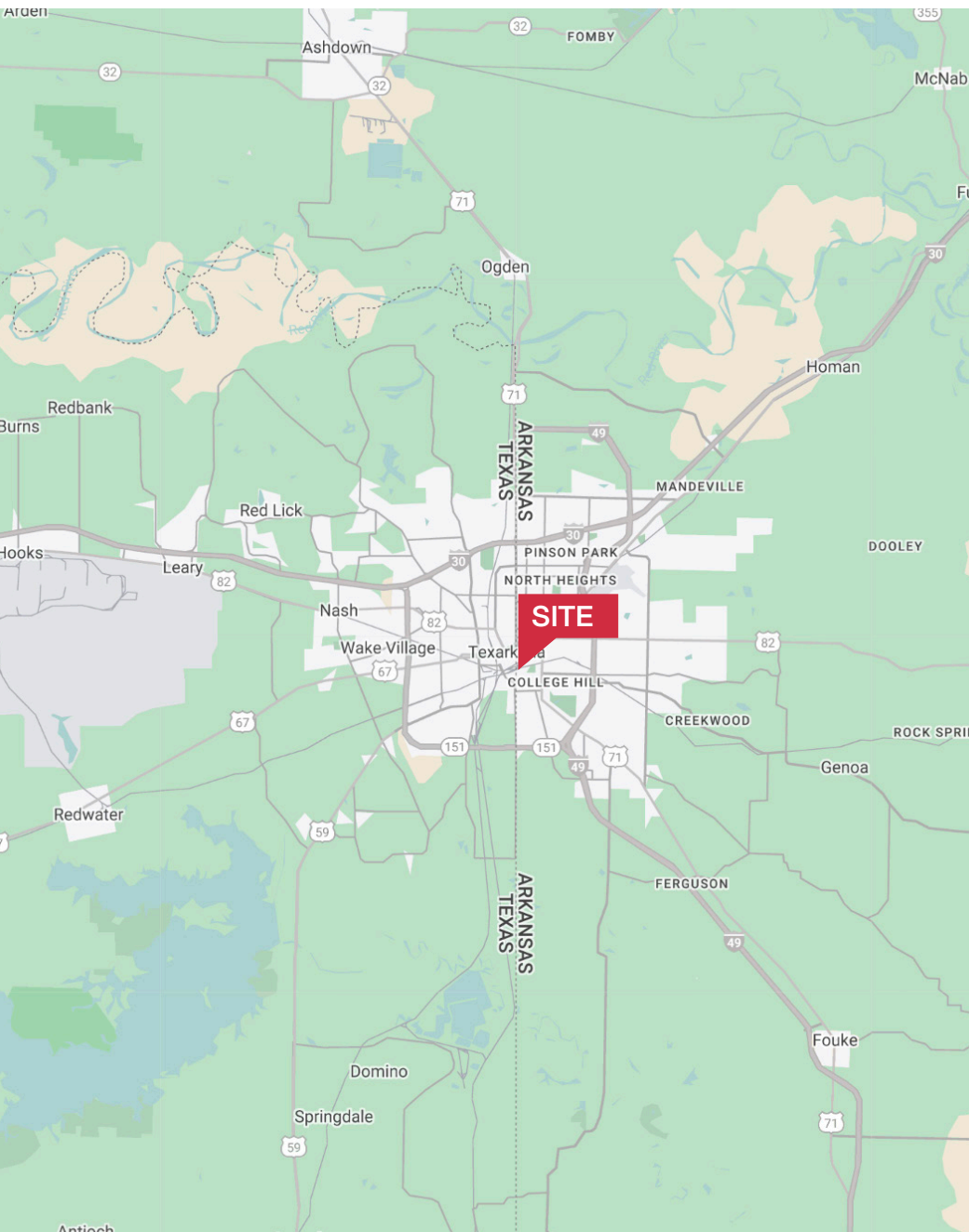








Area Map



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





Distance to Major Cities

Waco, Texas	34.9 miles
Austin, Texas	70.4 miles
Houston, Texas	169 miles
Dallas, Texas	129 miles
San Antonio, Texas	165 miles
Fort Worth, Texas	124 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

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