



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



CITGO (DARK)
101 SW Texas Street
Hoxie, AR 72433

EXCLUSIVELY MARKETED BY:



JOHN BROWN

Lic. # 114957

843.620.7762 | DIRECT
jbrown@SIGnnn.com



LEA RIZNYK

Lic. # 382221

770.515.8945 | DIRECT
lea@SIGnnn.com



CLIFTON MCCRORY

Lic. # 99847

540.255.5496 | DIRECT
clifton@SIGnnn.com



ANDREW ACKERMAN

Lic. # PB00085157

770.626.0445 | DIRECT
andrew@SIGnnn.com



CHRIS SANDS

Lic. # 93103

310.870.3282 | DIRECT
chris@SIGnnn.com

238 Mathis Ferry Rd, Suite 102
Mount Pleasant, SC 29464
844.4.SIG.NNN
www.SIGnnn.com

In Cooperation With Sands Investment Group
Arkansas, LLC - Lic. # PB00085157

TABLE OF CONTENTS

04

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

06

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

10

AREA OVERVIEW

City Overview
Demographics

© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,370 SF CITGO (Dark) Located at 101 SW Texas Street in Hoxie, Arkansas. This Opportunity Includes a Unique Infill and Reposition Opportunity With a Former CITGO Gas Station Located in an Area With Limited Competition, Providing For a Great Value-Add Investment.

OFFERING SUMMARY

PRICE	\$670,000
-------	-----------

PROPERTY SUMMARY

ADDRESS	101 SW Texas Street Hoxie, AR 72433
COUNTY	Lawrence
BUILDING AREA	8,370 SF
LAND AREA	0.90 AC
BUILT	1986



HIGHLIGHTS

- Unique Infill and Reposition Opportunity - 8,370 SF Former CITGO Gas Station
- Limited Competition in Area – This is the Only Gas Station in the Town of Hoxie
- Signalized Corner Location With Excellent Visibility – Ease of Access
- Over 8,000 Vehicles Travel Along SW Texas Street Passing the CITGO Daily
- Close Proximity to US Highway 63 and Bypass 67 Driving Additional Traffic to the Site
- Over 11,000 Residents Live Within a 10-Mile Radius of the Property
- Nearby Tenants Include: True Value, Dollar General, Subway, Family Dollar, Pizza Inn, Taco Bell, McDonald's, Sonic, O'Reilly Auto Parts, Walmart and More







Brothers Auto
Sales & Repair

Hoxie Church
of Christ

Hoxie Fire
Department

Old Hickory
Bar-B-Q
"FIVE GENERATIONS OF QUALITY BAR-B-Q"

The First National Bank
Walnut Ridge Hoxie Pochontas

Hoxie Housing
Authority

First Baptist
Church Hoxie

NEA Motors



Hoxie City Hall

SW Texas St



BNSF
RAILWAY



Walmart
verizon
SUBWAY

TSC TRACTOR
SUPPLY CO
DOLLAR GENERAL

Aaron's
Do it
Best

O'Reilly
AUTO PARTS
VALERO

FAMILY DOLLAR
Pizza Inn
TACO BELL
CITGO

McDonald's
Kentucky Fried Chicken
REGIONS
NAPA
SONIC
CITGO

True Value
SUBWAY

SW Texas St

IBERIABANK
CASEY'S
GENERAL STORE

BUSINESS
63

DOLLAR GENERAL

SE Lindsey St

63





HOXIE | LAWRENCE COUNTY | ARKANSAS

Hoxie is a town in Lawrence County in the state of Arkansas. Hoxie is located approximately 120 miles northeast of Little Rock and 25 miles northwest of Jonesboro. It lies immediately south of Walnut Ridge. Incorporated in 1888, the town was named Hoxie after KCS&M railroad executive, Jack Hoxie. Two railroads, the Burlington Northern-Santa Fe and the Union Pacific have mainline tracks that cross each other in Hoxie, the BNSF in the northwest-southeast direction, and the UP in the north and south direction. U.S. Highways 63 and 67 intersect and cross each other in Hoxie. U.S. 63 enters Arkansas at the Missouri line and U.S. 63 goes southeastward to connect with Interstate 55 near Turrell, in Crittenden County.

Located in the Delta section of Lawrence County, Hoxie's primary economic resource today is agriculture. Soybeans and rice are the major crops farmed in the area. Hoxie does not have an industrial complex. However, the neighboring town of Walnut Ridge has an industrial complex that provides jobs for the area. Walnut Ridge officials were seeking a merge with Hoxie in 2017 hoping for an economic boost, but the decision was ultimately opposed after months of study. Future job growth in Hoxie over the next ten years is predicted to be 38.07%.

Hoxie is near the Beatles sculpture located at Beatles Park which is nicknamed "The British Invasion of the Rock n' Roll Highway". The sculpture pays tribute to a visit from the legendary rock band to Walnut Ridge on September 18, 1964. The sculpture features life-size silhouettes of The Beatles made from heavy carbon steel plate, and the backdrop of Abbey Road is hand ground on 1/4" thick aircraft aluminum plates. The entire street scene is featured, along with more than 30 hidden references to Beatles song titles, and album names. The city is also near the Guitar Walk which is a pathway in the shape of a guitar; this pathway is a popular attraction for the tourists and locals. The city is also near the Rainwater Lake, which is perfect for boating, swimming and fishing.



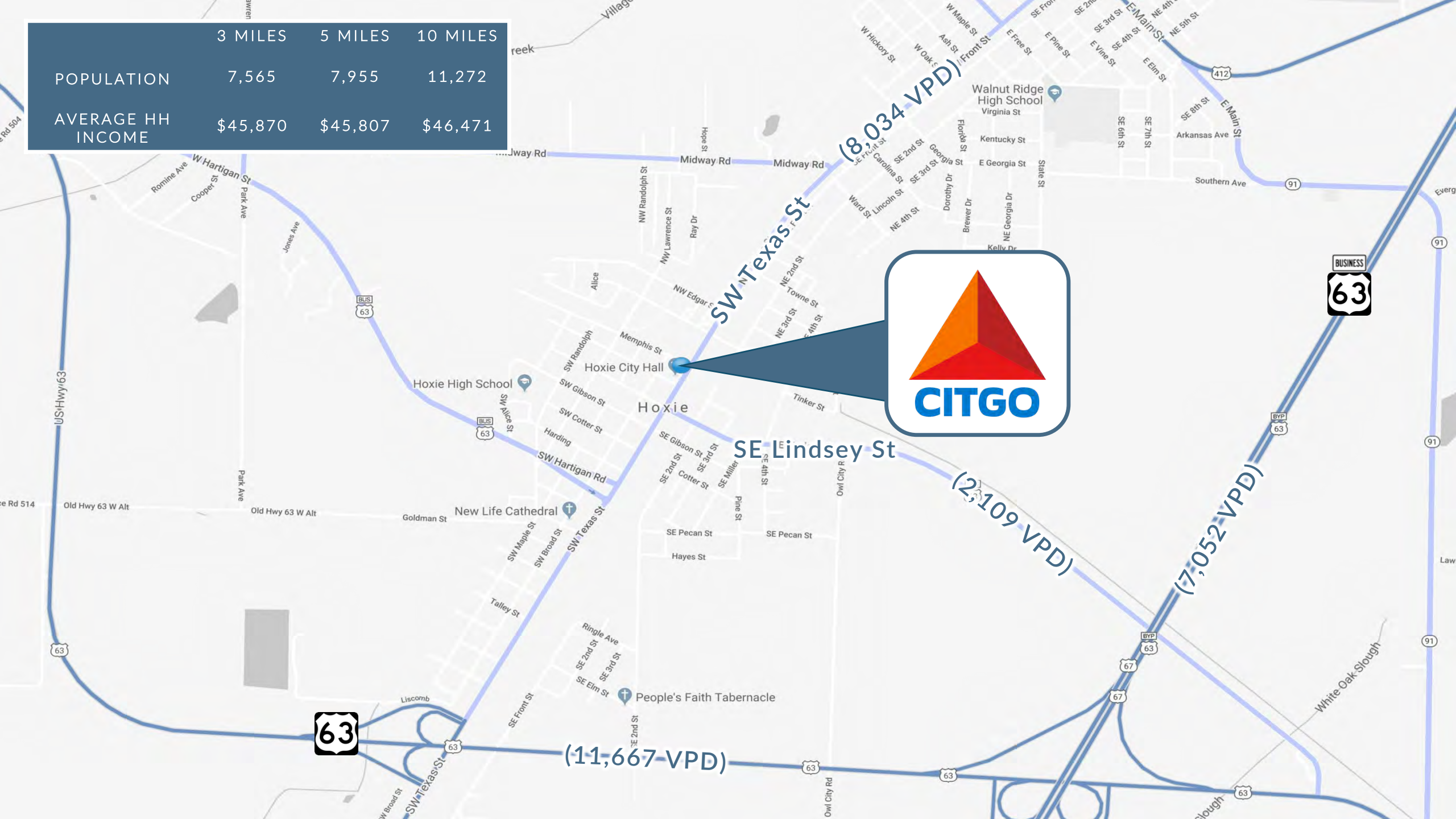
LAWRENCE COUNTY COURTHOUSE



AGRICULTURE IN HOXIE

THE BEATTLES PARK

	3 MILES	5 MILES	10 MILES
POPULATION	7,565	7,955	11,272
AVERAGE HH INCOME	\$45,870	\$45,807	\$46,471



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation
With Sands Investment Group Arkansas, LLC
Lic. # PB00085157

EXCLUSIVELY MARKETED BY:

JOHN BROWN

Lic. # 114957

843.620.7762 | DIRECT

jbrown@SIGnnn.com

LEA RIZNYK

Lic. # 382221

770.515.8945 | DIRECT

lea@SIGnnn.com

CLIFTON MCCRORY

Lic. # 99847

540.255.5496 | DIRECT

clifton@SIGnnn.com

ANDREW ACKERMAN

Lic. # PB00085157

770.626.0445 | DIRECT

andrew@SIGnnn.com

CHRIS SANDS

Lic. # 93103

310.870.3282 | DIRECT

chris@SIGnnn.com



CITGO (DARK)

101 SW Texas Street
Hoxie, AR 72433