

# WALSH PROPERTIES FOR SALE OR LEASE TEXARKANA, TEXAS

**LOCATION:** 1900 Block of Moores Lane  
Galleria Oaks Business Park

**LEASE AREA:** Existing 7,000 Sq Ft +/- Space

**LEASE RATE:** \$1.50 SF/MO + Cam & Utilities  
**(Build to Suit)** \$15.00 PSF Finish Out Allowance

**SALE PRICE:** \$6.00 PSF + \$92,000 Parking Costs

**LAND SIZE:** 1.411 ac & 0.777 ac Pad Sites (All or Part)

**ZONING:** Office

**REMARKS:** Texarkana Gastroenterology is the neighboring tenant at 1920 Moores Ln  
The property for sale is part of a medical campus and includes a pad site and parking lot area  
Ready to build

## FOR INFORMATION CONTACT:



[www.ReynoldsRealtyMgmt.com](http://www.ReynoldsRealtyMgmt.com)

[Listings.Loopnet.Com/Info@ReynoldsRealtyMgmt.com](http://Listings.Loopnet.Com/Info@ReynoldsRealtyMgmt.com)

5502 Cowhorn Creek Road ★ Suite C ★ Texarkana, TX

(903) 832-3700 ★ (903) 832-3701 Fax

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