



Property Summary

Building SF:	2,838 SF House
Lot Size:	7.79 Total Acres
	2 Acres With House
	5.79 Acres

Property Overview

Incredible opportunity to own up to 7.79 acres of commercial potential right off I-369 on high-traffic Highway 59 in Texarkana, TX! Located next to a busy travel stop, this property offers unmatched visibility and accessibility for development.

- Full 7.79 Acres – \$450,000
Perfect for large-scale commercial development. The property includes approx. 2,838 sq ft structure on 2 acres that can be used as an office, shop, or easily cleared for new construction.
- House + 2 Acres – \$225,000
Ideal for small business operations or investor use.
- 5.79 Acres Behind and to the West
Flat, open, and ready for new commercial buildout—gas station, retail center, warehouse, or more.

Buy all together or in parts. Flexible options, unbeatable location. Don't miss this high-visibility investment opportunity!

Location Overview

Located on Highway 59 between RaceTrac gas station and Texarkana Travel Stop in Texarkana, TX.





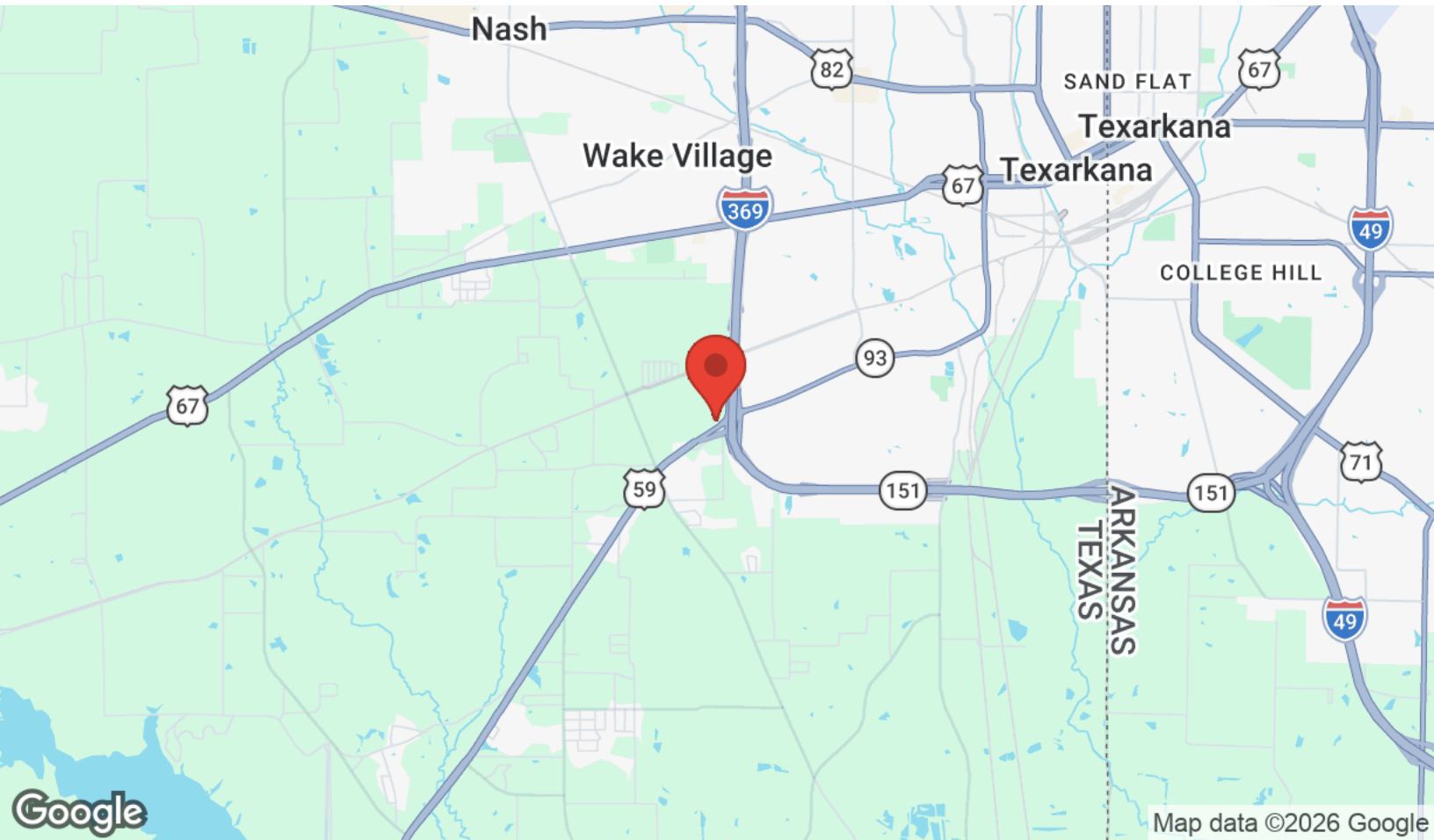
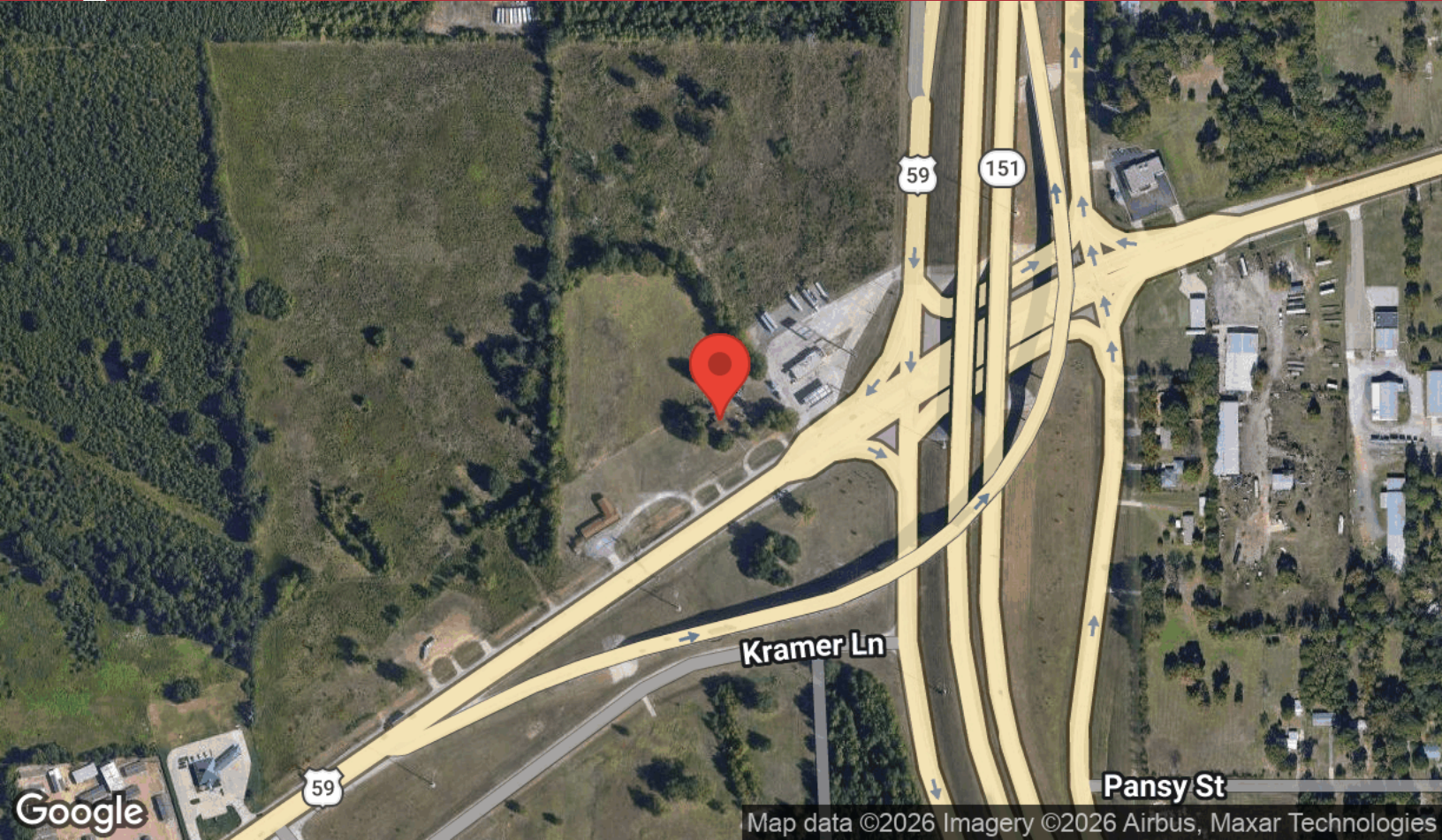


5.79 Acres

**2 Acres and
2,838 SF House**

US Highway 59

59





Lockaway Storage

PODS Moving & Storage

Budget Truck Rental

Texarkana Storage and RV

Exxon Mobil Fuels Exxon

Creative Flooring

Red River Credit Union

Domino Federal Credit Union

Quick Pick

Liberty-Eylau High School

Travel Center

RaceTrac

Dollar General

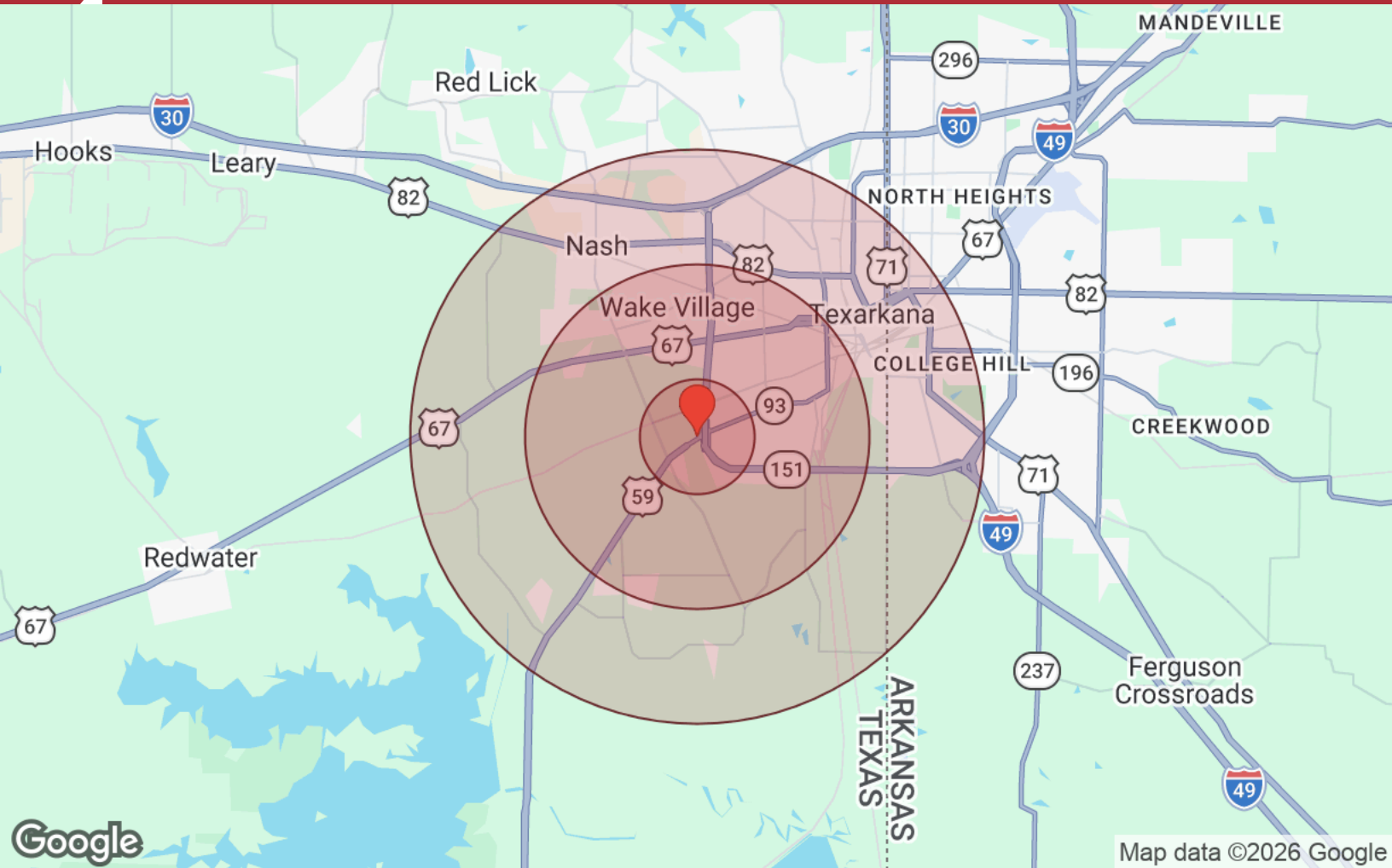
Tom Boyd Motors

Sonic Drive-In

Burger King

Los Ruvalcaba on 59

Texarkana RV Park & Event Center



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	661	8,857	25,561
Female	845	8,911	25,248
Total Population	1,506	17,768	50,809

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	732	8,939	25,775
Black	637	6,563	18,240
Am In/AK Nat	3	68	168
Hawaiian	N/A	7	25
Hispanic	87	1,585	4,695
Asian	6	115	518
Multiracial	40	482	1,367
Other	1	11	30

Housing	1 Mile	3 Miles	5 Miles
Total Units	729	7,709	22,954
Occupied	637	6,824	19,934
Owner Occupied	272	3,734	9,914
Renter Occupied	365	3,090	10,020
Vacant	92	885	3,020

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	333	3,672	10,356
Ages 15 - 24	190	2,158	6,725
Ages 25 - 54	558	7,049	20,566
Ages 55 - 64	176	2,050	5,610
Ages 65+	246	2,838	7,552

Income	1 Mile	3 Miles	5 Miles
Median	\$42,686	\$46,583	\$49,149
Under \$15k	116	1,082	3,070
\$15k - \$25k	96	813	2,385
\$25k - \$35k	48	650	2,015
\$35k - \$50k	106	1,056	2,620
\$50k - \$75k	91	1,170	3,654
\$75k - \$100k	62	763	2,368
\$100k - \$150k	89	803	2,231
\$150k - \$200k	10	188	758
Over \$200k	20	298	832

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Steven Harvey	617762	steven@amreal.com	903-793-2666
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Mike Ingram	726048	mike@amreal.com	903-277-2179
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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