

4009 W. 7 TH STREET

TEXARKANA, TX 75501



1 ACRE FOR SALE

OR BUILD TO SUIT

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	2,600	32,940	75,910
Average HH Income	\$58,788	\$48,088	\$57,346
Households	1,020	12,180	29,452

**2023 Costar Estimates*



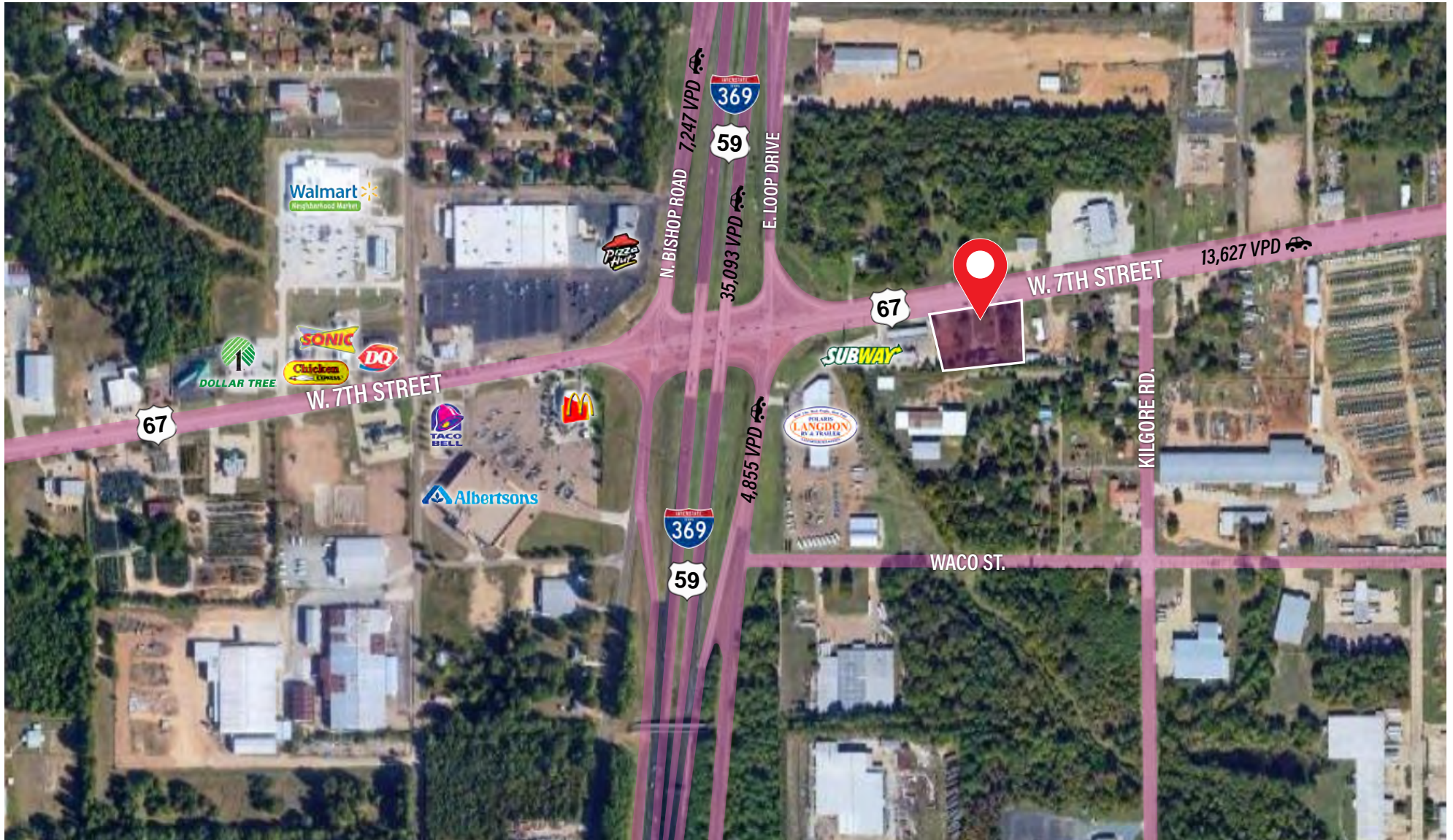
Presented by: Paramount Real Estate Services

FOR MORE INFORMATION, PLEASE CONTACT

Court Powell
214.228.5649
Court@paramountrealtytexas.com

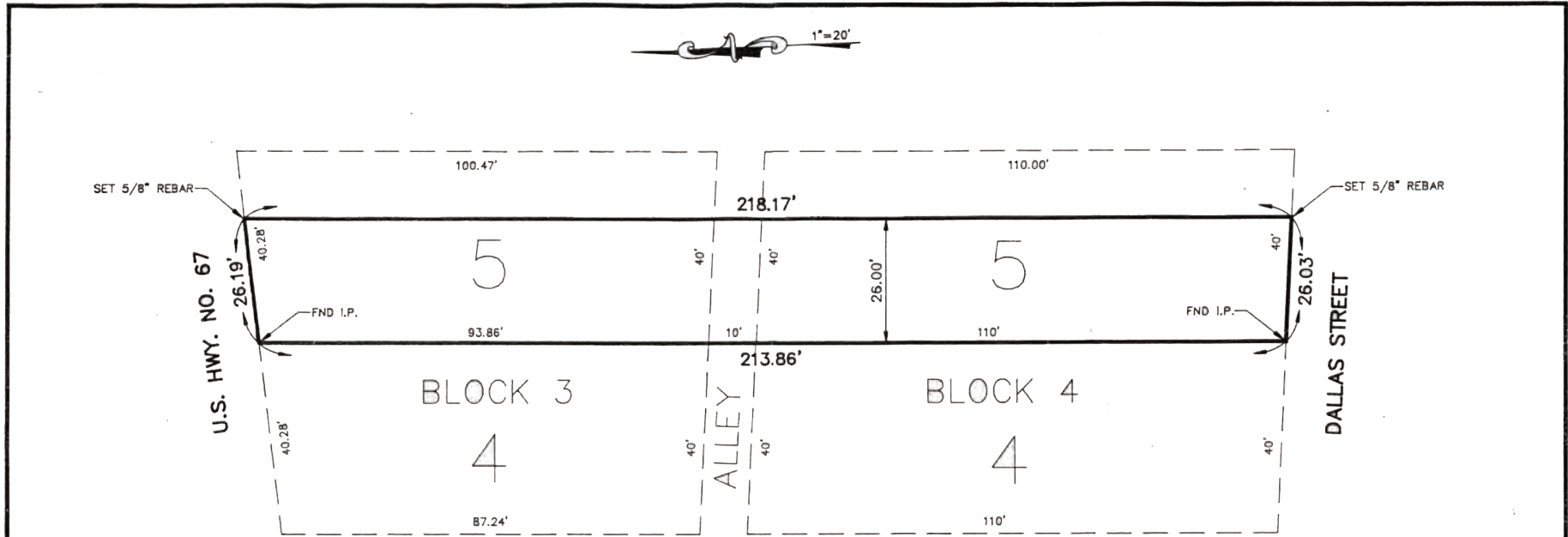
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PROPERTY DESCRIPTION

THE WEST TWENTY-SIX FEET (26') OF LOT NUMBERED FIVE (5) IN BLOCK NUMBERED THREE (3) AND THE WEST TWENTY-SIX FEET (26') OF LOT NUMBERED FIVE (5) IN BLOCK NUMBERED FOUR (4) OF DUNBAR ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 40, PAGE 204 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

THESE LOTS ARE NOT WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, COMMUNITY-PANEL NO. 480060 0020 A, EFFECTIVE DATE MARCH 1, 1979.

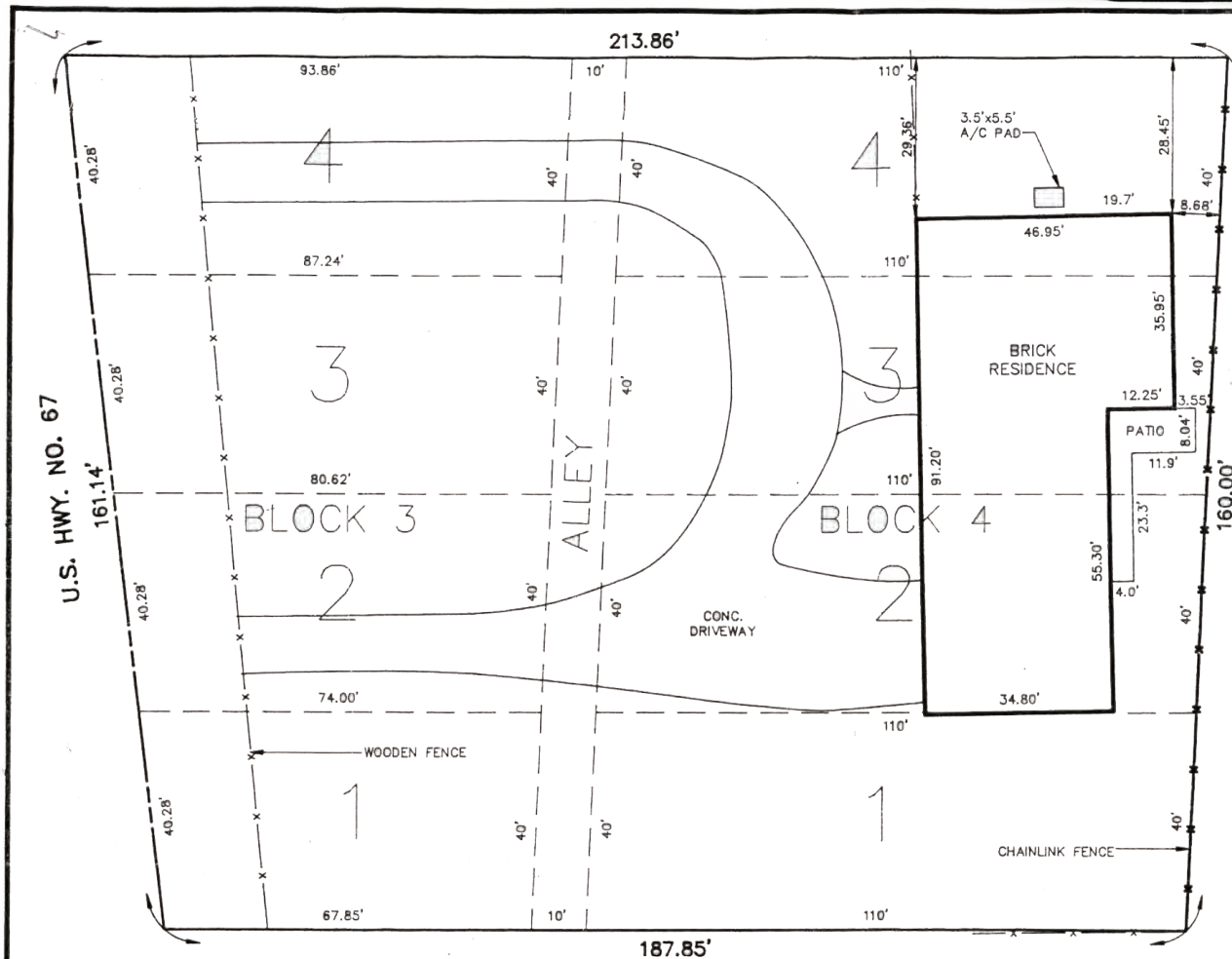


Kenneth D. Lynch
7/23/93

REVISION			DATE	DESCRIPTION	BY	SHEET NO.
						2
LYNCH SURVEYING CO. 2022 NORTH STATE LINE AVENUE TEXARKANA, ARKANSAS 75502 BUSINESS (501) 773-3892 HOME (903) 628-2966				TEXARKANA, TEXAS DUNBAR ADDITION WEST 26' OF LOT 5, BLOCK 3 & LOT 5, BLOCK 4 Scale: 1" = 20' Date: JULY '93 Job No. L5137 Dwn. By: KDL Dwn. By: RWB Ckd. By: KDL		

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TEXARKANA, TX 75501



PROPERTY DESCRIPTION

LOTS NUMBERED ONE (1), TWO (2), THREE (3) & FOUR (4) IN BLOCK NUMBERED THREE (3) AND LOTS NUMBERER ONE (1), TWO (2), THREE (3) & FOUR (4) IN BLOCK NUMBERED FOUR (4) OF DUNBAR ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 40, PAGE 204 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

DALLAS STREET

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.



THESE LOTS ARE NOT WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, COMMUNITY-PANEL NO. 480060 0020 A, EFFECTIVE DATE MARCH 1, 1979.

REVISION			DATE	DESCRIPTION	BY	SHEET NO.
						1
LYNCH SURVEYING CO. 2022 NORTH STATE LINE AVENUE TEXARKANA, ARKANSAS 75502 BUSINESS (501) 773-3882 HOME (903) 628-2966				TEXARKANA, TEXAS DUNBAR ADDITION LOTS 1-4, BLOCK 3 & LOTS 1-4, BLOCK 4 Scale: 1"=20' Date: MAR '93 Job No. L5137 Dwn. By: KDL Ckd. By: KDL		



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.

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Bear Commercial Real Estate LLC **590196**

Court@paramountrealtytexas.com

214-228-5949

Licensed Broker /Broker Firm Name or Primary Assumed Business Name _____ License No. _____ Email _____ Phone _____

Designated Broker of Firm _____ License No. _____ Email _____ Phone _____

Licensed Supervisor of Sales Agent/ Associate _____ License No. _____ Email _____ Phone _____

Sales Agent/Associate's Name _____ License No. _____ Email _____ Phone _____

Buyer/Tenant/Seller/Landlord Initials _____ Date _____