



## Property Summary

Building SF:	Approx. 4,176 SF
Lot Size:	Approx. 0.99 Ac
Price:	\$1,000,000
Year Built:	2016
Zoning:	C

## Property Overview

Approximately 4,176 square foot former Zips Car Wash now available for sale! This well-maintained property includes an automated wash tunnel, office with restroom, storage areas, dumpster enclosure, drive-up payment kiosk, and roughly 14 vacuum stalls. Ideally suited for continued car wash operations or redevelopment for a quick-service restaurant or service-oriented retail. Located near major national retailers including Walmart, Albertsons, and Starbucks, with excellent visibility along North State Line Avenue, which sees an annual average daily traffic count of approximately 22,240 vehicles. A fantastic opportunity in a strong retail corridor!

## Location Overview

Located between Tidal Wave Auto Spa and Jack in the Box on North State Line Avenue in Texarkana, TX.



# Former N State Line Car Wash For Sale

4311 North State Line Avenue  
Texarkana, TX 75503

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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.

Steven Harvey, Broker

(903) 793-2666

**NAI**American Realty



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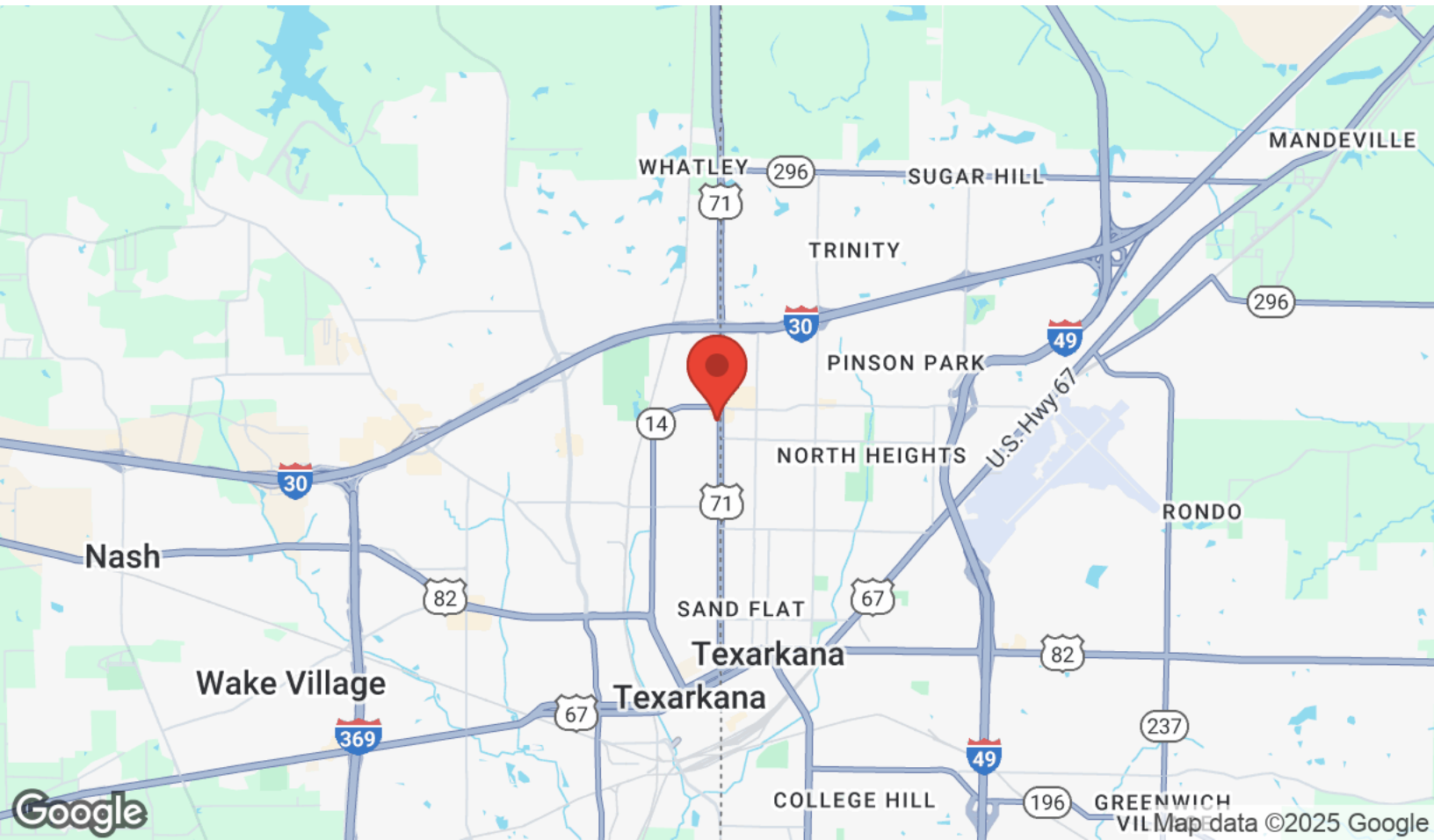
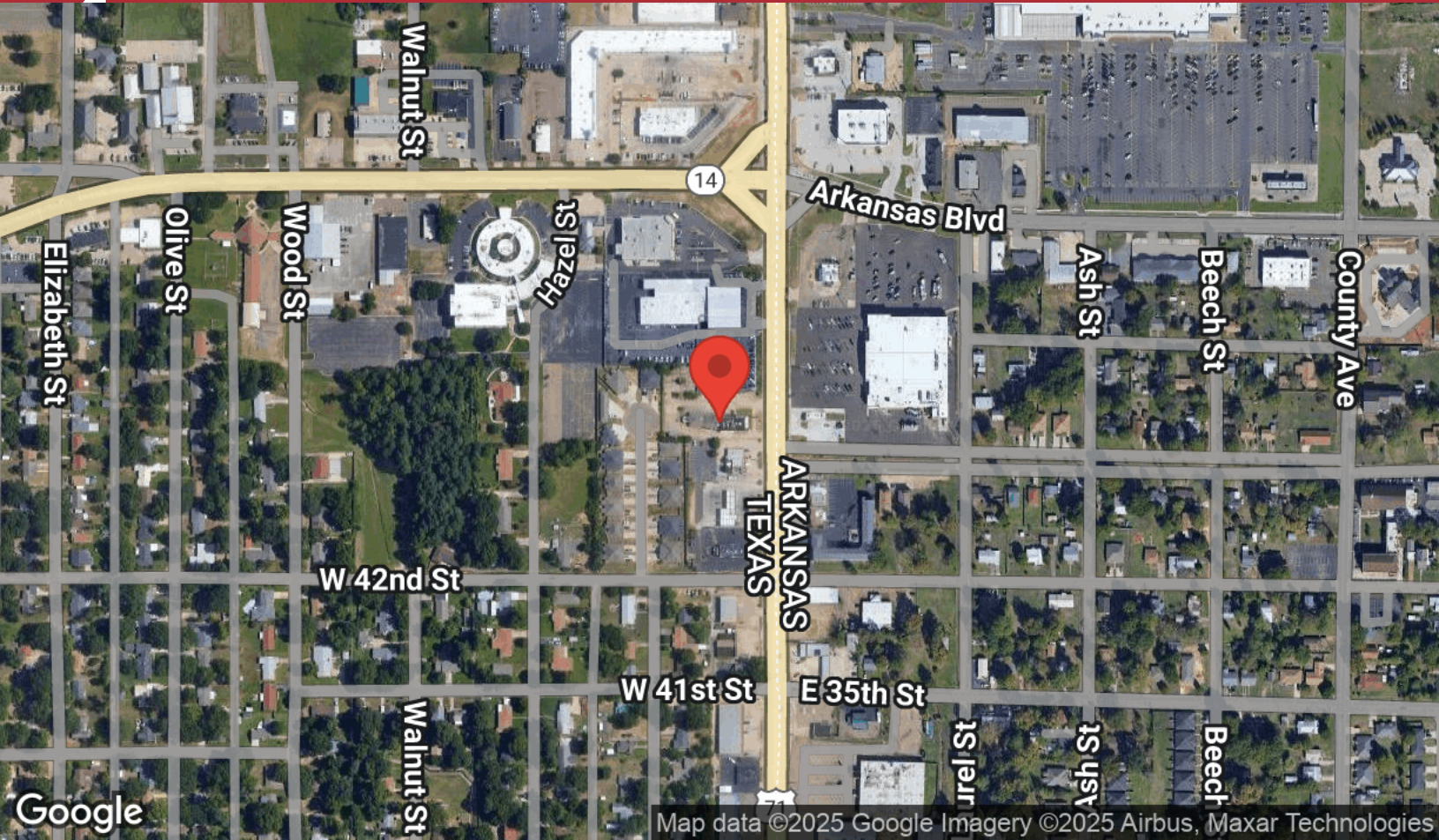
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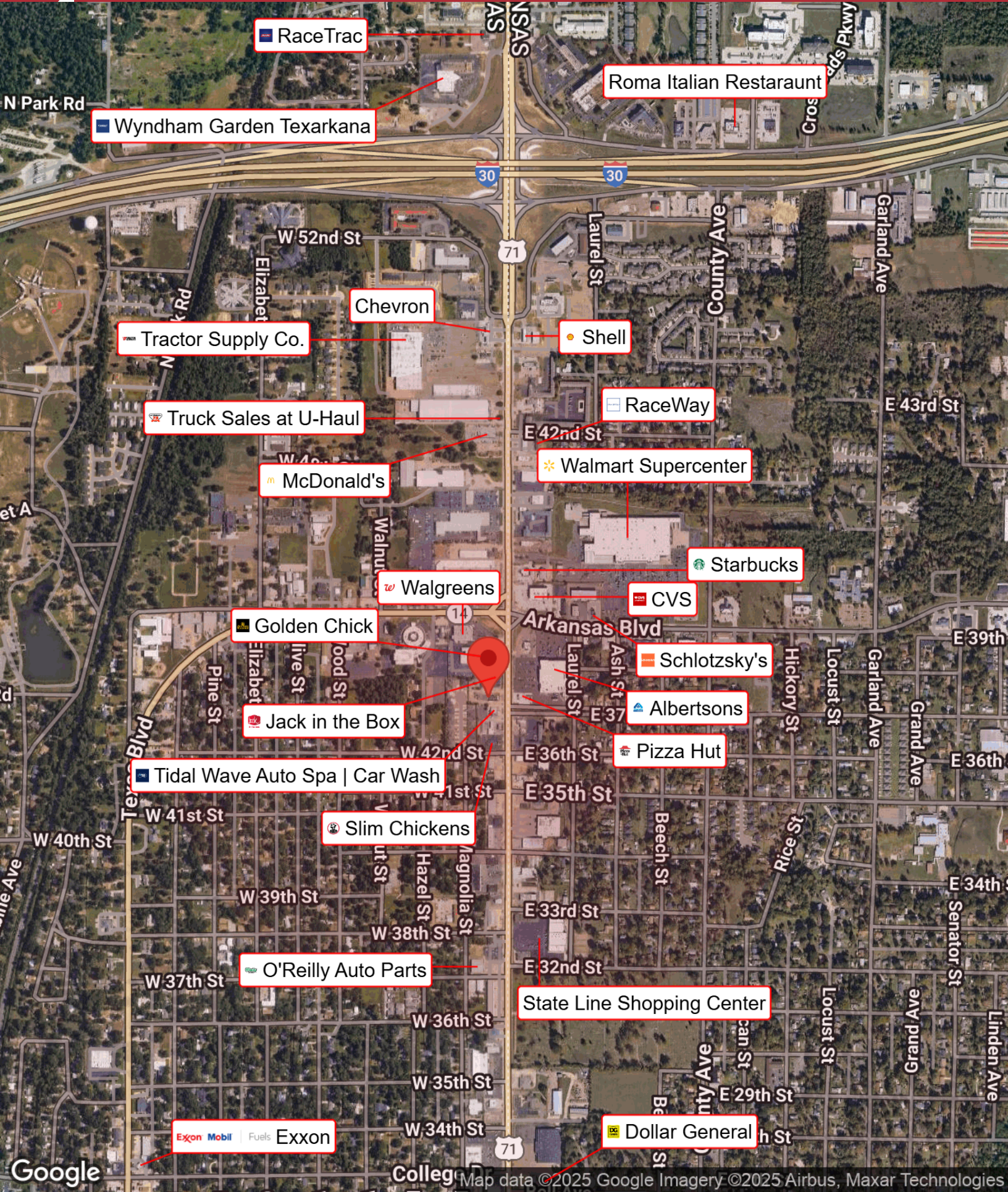
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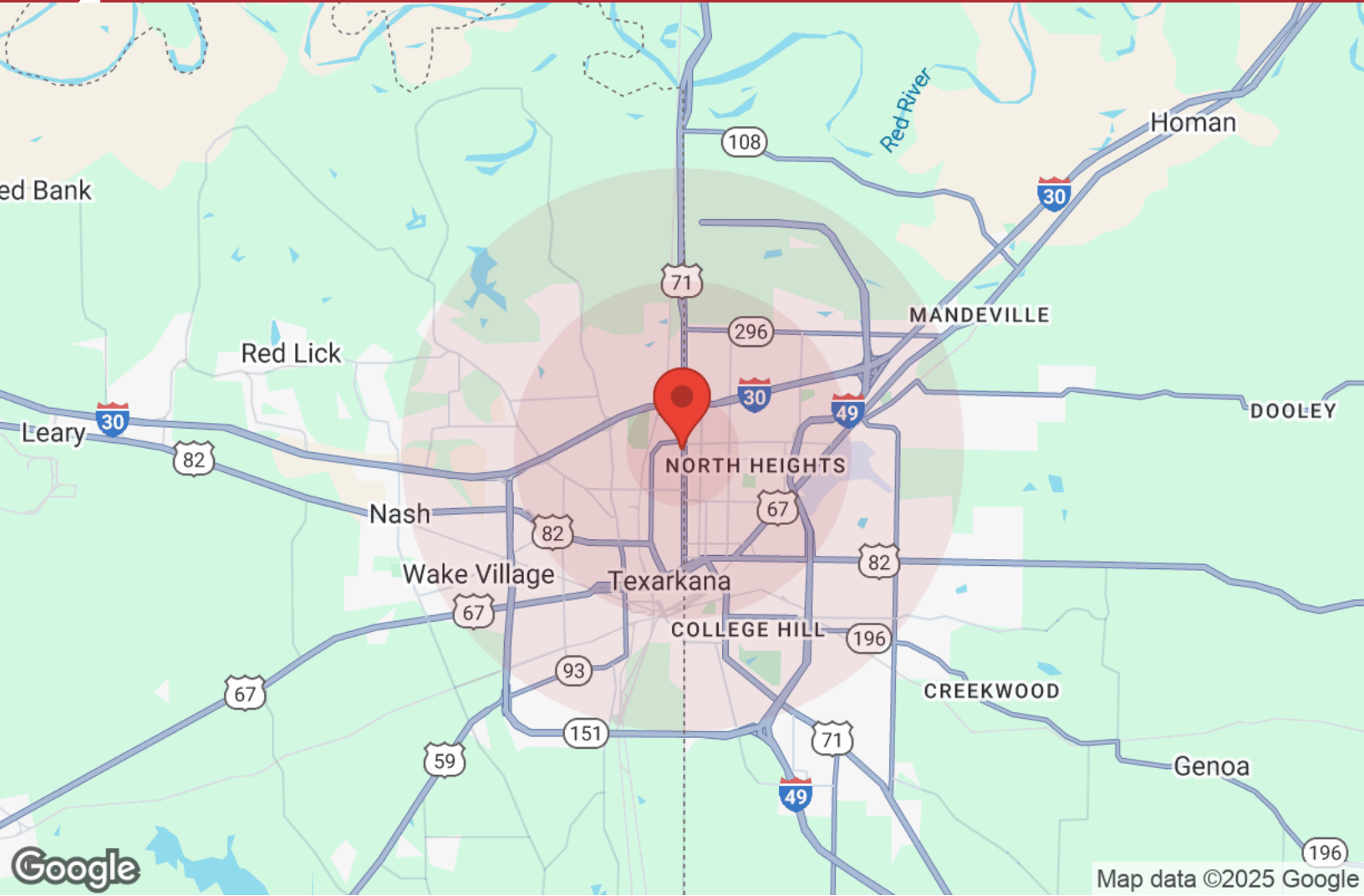












Population	1 Mile	3 Miles	5 Miles
Male	3,766	21,368	32,678
Female	4,224	21,864	33,787
Total Population	7,990	43,233	66,464

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,643	8,641	13,323
Ages 15-24	1,020	5,863	8,924
Ages 25-54	3,100	16,912	25,644
Ages 55-64	912	4,770	7,406
Ages 65+	1,314	7,045	11,168

Race	1 Mile	3 Miles	5 Miles
White	4,401	22,040	35,359
Black	2,745	16,173	23,355
Am In/AK Nat	17	117	199
Hawaiian	2	13	13
Hispanic	541	3,186	4,759
Asian	63	584	1,017
Multi-Racial	220	1,107	1,728
Other	1	22	27

Income	1 Mile	3 Miles	5 Miles
Median	\$49,267	\$46,964	\$50,128
< \$15,000	501	3,173	4,407
\$15,000-\$24,999	336	1,843	2,745
\$25,000-\$34,999	382	1,699	2,523
\$35,000-\$49,999	482	2,506	3,728
\$50,000-\$74,999	728	3,033	4,637
\$75,000-\$99,999	400	2,056	2,919
\$100,000-\$149,999	442	2,051	3,264
\$150,000-\$199,999	48	660	1,343
> \$200,000	38	598	1,300

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,854	20,402	30,978
Occupied	3,358	17,621	26,866
Owner Occupied	1,374	7,890	13,222
Renter Occupied	1,984	9,731	13,644
Vacant	497	2,781	4,113

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## 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.*

2-10-2025



### 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.

### 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. **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.

**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.

NAI American Realty	9015473	steven@amreal.com	903-793-2666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Designated Broker of Firm	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jerry Brewer	164935	jerry@amreal.com	903-691-0941
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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