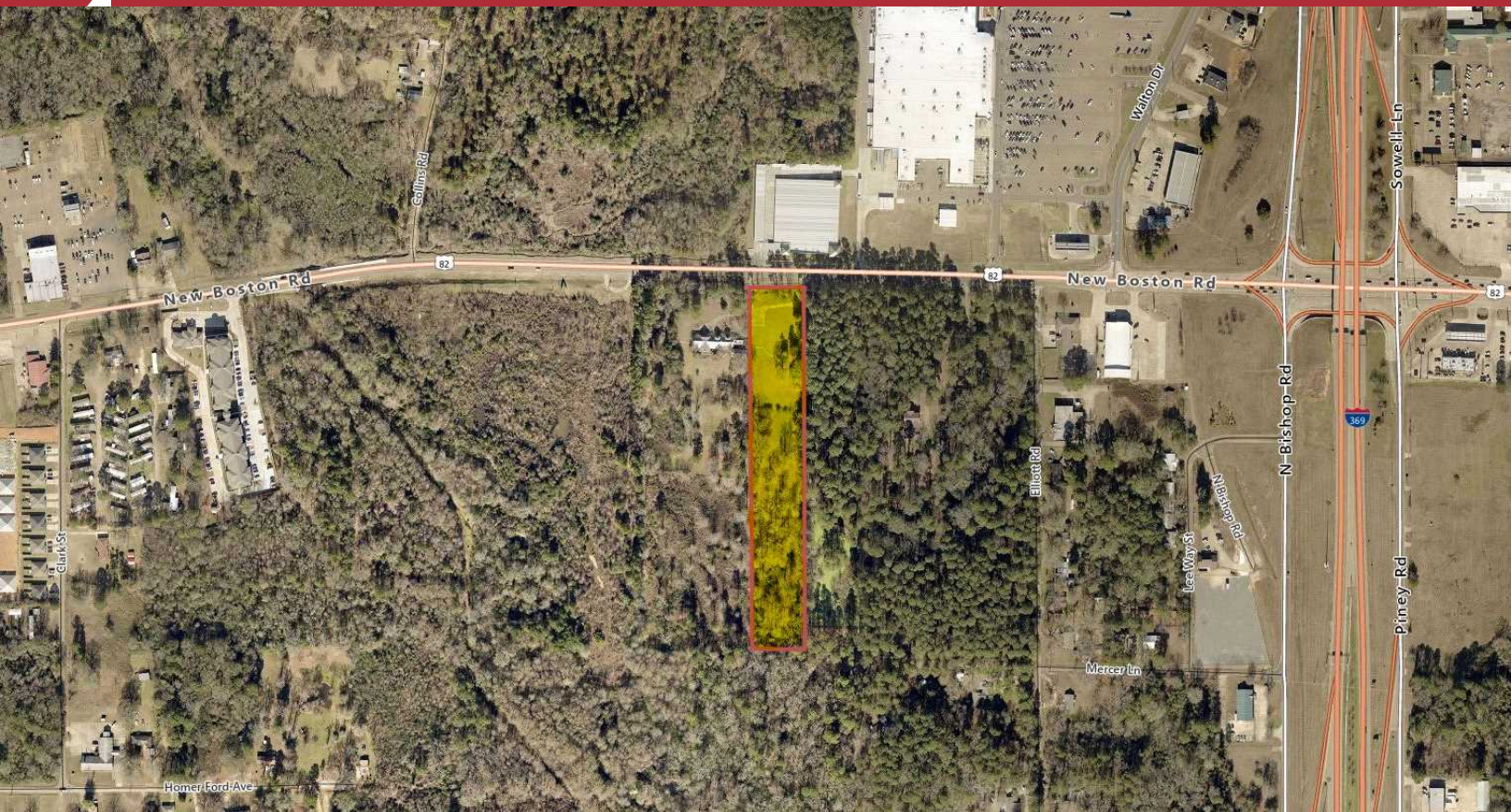


PROPERTY SUMMARY

5.14 Acres on New Boston Rd

4031 New Boston Road
Texarkana, TX 75501



Property Summary

Land: 5.14 Acres
Price: \$355,000

Property Overview

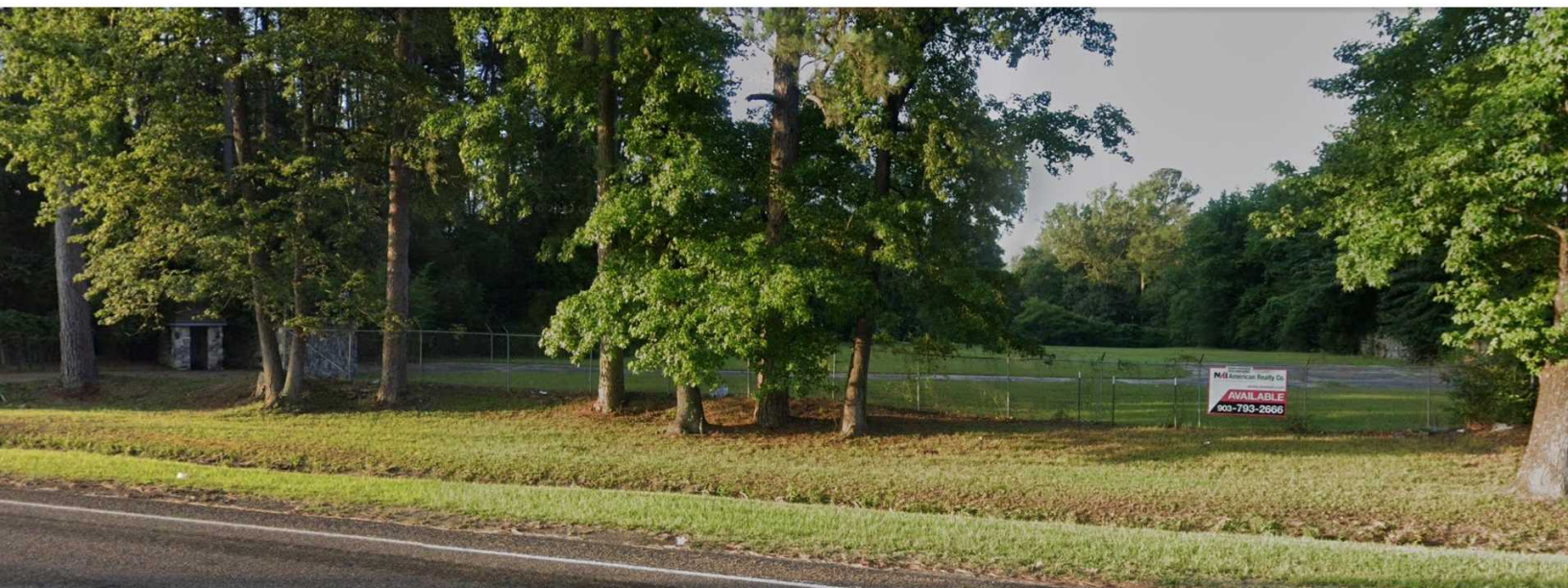
Prime 5.14-Acre Commercial Development Opportunity on New Boston Road.

Located directly on high-traffic New Boston Road in Texarkana, TX, this approximately 5.14-acre property offers incredible visibility and accessibility. Positioned across from Lockaway Storage and the Walmart Supercenter, with Lowe's Home Improvement next door, this site is in the heart of a thriving commercial corridor. Just minutes from Texas Boulevard and with quick access to I-369 and I-30, the location is ideal for retail, service, or mixed-use development. The area is expanding, with major employers like Texarkana Aluminum nearby in Nash, TX and a new hospital under construction just north of I-30.

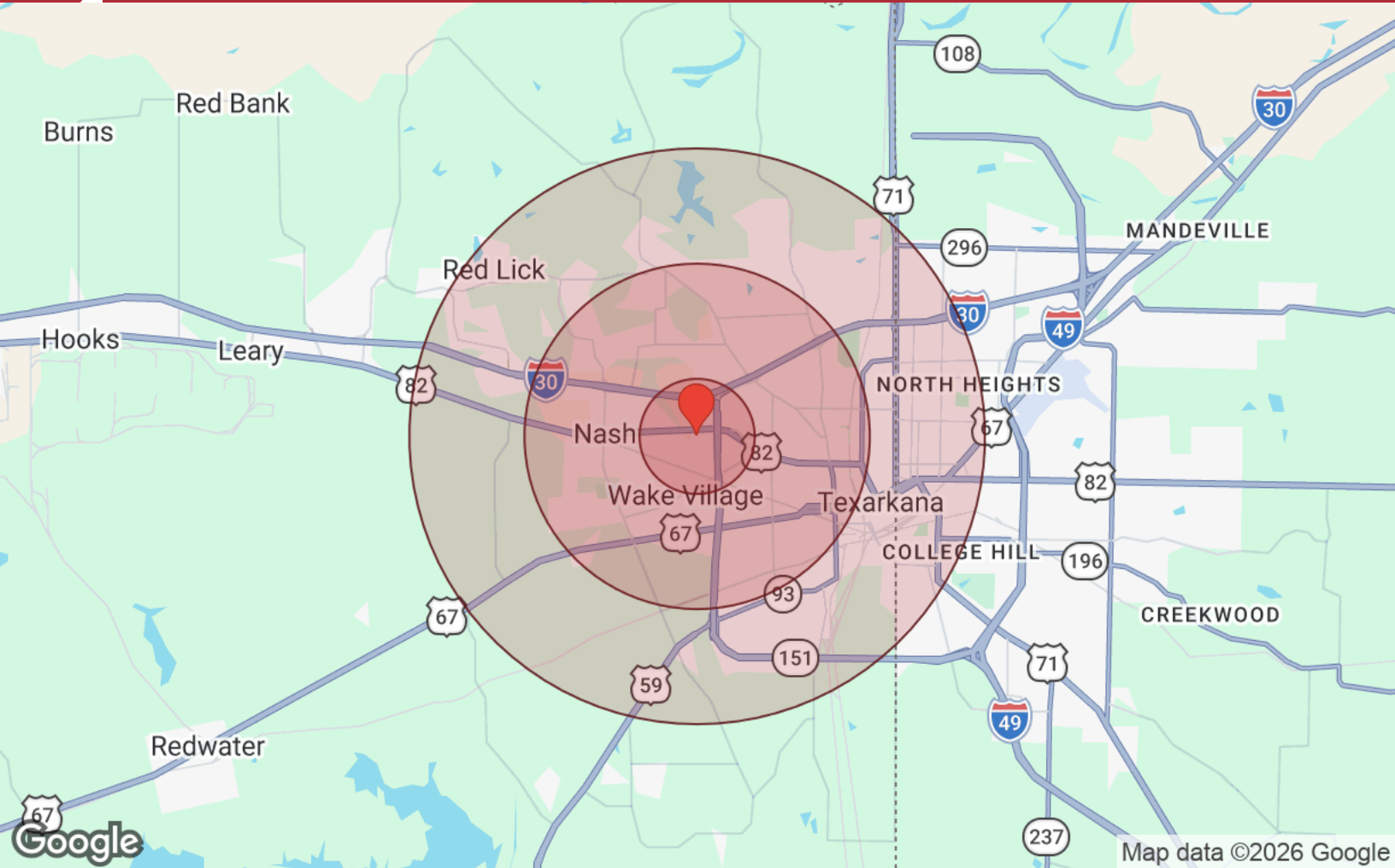
Location Overview

Located on New Boston Road directly across from Lockaway Storage.

**PRICE
REDUCED!**







Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,631	16,262	34,210
Female	1,872	18,514	35,993
Total Population	3,503	34,776	70,203

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,791	17,718	38,036
Black	1,214	11,810	23,062
Am In/AK Nat	14	111	211
Hawaiian	2	14	28
Hispanic	335	3,370	5,764
Asian	46	762	1,207
Multiracial	101	988	1,867
Other	1	10	35

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,593	16,410	31,980
Occupied	1,419	14,467	28,042
Owner Occupied	695	6,736	14,168
Renter Occupied	724	7,731	13,874
Vacant	174	1,943	3,939

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	767	7,429	14,040
Ages 15 - 24	488	4,910	9,410
Ages 25 - 54	1,372	13,207	27,542
Ages 55 - 64	363	3,641	7,695
Ages 65+	514	5,589	11,517

Income	1 Mile	3 Miles	5 Miles
Median	\$64,596	\$57,195	\$55,313
Under \$15k	85	1,781	3,722
\$15k - \$25k	192	1,654	2,903
\$25k - \$35k	173	1,195	2,668
\$35k - \$50k	123	1,911	3,639
\$50k - \$75k	283	2,472	4,733
\$75k - \$100k	186	1,879	3,306
\$100k - \$150k	232	1,731	3,321
\$150k - \$200k	67	908	1,825
Over \$200k	78	937	1,924

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

NAI American Realty	9015473	steven@amreal.com	903-793-2666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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
Kara Holden	744354	karaholden@amreal.com	903-490-3265
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

IABS 1-2