Opportunity Up To 2.63 Acres

Texarkana, TX 75503

Property Summary

Price:	Lot 1: $20/SF Lot 3: $14/SF

Available for build-to-suit as well

Property Overview

Up to approximately 2.63 acres that can be purchased as a whole or in separate lots.

Prime commercial land available for sale at the hard corner of Summerhill Road and Moores Lane. The property is ideal for retail development, this site offers unmatched exposure and flexibility.

Zoning: GR (General Retail)

Location Overview

Located at the intersection of Summerhill Road and Moore's Lane in Texarkana, TX.

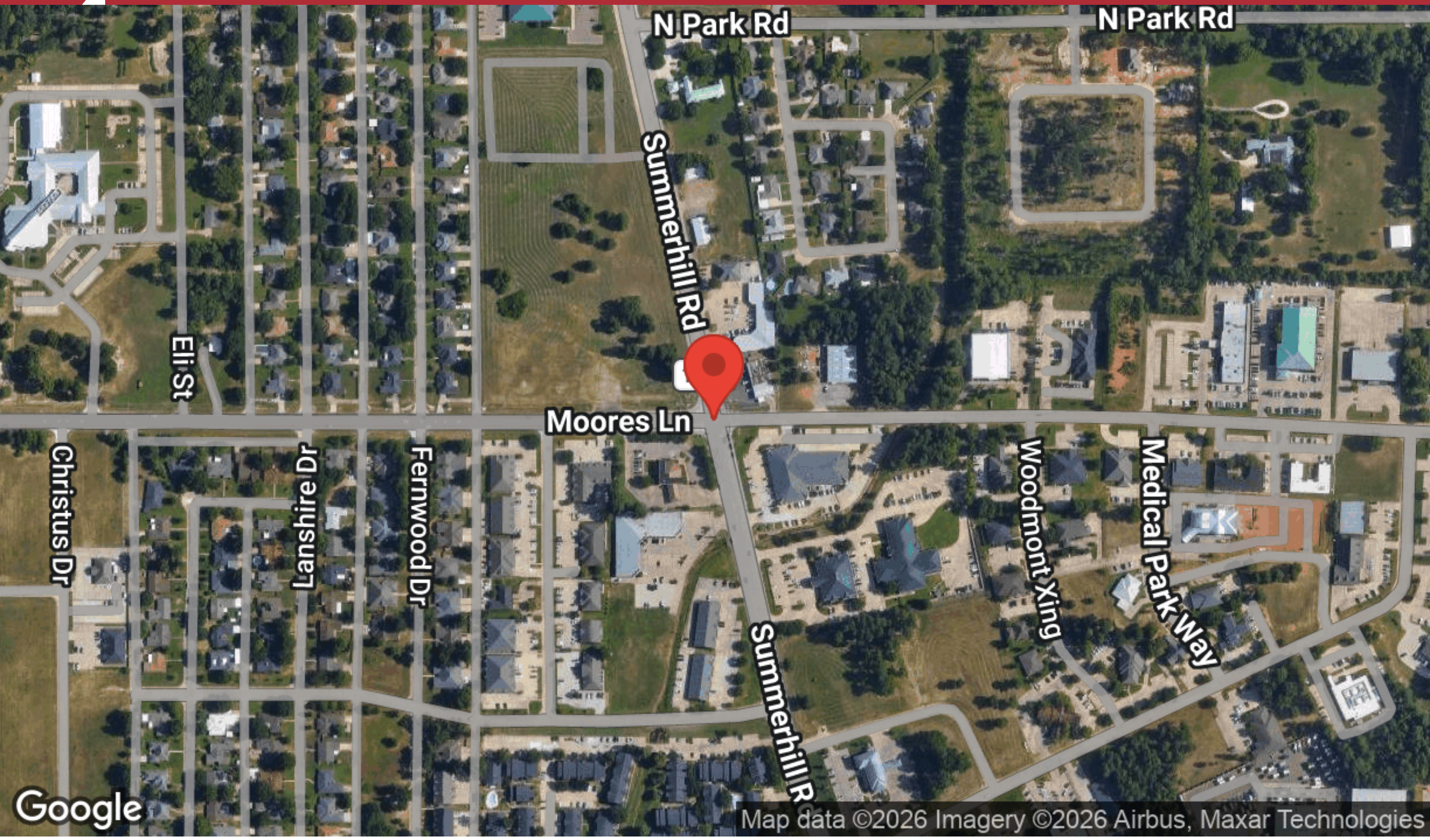
Annual Average Daily Traffic Counts (TxDOT):

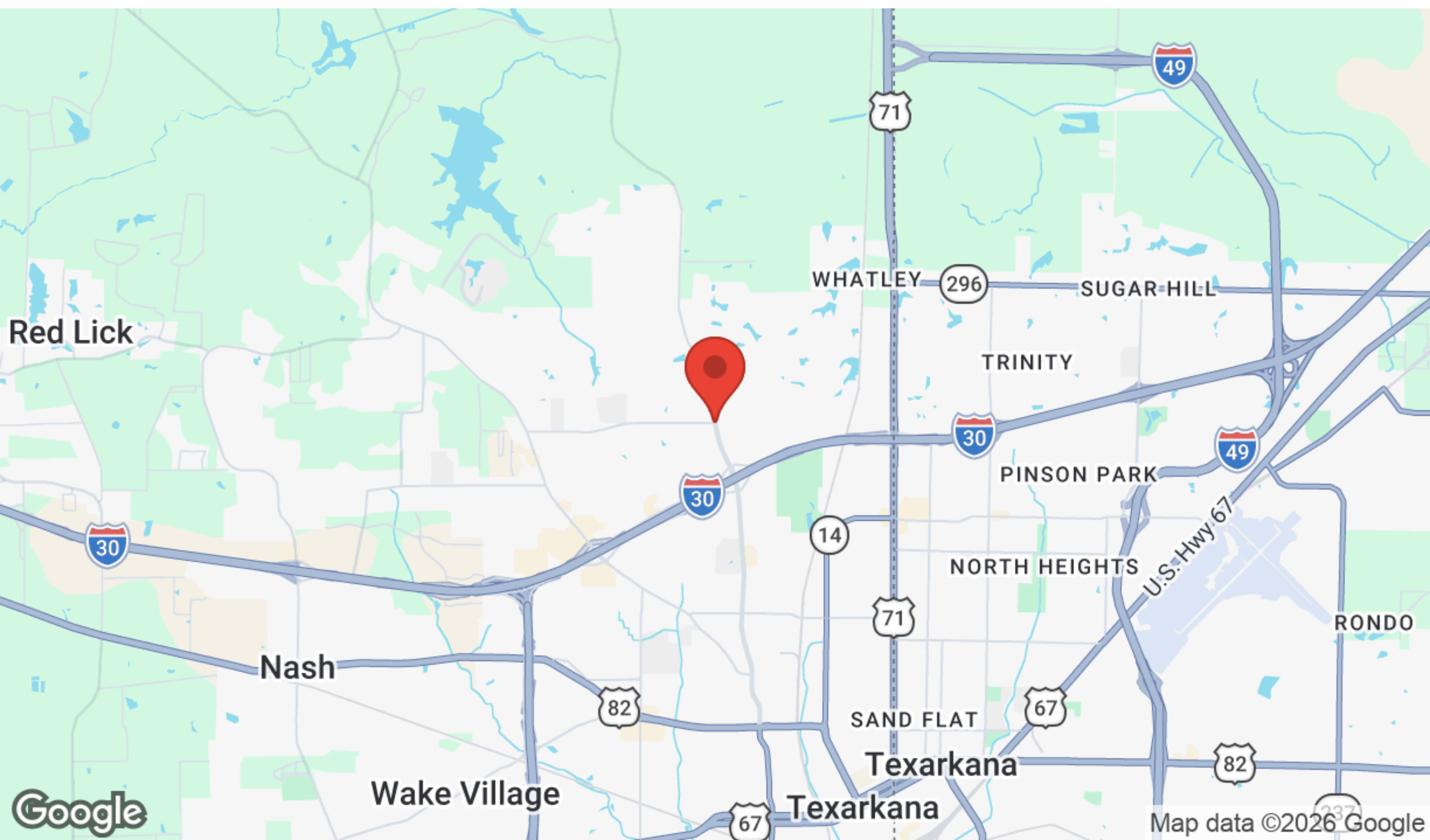
- Moore's Lane: 7,522 AADT
- Summerhill Road: 10,051 AADT

Steven Harvey, Broker

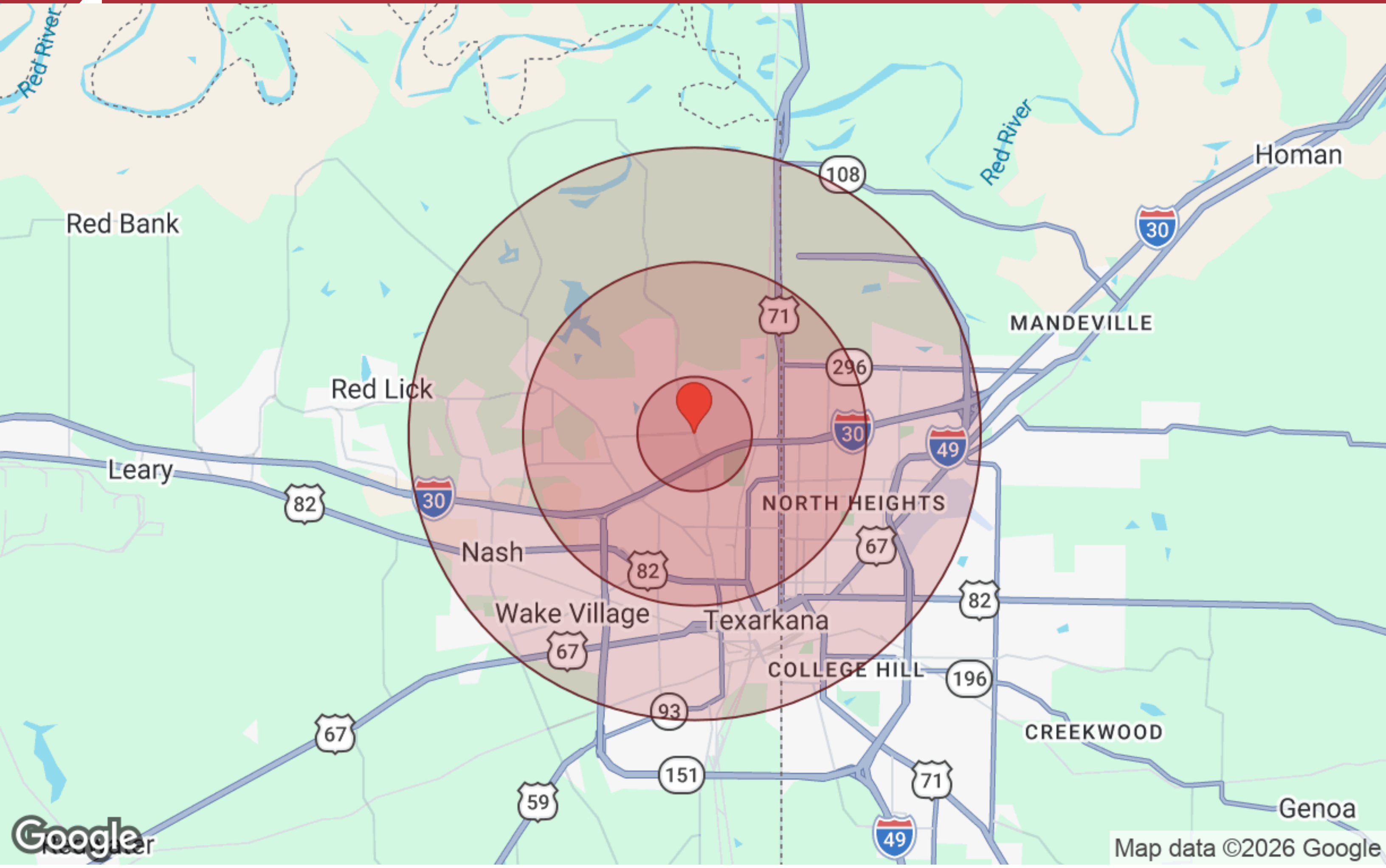
(903) 793-2666

NAI American Realty


N Park Rd
N Park Rd
Summerhill Rd
Eli St
Moores Ln
Christus Dr
Lanshire Dr
Fernwood Dr
Woodmont Xing
Medical Park Way
Summerhill R
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies


49
71
WHATLEY
296
SUGAR HILL
Red Lick
TRINITY
30
PINSON PARK
49
30
30
14
NORTH HEIGHTS
U.S. Hwy 67
RONDO
71
Nash
82
SAND FLAT
67
Texarkana
82
Wake Village
Google
67
Texarkana
Map data ©2026 Google


Wild Oak Cir
Clear Creek Dr
Polly Dr
Sandlin Ave
Keller Ave
Bethany Ln
Ladera St
Cindywood Dr
Dreyer Pl
Northridge Cir
Bill Rogers Dr
Serenity Ln
N Park Rd
N Park Rd
Texarkana VA Clinic
EZ Mart
Pleasant Grove Middle School
Twisted Fork Grill & Bar
Fortune Ave
Kevin St
Cooks Ln
Collom & Carney Eye Institute
Moores Ln
Cork Ln
Pleasant Grove Elementary School
Flying Burger & Seafood
Hampton Rd
Commercial National Bank
Northwood Dr
Summerhill Rd
Bank OZK
Galleria Oaks Dr
Galleria Oaks Dr
E-Z Mart
Lockaway Storage
Shell
CHRISTUS St. Michael Hospital
Waffle House
30
Applebee's Grill + Bar
Collom & Carney Behavioral Medical Center
Mall Dr
McDonald's
ORR HYUNDAI
Mall Dr
Valley Rd
Farmers Bank & Trust
Paradise Quick Stop 12
30
Red Lobster
Summer Ridge
Sonic Drive-In
Summerhill Rd
Bubba's 33
S Park Rd
Spring Lake Park
Courtyard Texarkana
Texas Roadhouse
Palm Dr
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,845	16,987	33,329
Female	1,982	18,156	34,657
Total Population	3,827	35,143	67,986

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,548	19,195	36,522
Black	739	11,306	23,108
Am In/AK Nat	14	95	197
Hawaiian	1	14	20
Hispanic	267	2,801	5,140
Asian	144	766	1,190
Multiracial	115	959	1,788
Other	N/A	4	27

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,817	16,844	31,634
Occupied	1,631	14,760	27,754
Owner Occupied	950	6,959	13,620
Renter Occupied	681	7,801	14,134
Vacant	186	2,084	3,879

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	697	7,068	13,732
Ages 15 - 24	500	4,869	9,297
Ages 25 - 54	1,312	13,080	26,253
Ages 55 - 64	413	3,894	7,395
Ages 65+	906	6,231	11,311

Income	1 Mile	3 Miles	5 Miles
Median	$80,018	$56,794	$53,937
Under $15k	157	1,756	3,806
$15k - $25k	104	1,476	2,959
$25k - $35k	94	1,244	2,670
$35k - $50k	187	2,125	3,626
$50k - $75k	218	2,384	4,596
$75k - $100k	276	1,947	3,246
$100k - $150k	296	1,863	3,288
$150k - $200k	177	1,022	1,766
Over $200k	121	943	1,796

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TREC
TEXAS REAL ESTATE COMMISSION

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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
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**　　IABS 1-2