



Property Summary

| | |
|-----------|-------------|
| Lot Size: | 22.75 Acres |
| Price: | \$17/SF |
| Zoning: | GR |

Property Overview

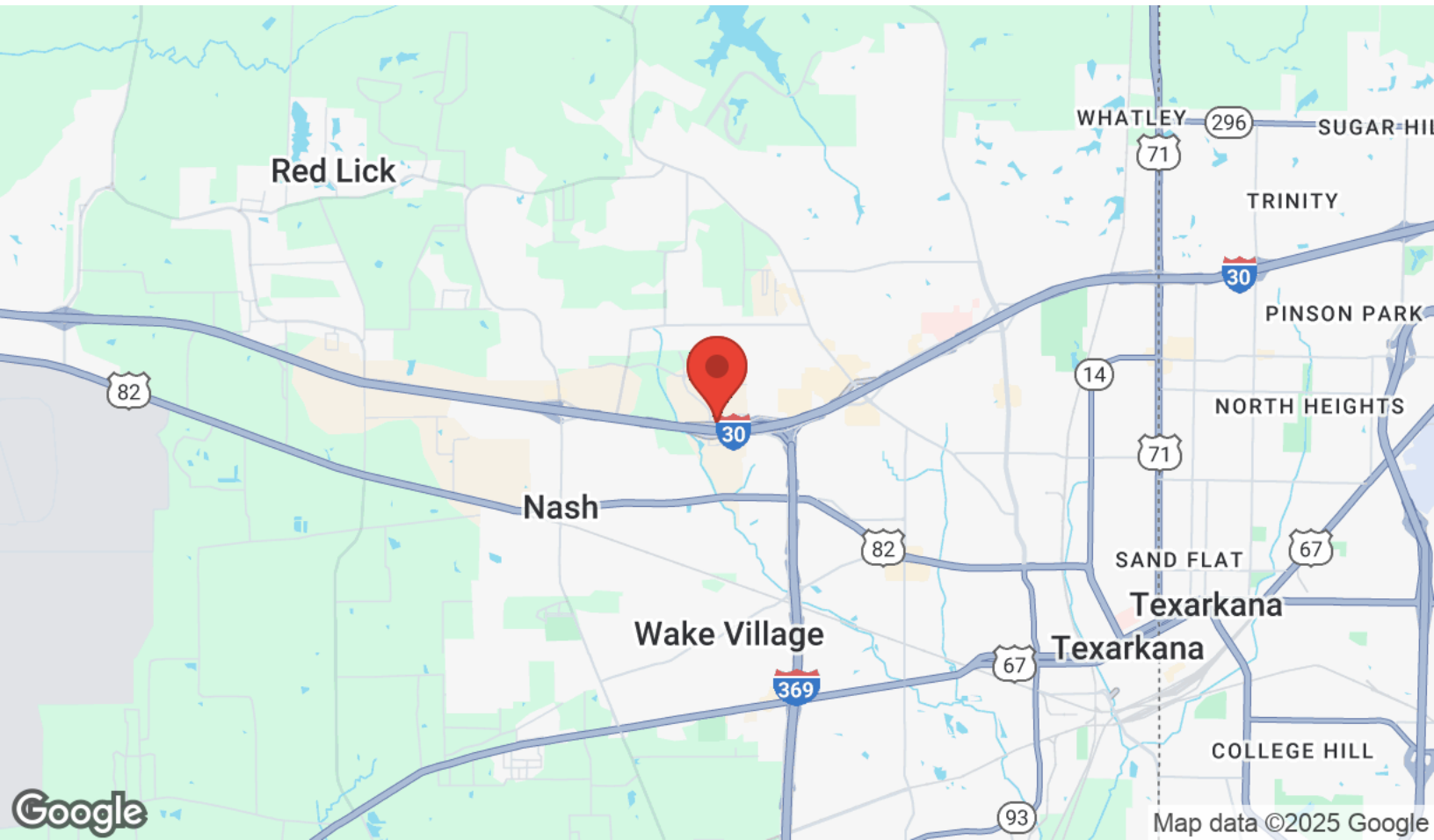
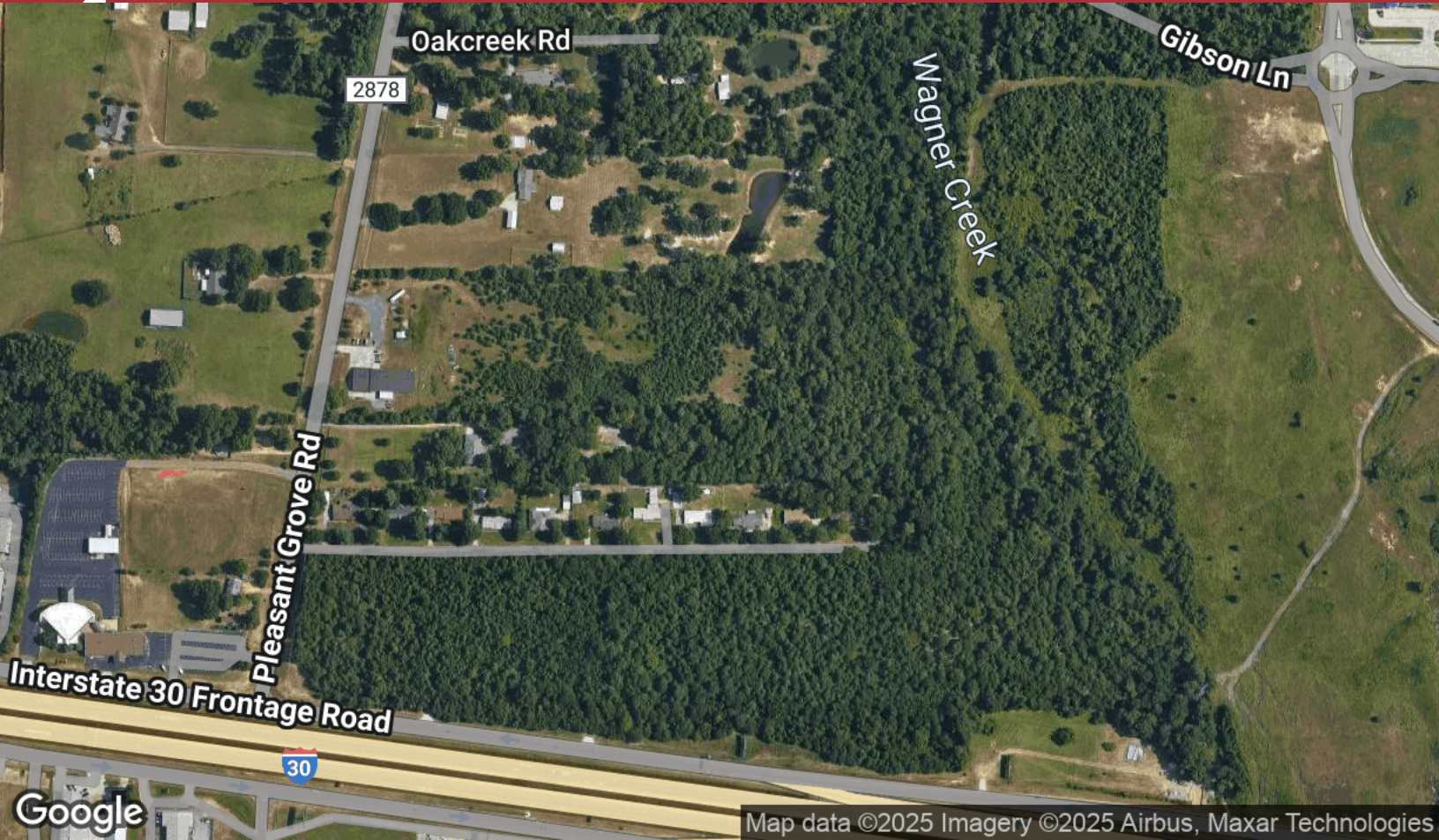
Development opportunity with unbeatable exposure! This 22.75± acre tract offers premier frontage along Interstate 30, plus a small portion of frontage on Pleasant Grove Road. With two existing curb cuts on St. Michael Drive (the I-30 access road), access is convenient and infrastructure is in place. Ideally suited for high-visibility retail development, this location is in Texarkana's westward growth corridor toward Dallas—an area experiencing significant commercial expansion.

Located just east of this tract is a new hospital development spanning approximately 254,000 square feet. Surrounded by national retailers such as Walmart, Lowe's, Academy Sports, Starbucks, and Walk-On's, this area is a proven destination for both traffic and growth.

Location Overview

Located on St. Michael Drive to the west of Church On The Rock.







Pleasant Grove High School

McKnight Rd

McKnight Rd

Gin Rd

Jonathan St

Sarah Cir

Lesley Ln

Gibson Ln

Orr Honda

Osaka Japanese Steakhouse

Lafferty's Home Center

Orr Chevrolet

Guss Orr Dr

Interstate 30 Front

Interstate 30

W Park Blvd

Silver Star Smokehouse

Starbucks

Walk-On's Sports Bistreaux - Texarkana Restaurant

Classic Kia

Country Inn & Suites Choice Hotels, Texarkana, TX

Academy Sports + Outdoors

Lowe's Home Improvement

Walmart Supercenter

Dollar General

Lockaway Storage

Murphy USA

Elliott Rd

Clark Ln

Jasmin Ln

Blocker Ln

Green Oak Cir

Pleasant Grove Rd

Gibson Ln

Wagner Creek

Cooper Ln

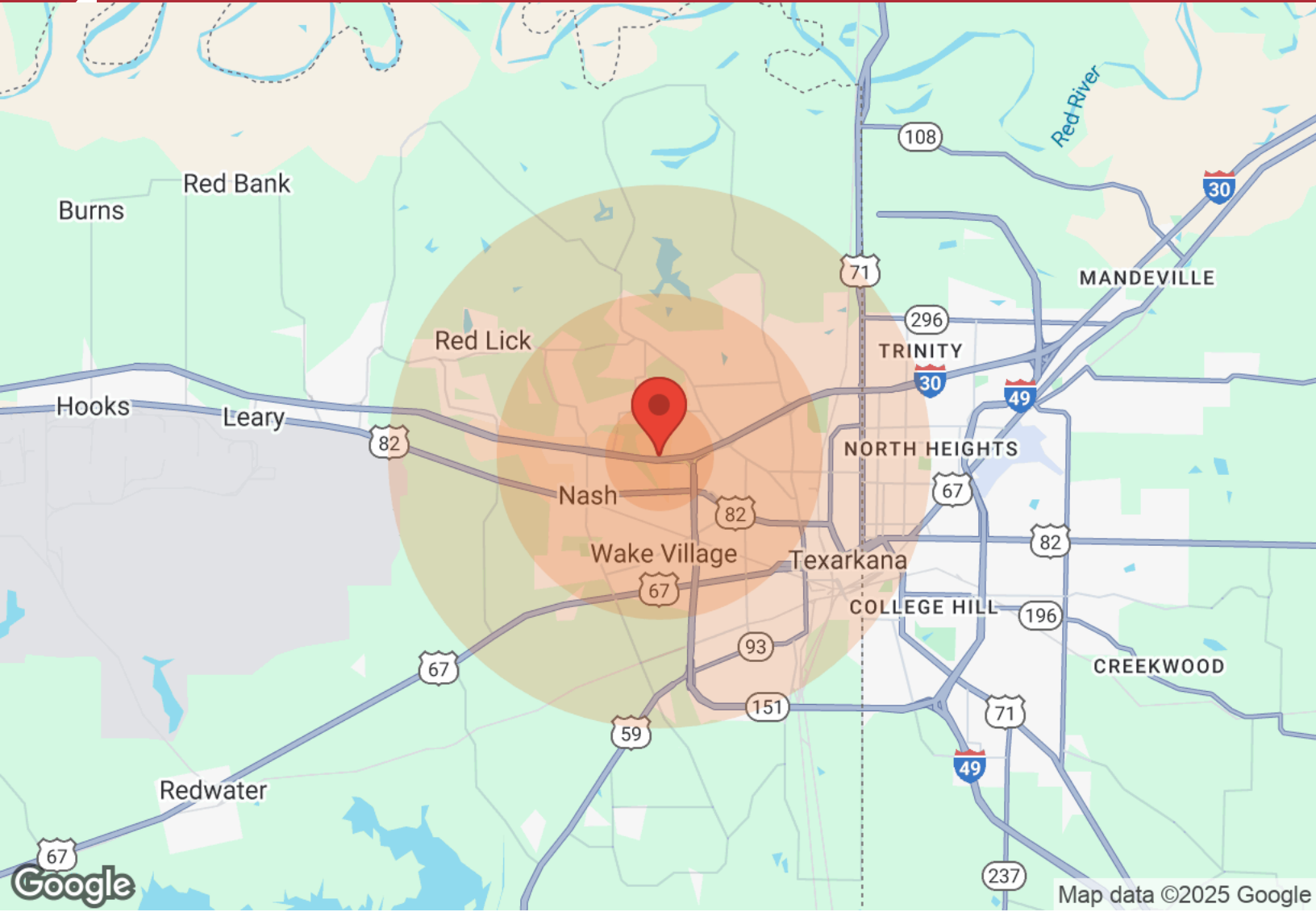
Skyark Dr

N Pecan St

Attwoods Dr

New Boston Rd

Google



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 1,328 | 15,394 | 31,438 |
| Female | 1,551 | 17,144 | 32,304 |
| Total Population | 2,879 | 32,538 | 63,742 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 578 | 6,995 | 13,133 |
| Ages 15-24 | 389 | 4,810 | 8,967 |
| Ages 25-54 | 1,067 | 12,452 | 24,924 |
| Ages 55-64 | 357 | 3,728 | 7,383 |
| Ages 65+ | 488 | 4,553 | 9,335 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 2,068 | 20,821 | 40,297 |
| Black | 553 | 9,632 | 19,963 |
| Am In/AK Nat | N/A | 34 | 96 |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | 246 | 2,204 | 4,023 |
| Multi-Racial | 422 | 3,620 | 6,108 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$53,858 | \$49,597 | \$43,368 |
| < \$15,000 | 235 | 2,099 | 4,292 |
| \$15,000-\$24,999 | 96 | 1,363 | 2,948 |
| \$25,000-\$34,999 | 155 | 1,467 | 2,851 |
| \$35,000-\$49,999 | 125 | 2,307 | 3,707 |
| \$50,000-\$74,999 | 316 | 2,902 | 4,638 |
| \$75,000-\$99,999 | 113 | 1,285 | 2,344 |
| \$100,000-\$149,999 | 166 | 1,311 | 2,248 |
| \$150,000-\$199,999 | 14 | 413 | 695 |
| > \$200,000 | N/A | 221 | 688 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 1,126 | 13,156 | 25,534 |
| Occupied | 1,054 | 11,948 | 23,014 |
| Owner Occupied | 551 | 6,729 | 13,401 |
| Renter Occupied | 503 | 5,219 | 9,613 |
| Vacant | 72 | 1,208 | 2,520 |

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.

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.

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|--|-------------|-------------------|--------------|
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| 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

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