



Property Summary

Building SF:	Approx. 2,143 SF
Lease Rate:	\$19/SF
Lot Size:	Approx. 0.90 Ac
Price:	\$495,000
Year Built:	1987
Zoning:	C

Property Overview

Available for sale or lease!

Take advantage of this approximately 2,143 square foot building formerly occupied by Taco Bell, situated on high-traffic New Boston Road. Zoned for commercial use, this property is ideally suited for retail or restaurant ventures. With excellent visibility and direct frontage, it offers a fantastic opportunity for businesses looking to thrive in a great area.

Location Overview

Located on New Boston Road next to Loanstar Title Loans in Texarkana, TX.





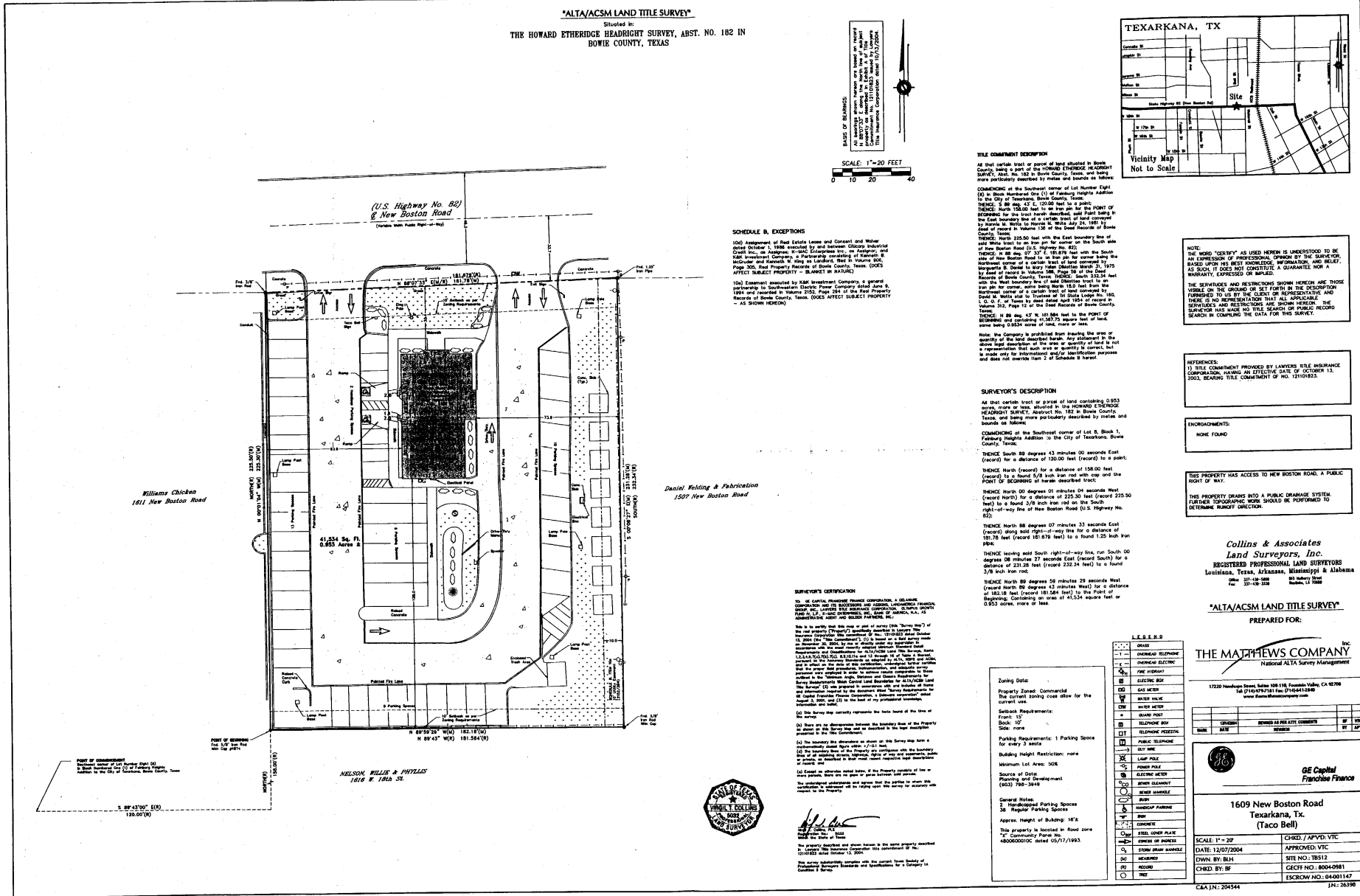






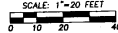
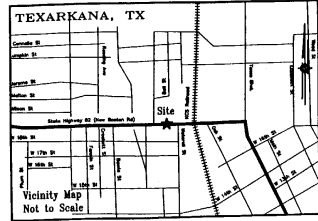






"ALTA/ACSM LAND TITLE SURVEY"

Subdivided in
THE HOWARD ETHERIDGE HEADRIGHT SURVEY, ABST. NO. 182 IN
BOWIE COUNTY, TEXAS



SCHEDULE & EXCEPTIONS

(10) Assignment of Real Estate Leases and Contact and Water Order October 1, 1986 executed by and between Citicorp Industrial Credit Inc., as Assignee; H-TEC Enterprises Inc., as Assignor; and Lake Investment Company, a Partnership consisting of Raymond R. Hatcher and Raymond W. King as Limited Partners, and the City of Texarkana, Texas, as Lessee, and the City of Texarkana, Texas, as Lessee. (DOES AFFECT SUBJECT PROPERTY - AS SHOWN HEREON)

(11) Easement conveyed by H&M Investment Company, a general partnership to Southwestern Electric Power Company dated June 8, 1984 and recorded in Volume 2352, Page 284 of the Real Property Records of Bowie County, Texas. (DOES AFFECT SUBJECT PROPERTY - AS SHOWN HEREON)

TITLE COMMITMENT DESCRIPTION

All that certain parcel or parcel of land situated in Bowie County, being a part of the HOWARD ETHERIDGE HEADRIGHT SURVEY, ABST. NO. 182 in Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of Lot Number Eight (8) in Block Numbered One (1) of Falmers Heights Addition in the City of Texarkana, Bowie County, Texas;

THENCE S 89 deg. 43' E, 120.00 feet to a point;

THENCE North 15.00 feet to an iron pin for the POINT OF BEGINNING for the first tract hereunto described, said point being the East or North line of a certain tract of land conveyed to said City of Texarkana by Order No. 24, 1987 by Seal of Record in Volume 126 of the Deed Records of Bowie County, Texas;

THENCE North 235.50 feet with the West boundary line of said tract, then East to 0.75 feet on the South side of New Boston Road to 0.75 feet on the East;

THENCE N 88 deg. 07' 32" E 181.878 feet with the South side of New Boston Road to a point for corner being the Northwest corner of a certain tract of land conveyed by Order No. 24, 1987 by Seal of Record in Volume 126 of the Deed Records of Bowie County, Texas; THENCE South 232.34 feet with the West boundary line of said Electric tract to an iron pin for corner, same being North 18.0 feet from the Northwest corner of a certain tract of land conveyed by Order No. 24, 1987 by Seal of Record in Volume 126 of the Deed Records of Bowie County, Texas;

THENCE N 89 deg. 43' E, 181.884 feet to the POINT OF BEGINNING and containing 41.534 acres of land, more or less.

Note: The Company is prohibited from showing the area or portion of the land described herein. And although it is the responsibility of the client to verify the accuracy of the data, the surveyor warrants that such work was performed in accordance with the standards of the profession and that the surveyor has made no title search of public record searches in compiling the data for this survey.

SURVEYOR'S DESCRIPTION

All that certain tract or tracts of land containing 0.953 acres, more or less, situated in the HOWARD ETHERIDGE HEADRIGHT SURVEY, ABST. NO. 182 in Bowie County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of Lot 8, Block 1, Falmers Heights Addition in the City of Texarkana, Bowie County, Texas;

THENCE South 89 degrees 43 minutes 00 seconds East (record) for a distance of 120.00 feet (record) to a point;

THENCE North (record) for a distance of 156.00 feet (record) to a found 5/8 inch iron rod with cap and the POINT OF BEGINNING of herein described tract;

THENCE North 00 degrees 01 minutes 04 seconds West (record North) for a distance of 225.30 feet (record 235.50 feet) to a found 5/8 inch iron rod on the South right-of-way line of New Boston Road (U.S. Highway No. 82);

THENCE North 88 degrees 07 minutes 33 seconds East (record) along said right-of-way line for a distance of 181.78 feet (record 181.878 feet) to a found 1.25 inch iron pin;

THENCE leaving said South right-of-way line, run South 00 degrees 08 minutes 27 seconds East (record South) for a distance of 232.28 feet (record 232.34 feet) to a found 3/8 inch iron rod;

THENCE North 89 degrees 09 minutes 20 seconds West (record North 89 degrees 43 minutes West) for a distance of 182.18 feet (record 181.584 feet) to the Point of Beginning, containing an area of 41.534 square feet or 0.953 acres, more or less.

NOTE: THE WORD "CERTAIN" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON THE BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THE SERVICES AND RESPONSIBILITIES SHOWN HEREON ARE THOSE USUALLY ON THE GROUND OR SET FORTH IN THE DESCRIPTION FURNISHED TO US BY THE CLIENT OR REPRESENTATIVE AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND RESTRICTIONS AND OTHER RECORDS AND SEARCHES IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCES:
1) TITLE COMMITMENT PROVIDED BY LAWRENCE TITLE INSURANCE CO. INCORPORATED, HAVING AN EFFECTIVE DATE OF OCTOBER 13, 2003, BEARING TITLE COMMITMENT NO. 12101023.

ENCROACHMENTS:
NONE FOUND

THIS PROPERTY HAS ACCESS TO NEW BOSTON ROAD, A PUBLIC RIGHT OF WAY.

THIS PROPERTY DRAINS INTO A PUBLIC DRAINAGE SYSTEM. FURTHER TOPOGRAPHIC WORK SHOULD BE PERFORMED TO DETERMINE RUNOFF DIRECTION.

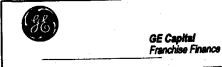
Collins & Associates
Land Surveyors, Inc.
REGISTERED PROFESSIONAL LAND SURVEYORS
Louisiana, Texas, Arkansas, Mississippi & Alabama
Phone: 501-786-3388 Fax: 501-786-3328

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY, INC.
National ALTA Survey Management
17220 Meadow Street, Suite 100, Fossilville, TX 75768
Tel: (979) 793-7343 Fax: (979) 641-0349
www.MatthewsCompany.com

DATE	CHANGED	REVISION AS PER SITE COMMENTS	BY	DATE



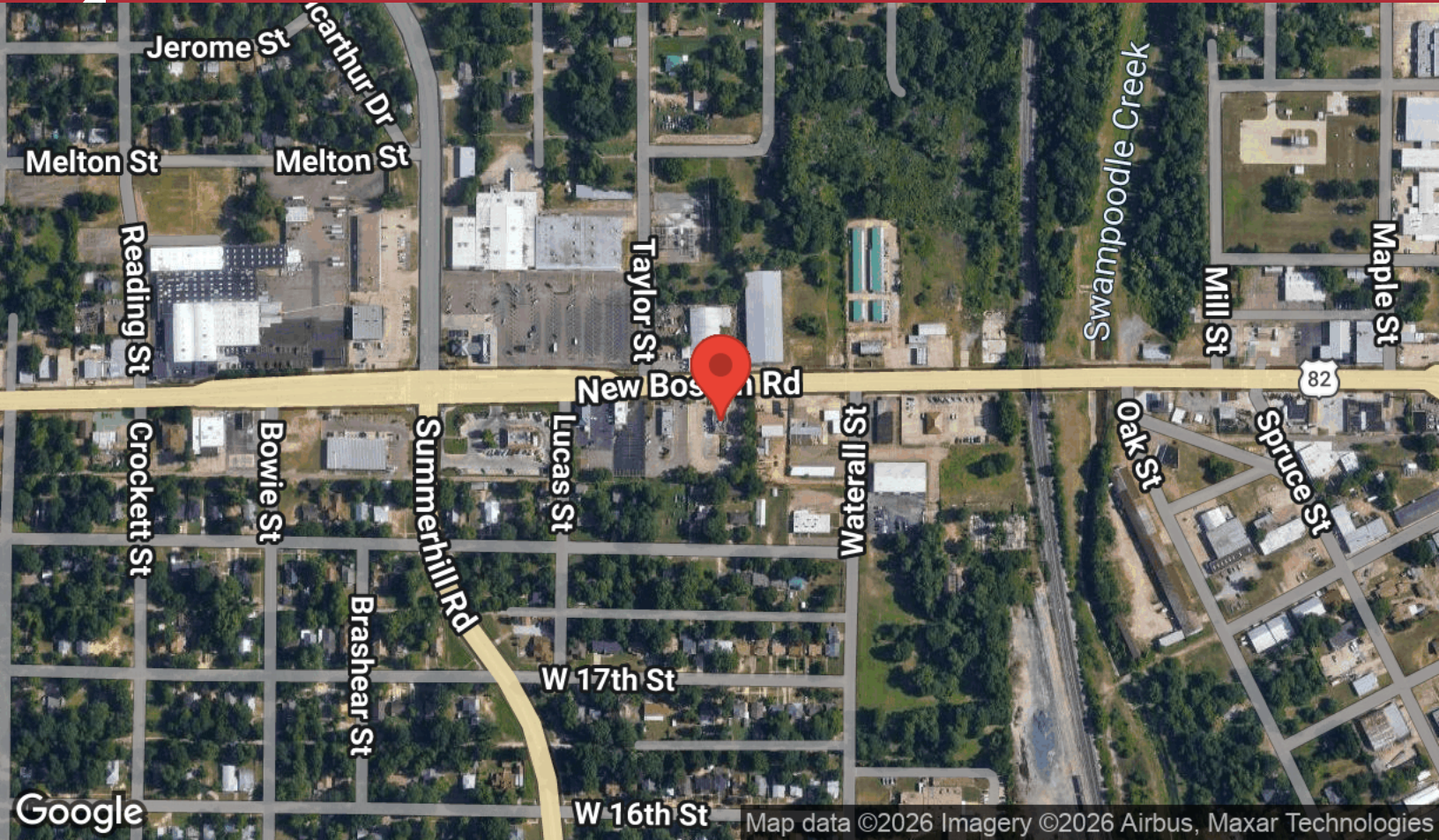
1609 New Boston Road
Texarkana, TX
(Taco Bell)

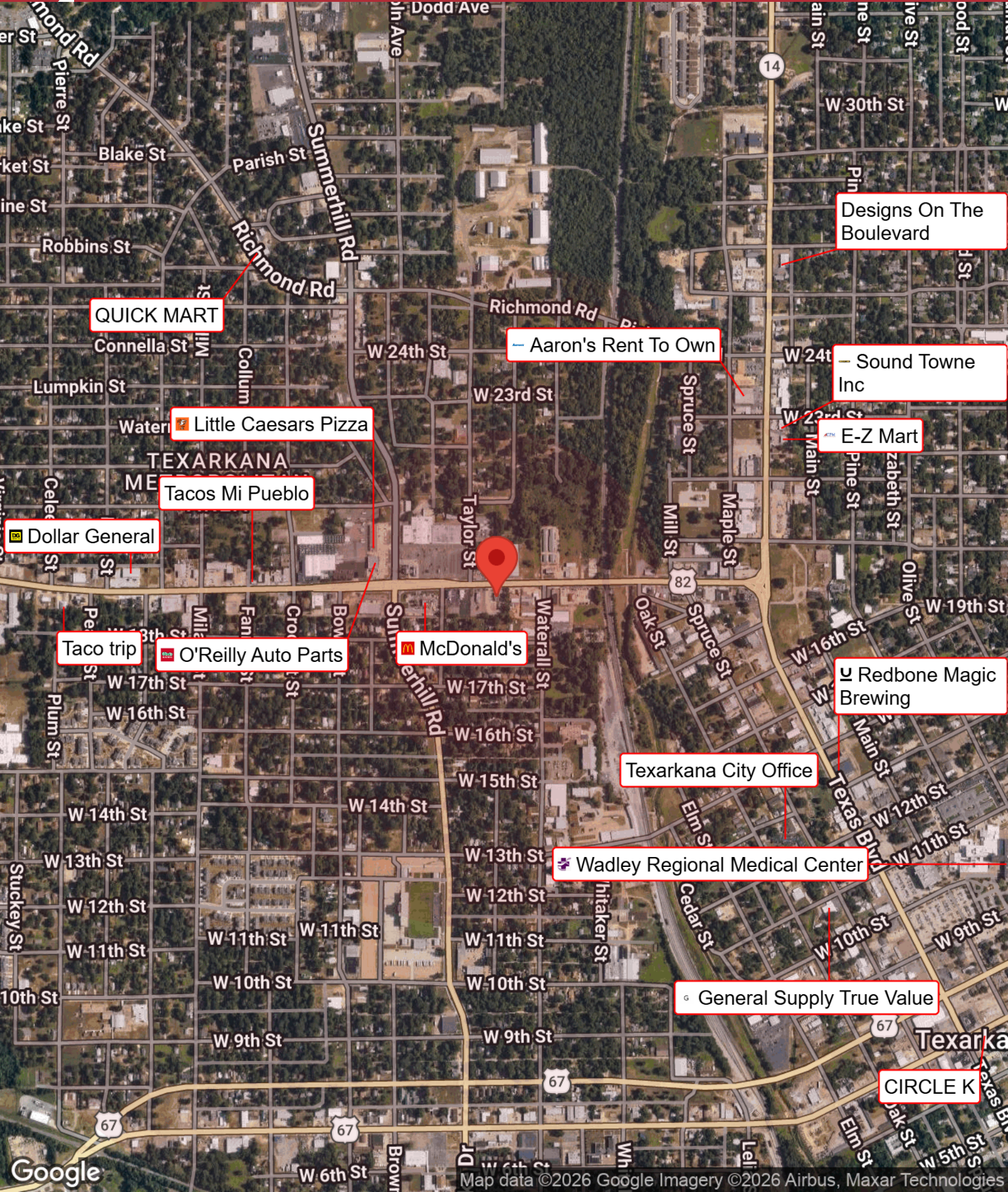
SCALE: 1"=20'
DATE: 12/07/2004
DRAWN BY: BLH
CHECKED BY: BF

CHECKED / APPROVED: VTC
APPROVED: VTC
SITE APPROVED:
DATE: 12/07/2004
DRAWN BY: BLH
CHECKED BY: BF

ESCROW NO.: 8004-0981
ESCROW NO.: 04-001147

CAL JN: 204544 JAC: 26378





QUICK MART

Little Caesars Pizza

Tacos Mi Pueblo

Dollar General

Taco trip

O'Reilly Auto Parts

McDonald's

Aaron's Rent To Own

Designs On The Boulevard

Sound Towne Inc

E-Z Mart

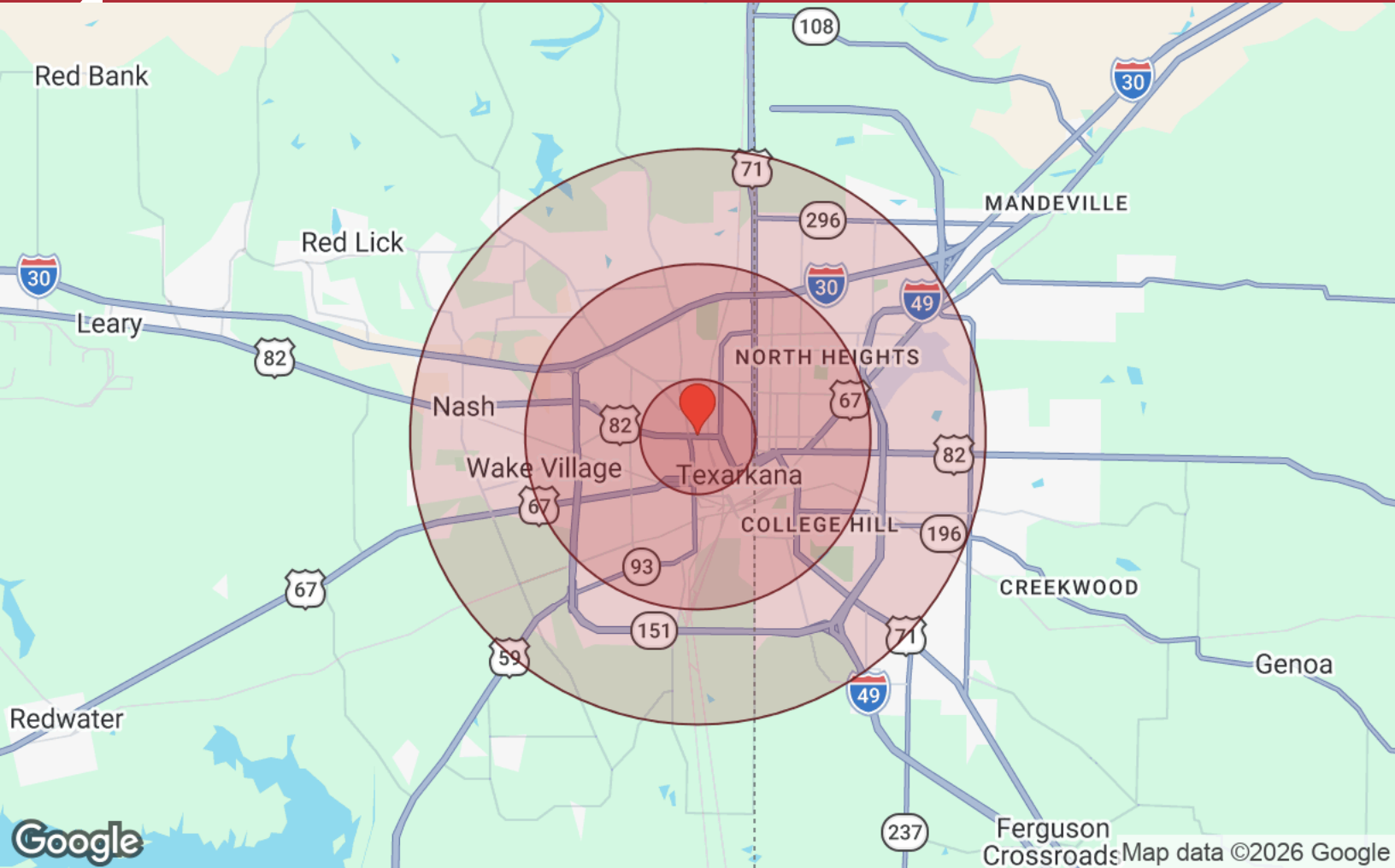
Redbone Magic Brewing

Texarkana City Office

Wadley Regional Medical Center

General Supply True Value

CIRCLE K



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,600	21,965	36,767
Female	3,839	22,592	37,354
Total Population	7,439	44,557	74,121

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,423	21,347	39,403
Black	3,838	17,956	25,713
Am In/AK Nat	20	129	230
Hawaiian	4	13	22
Hispanic	931	3,467	5,707
Asian	34	463	1,082
Multiracial	186	1,154	1,935
Other	2	22	30

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,427	20,888	33,999
Occupied	2,879	17,897	29,532
Owner Occupied	1,013	7,562	14,551
Renter Occupied	1,866	10,335	14,981
Vacant	547	2,991	4,467

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,744	9,248	14,794
Ages 15 - 24	1,041	6,067	9,877
Ages 25 - 54	3,046	17,784	29,009
Ages 55 - 64	769	4,787	8,222
Ages 65+	838	6,672	12,217

Income	1 Mile	3 Miles	5 Miles
Median	\$31,113	\$42,208	\$49,990
Under \$15k	782	3,645	4,791
\$15k - \$25k	418	2,005	3,096
\$25k - \$35k	376	1,922	2,822
\$35k - \$50k	405	2,663	4,059
\$50k - \$75k	348	3,103	5,260
\$75k - \$100k	380	2,081	3,198
\$100k - \$150k	89	1,822	3,492
\$150k - \$200k	40	355	1,520
Over \$200k	43	302	1,294

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.

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

IABS 1-1