



Property Summary

Price: Lot 1: \$20/SF
Lot 2: \$16/SF
Lot 3: \$14/SF

Available for
build-to-suit as
well

Property Overview

Up to approximately 3.47 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)

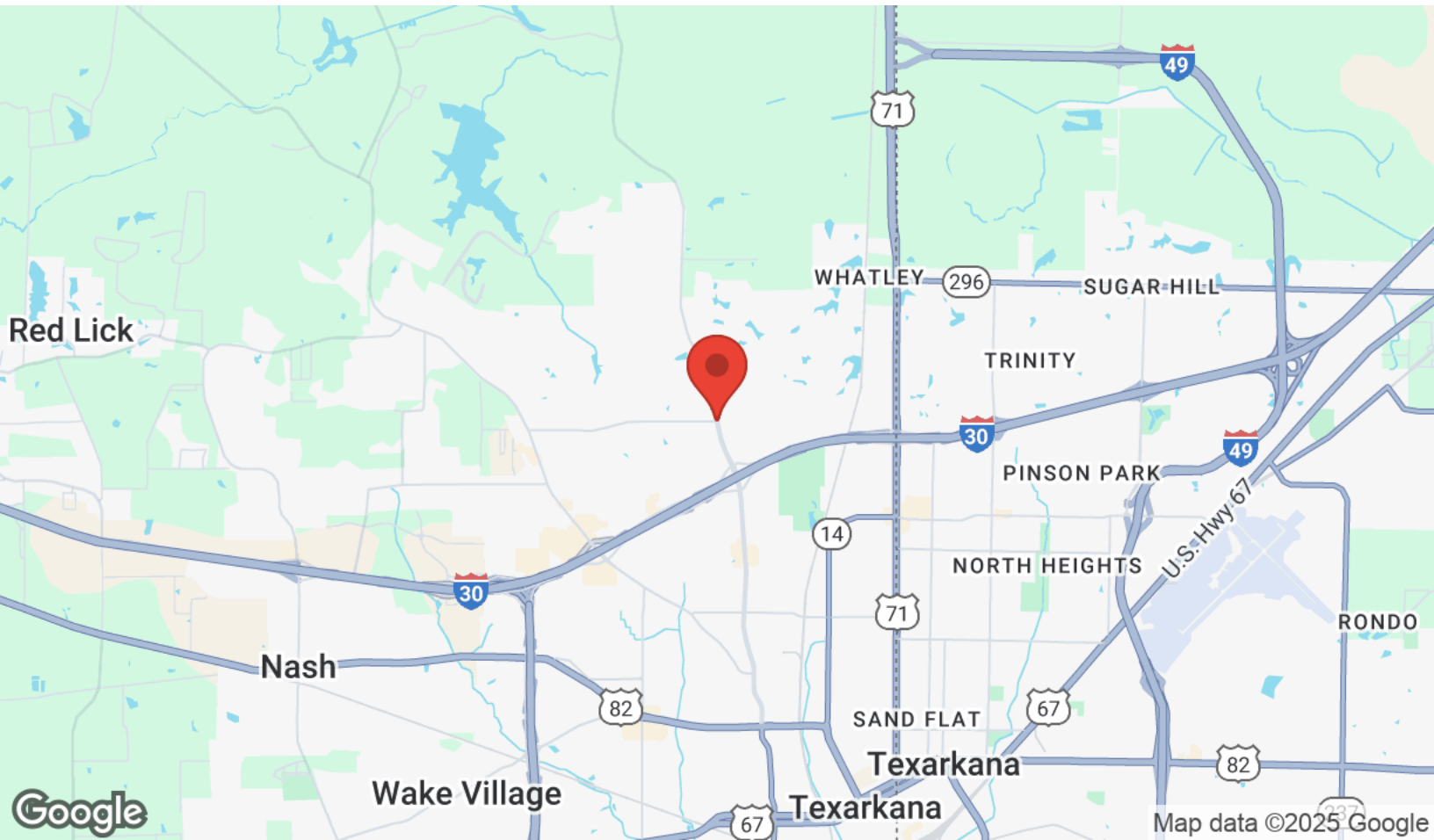
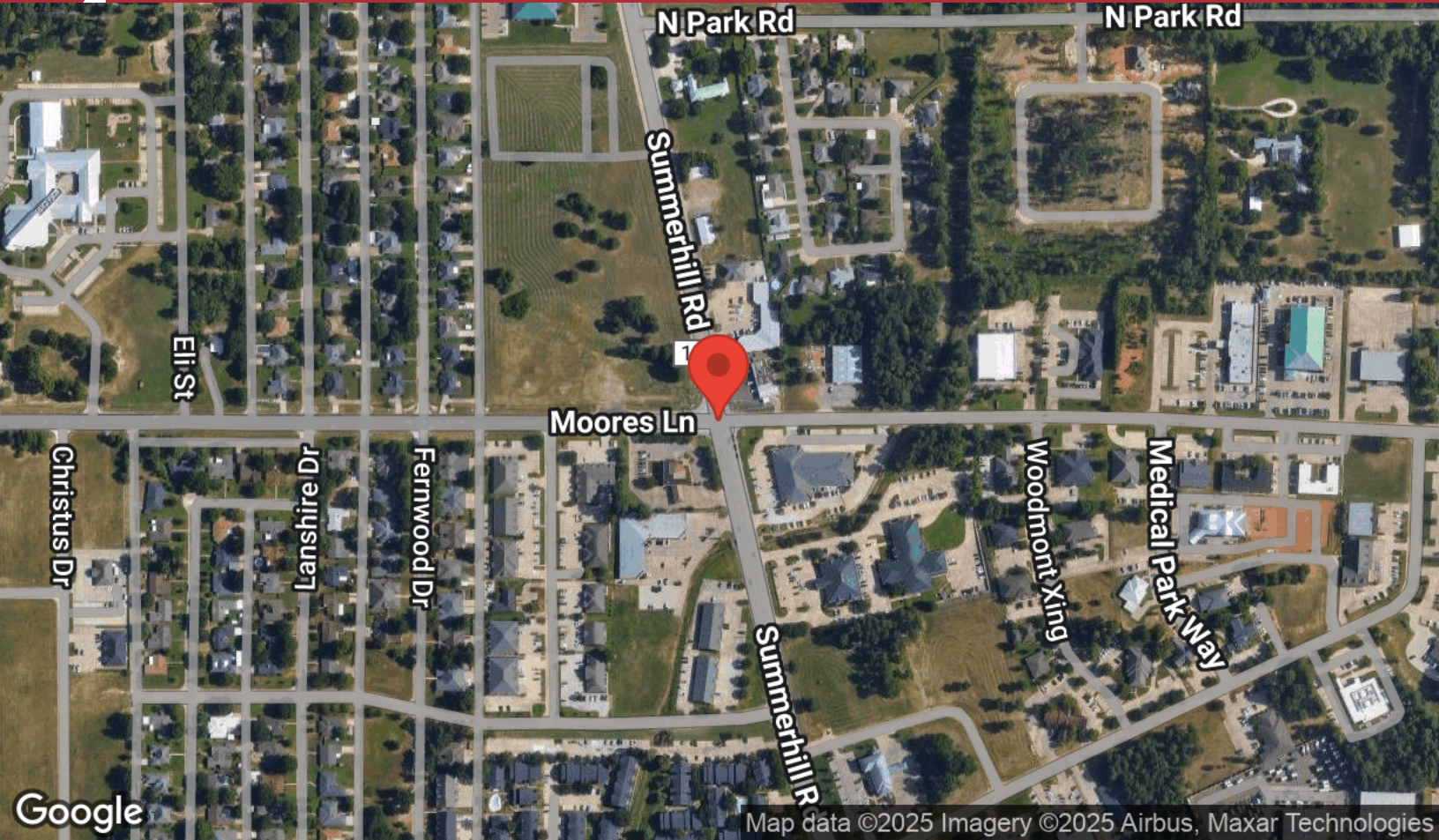
Location Overview

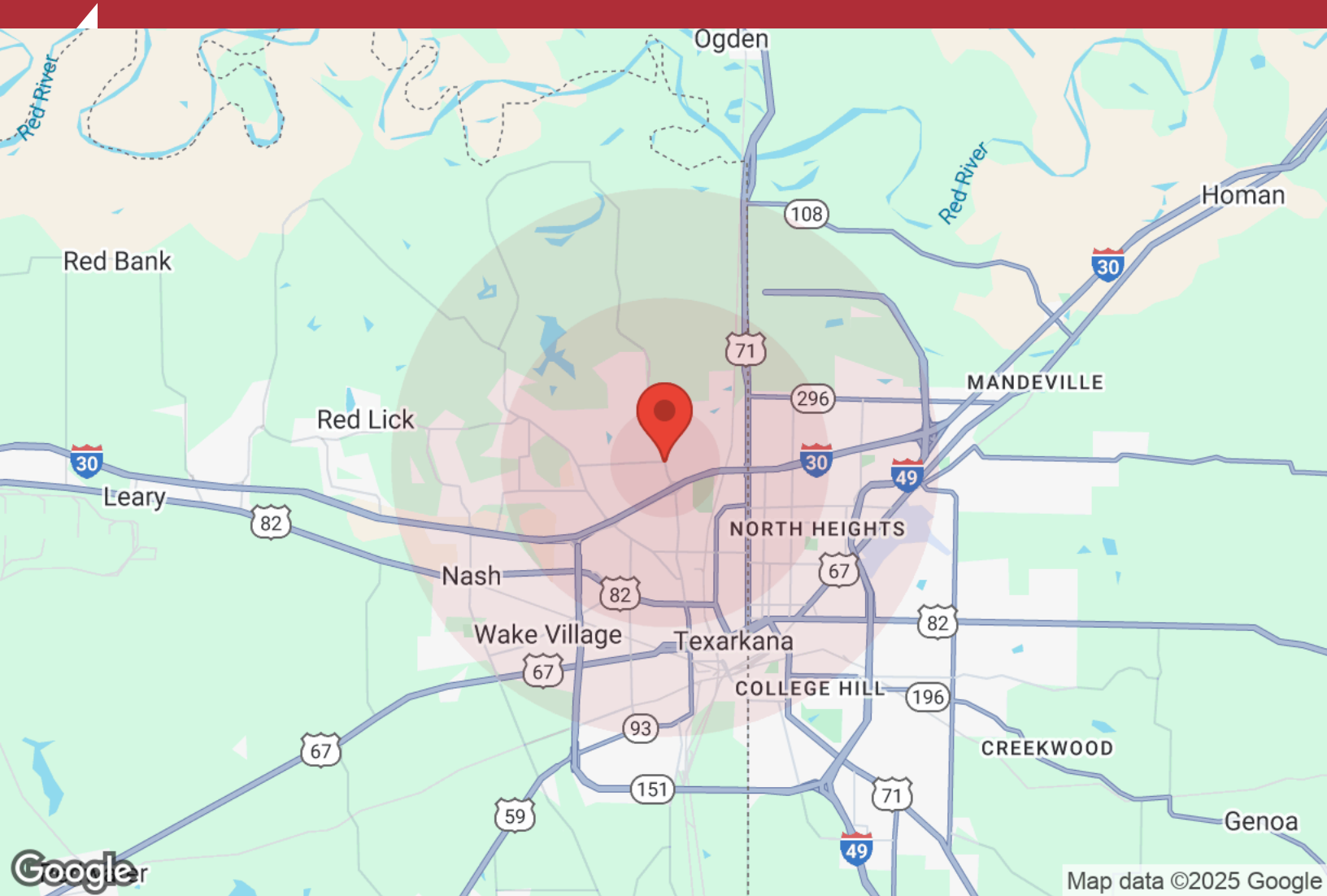
Located at the intersection of Summerhill Road and Moore's Lane in Texarkana, TX.

Annual Average Daily Traffic Counts:

- Moore's Lane: 9,944 AADT
- Summerhill Road: 17,524 AADT







Population	1 Mile	3 Miles	5 Miles
Male	1,919	16,950	33,193
Female	2,068	18,118	34,553
Total Population	3,987	35,068	67,747

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	714	7,046	13,679
Ages 15-24	531	4,828	9,232
Ages 25-54	1,360	13,069	26,173
Ages 55-64	433	3,912	7,392
Ages 65+	949	6,214	11,271

Race	1 Mile	3 Miles	5 Miles
White	2,657	19,172	36,360
Black	765	11,271	23,081
Am In/AK Nat	14	98	196
Hawaiian	N/A	14	20
Hispanic	281	2,788	5,108
Asian	152	768	1,172
Multi-Racial	118	954	1,782
Other	N/A	4	27

Income	1 Mile	3 Miles	5 Miles
Median	\$79,855	\$54,189	\$51,566
< \$15,000	161	2,073	4,210
\$15,000-\$24,999	84	1,314	2,839
\$25,000-\$34,999	99	1,228	2,585
\$35,000-\$49,999	194	2,120	3,681
\$50,000-\$74,999	262	2,538	4,720
\$75,000-\$99,999	267	1,684	2,962
\$100,000-\$149,999	395	1,938	3,261
\$150,000-\$199,999	146	823	1,641
> \$200,000	96	877	1,435

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,904	16,764	31,379
Occupied	1,702	14,595	27,335
Owner Occupied	964	6,913	13,446
Renter Occupied	738	7,682	13,889
Vacant	202	2,169	4,044

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mike Ingram	726048	mike@amreal.com	903-277-2179
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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