



Property Summary

Space SF: Approx. 900 SF
Lease Rate: \$900/Mo
Zoning: Commercial

Property Overview

Landlord covers the trash and water, tenant covers the remaining expenses.

This ±900 square foot lease space offers an excellent opportunity for both retail and office users seeking a highly visible and accessible location. Situated within a well-positioned strip center, the suite features a functional layout that includes a main open area, one private office, and a restroom—ideal for a variety of business uses.

The property benefits from strong surrounding retail synergy, with nearby national tenants including Walmart Supercenter, Albertsons, Starbucks, Jack in the Box, and Slim Chickens, driving consistent traffic to the area. Located along North State Line Avenue, the site enjoys an average daily traffic count of approximately 16,985 vehicles, providing outstanding exposure for tenants.

Location Overview

Located on North State Line Avenue between Texarkana Ink and Western Finance in Texarkana, TX.

900 SF Retail-Office Space

3805 North State Line Avenue
Texarkana, TX 75503



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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.

Steven Harvey, Broker

(903) 793-2666

NAIAmerican Realty

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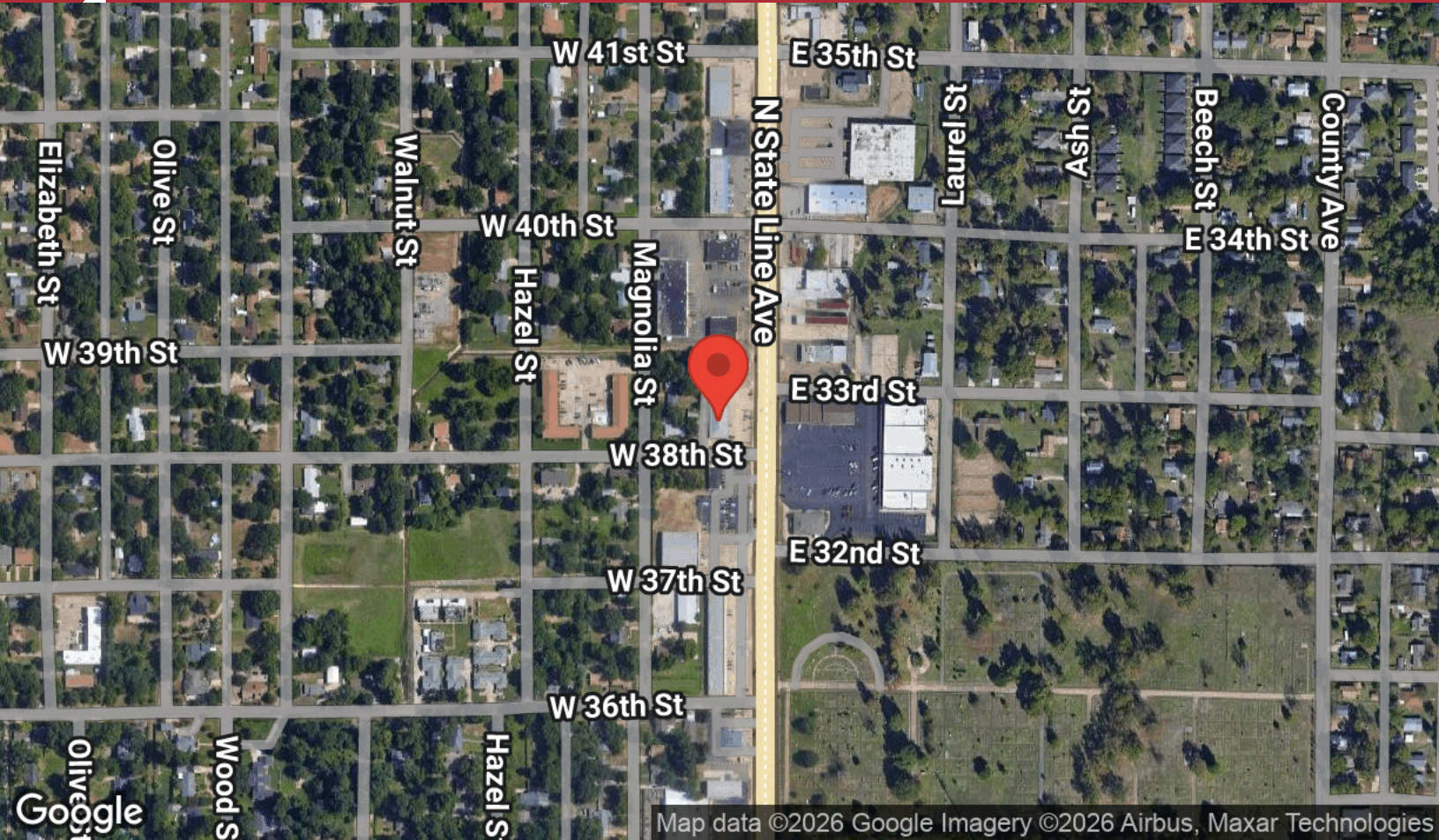


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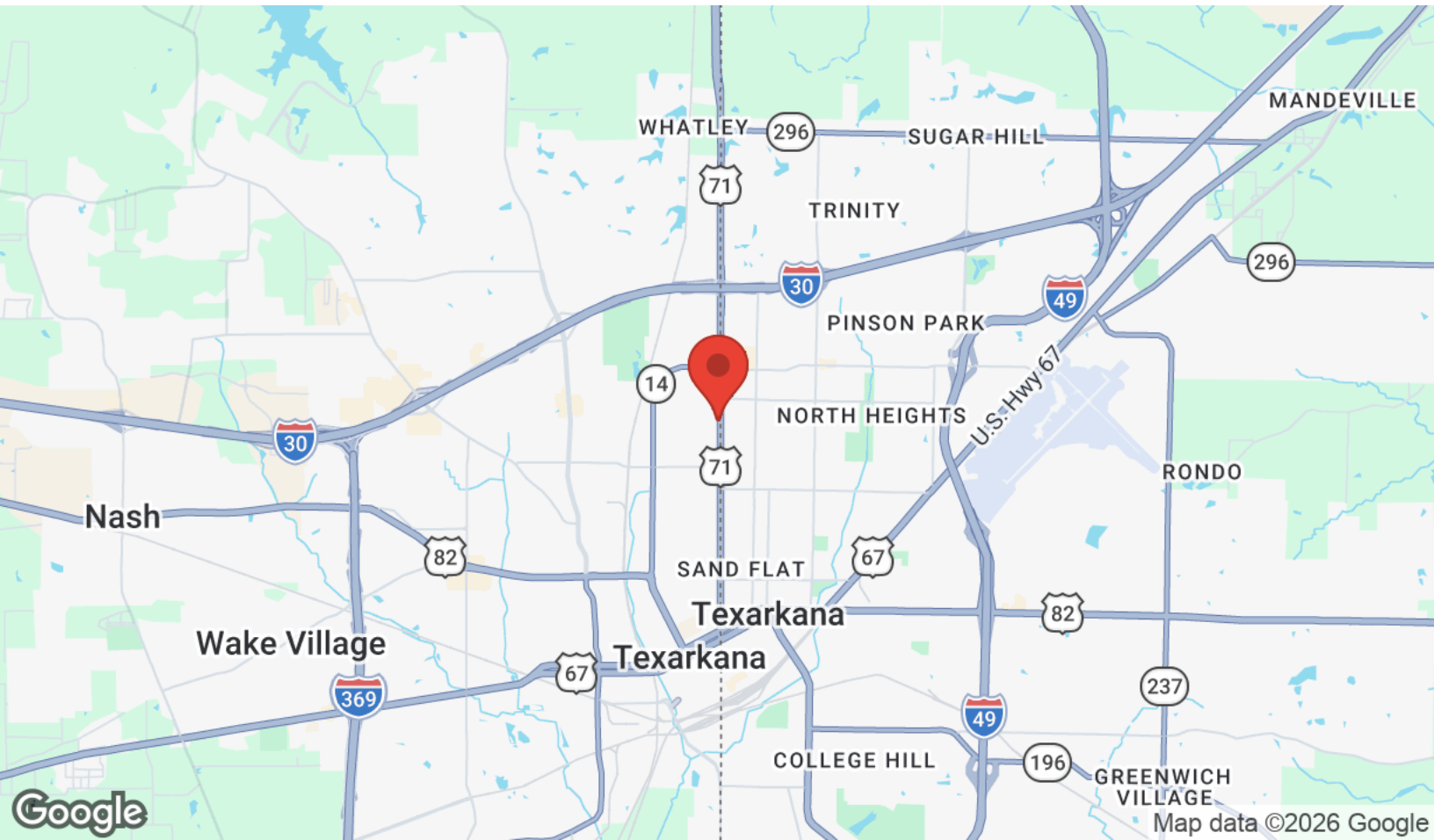
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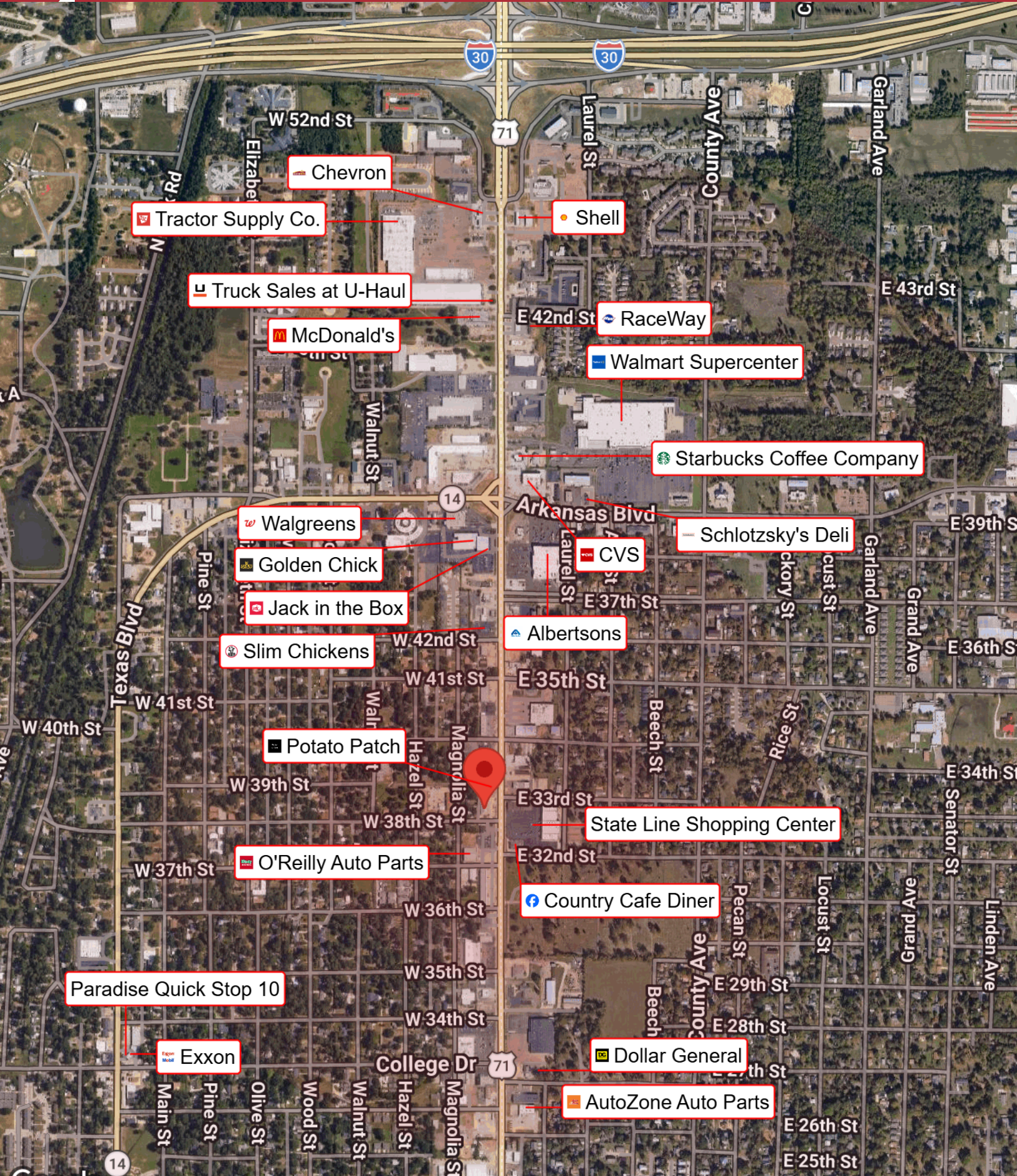
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Tractor Supply Co.

Chevron

Shell

Truck Sales at U-Haul

McDonald's

RaceWay

Walmart Supercenter

Starbucks Coffee Company

Walgreens

Golden Chick

Jack in the Box

Slim Chickens

Albertsons

CVS

Schlotzsky's Deli

Potato Patch

O'Reilly Auto Parts

State Line Shopping Center

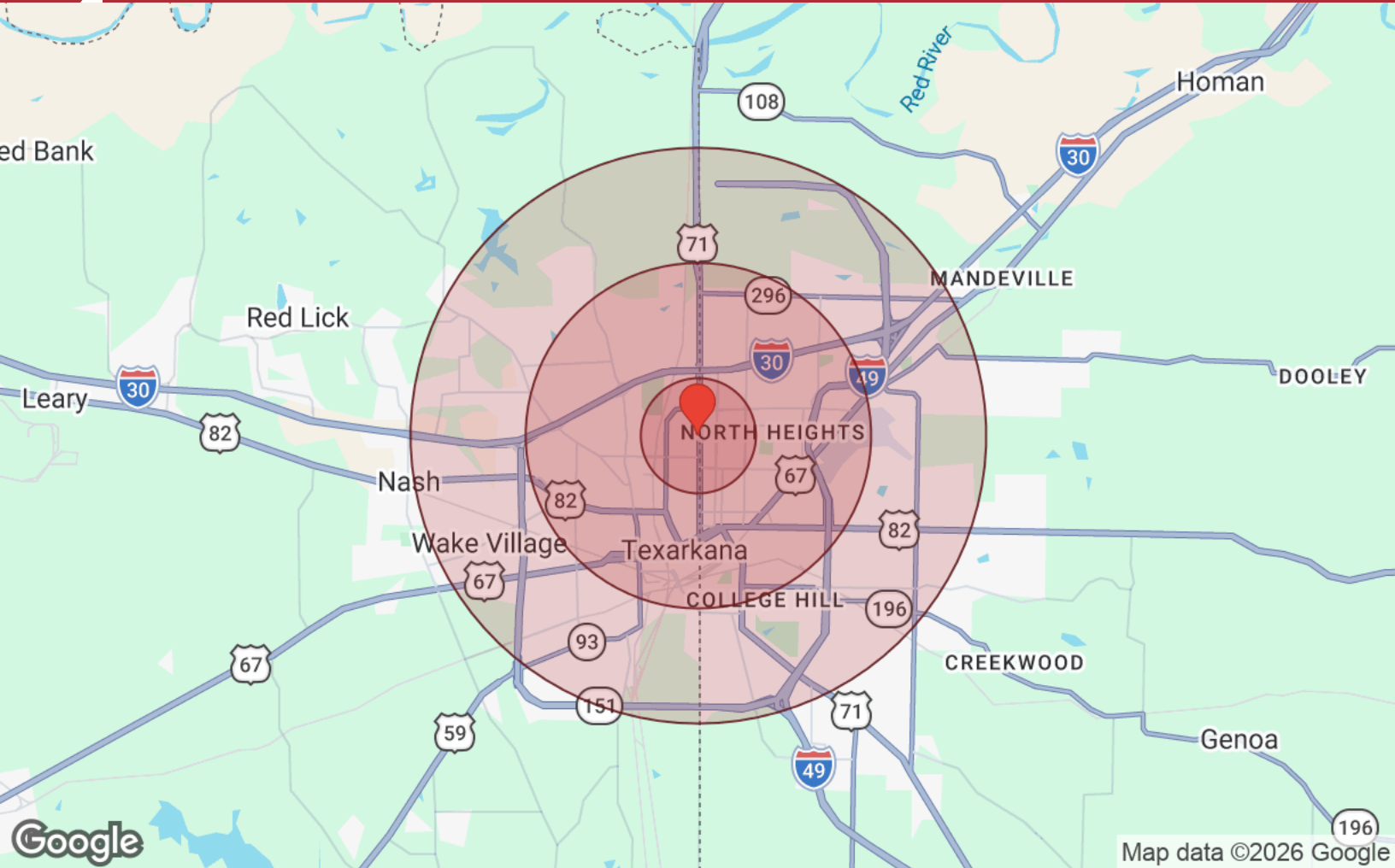
Country Cafe Diner

Paradise Quick Stop 10

Exxon

Dollar General

AutoZone Auto Parts



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,691	21,815	33,328
Female	5,244	22,218	34,592
Total Population	9,934	44,033	67,920

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,409	22,241	36,093
Black	3,447	16,719	23,901
Am In/AK Nat	23	119	204
Hawaiian	3	13	14
Hispanic	696	3,236	4,897
Asian	82	564	1,019
Multiracial	272	1,118	1,773
Other	1	22	27

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,865	20,742	31,680
Occupied	4,206	17,893	27,475
Owner Occupied	1,726	7,904	13,480
Renter Occupied	2,480	9,989	13,995
Vacant	659	2,849	4,205

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,043	8,797	13,661
Ages 15 - 24	1,260	5,984	9,122
Ages 25 - 54	3,900	17,337	26,178
Ages 55 - 64	1,137	4,838	7,552
Ages 65+	1,593	7,076	11,409

Income	1 Mile	3 Miles	5 Miles
Median	\$46,980	\$45,677	\$49,830
Under \$15k	666	3,334	4,518
\$15k - \$25k	423	1,904	2,867
\$25k - \$35k	508	1,750	2,588
\$35k - \$50k	622	2,560	3,800
\$50k - \$75k	867	3,081	4,739
\$75k - \$100k	514	2,072	2,950
\$100k - \$150k	474	2,020	3,335
\$150k - \$200k	71	634	1,384
Over \$200k	61	539	1,293

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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:
 - 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.

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

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