



**Property Summary**

Building SF:	Approx. 1,800
Lease Rate:	\$2,300/Mo
Lot Size:	Approx. 0.19 Ac
Price:	\$285,000
Year Built:	1984
Zoning:	GR

**Property Overview**

Prime ±1,800 square foot building located at the high-visibility hard corner of Summerhill Road and Richmond Road in Texarkana, TX. Ideally suited for office or retail use, the property features four corner offices, a lobby/reception area, and central heat and air. Positioned at a signalized intersection with strong traffic counts—approximately 13,835 average daily traffic on Summerhill Road (just south) and approximately 19,748 average daily traffic on Richmond Road (just northwest)—this location offers excellent exposure and accessibility.

Tenant shall be responsible for all utilities. Build-to-suit is available as an option if needed.

**Location Overview**

Located at the hard corner of Summerhill Road and Richmond Road between 3N1 Office Products Inc and Business Communications Systems Inc in Texarkana, TX.

# 1,800 SF Office-Retail Building For Sale

2501 Summerhill Road  
Texarkana, TX 75501



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

**NAI**American Realty

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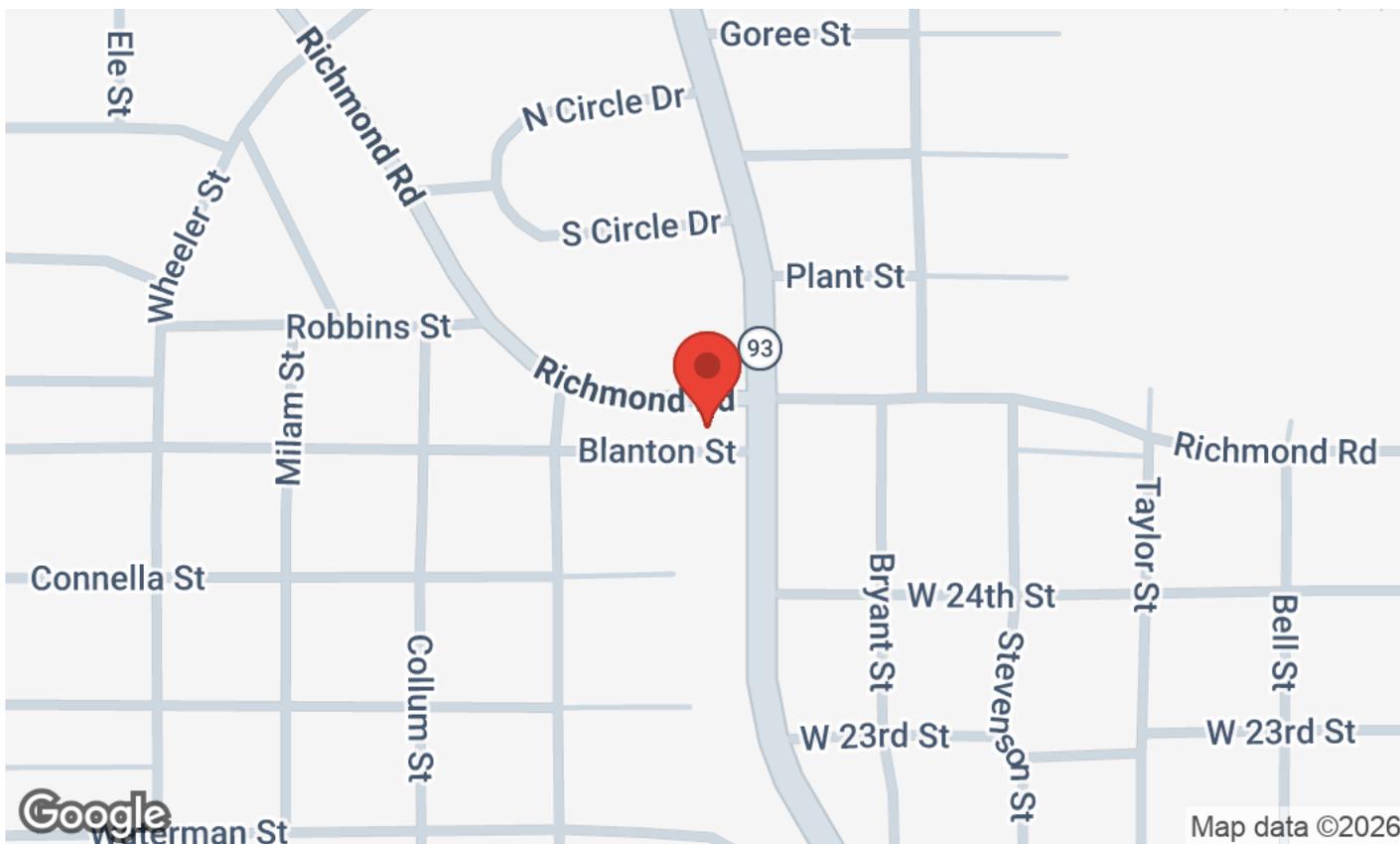
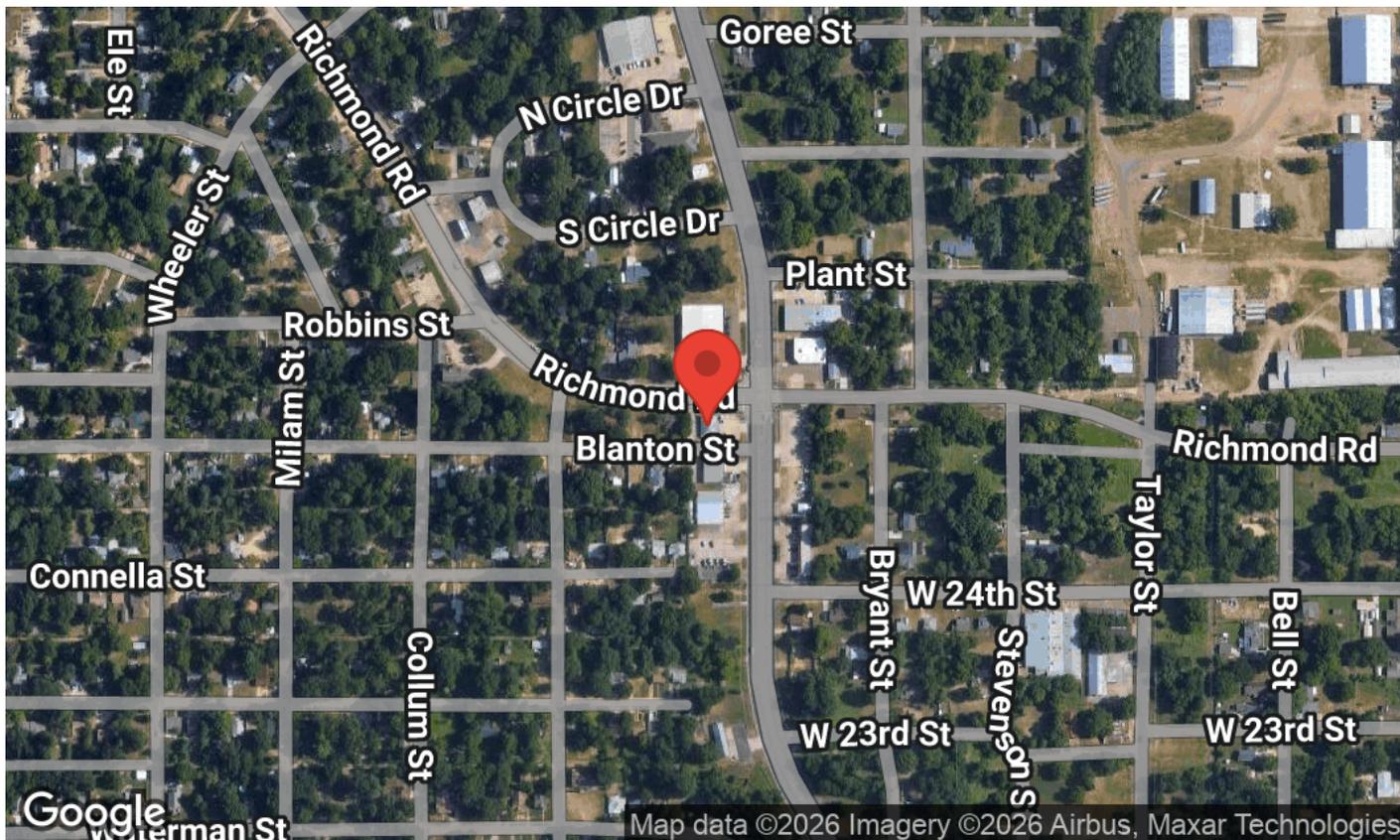
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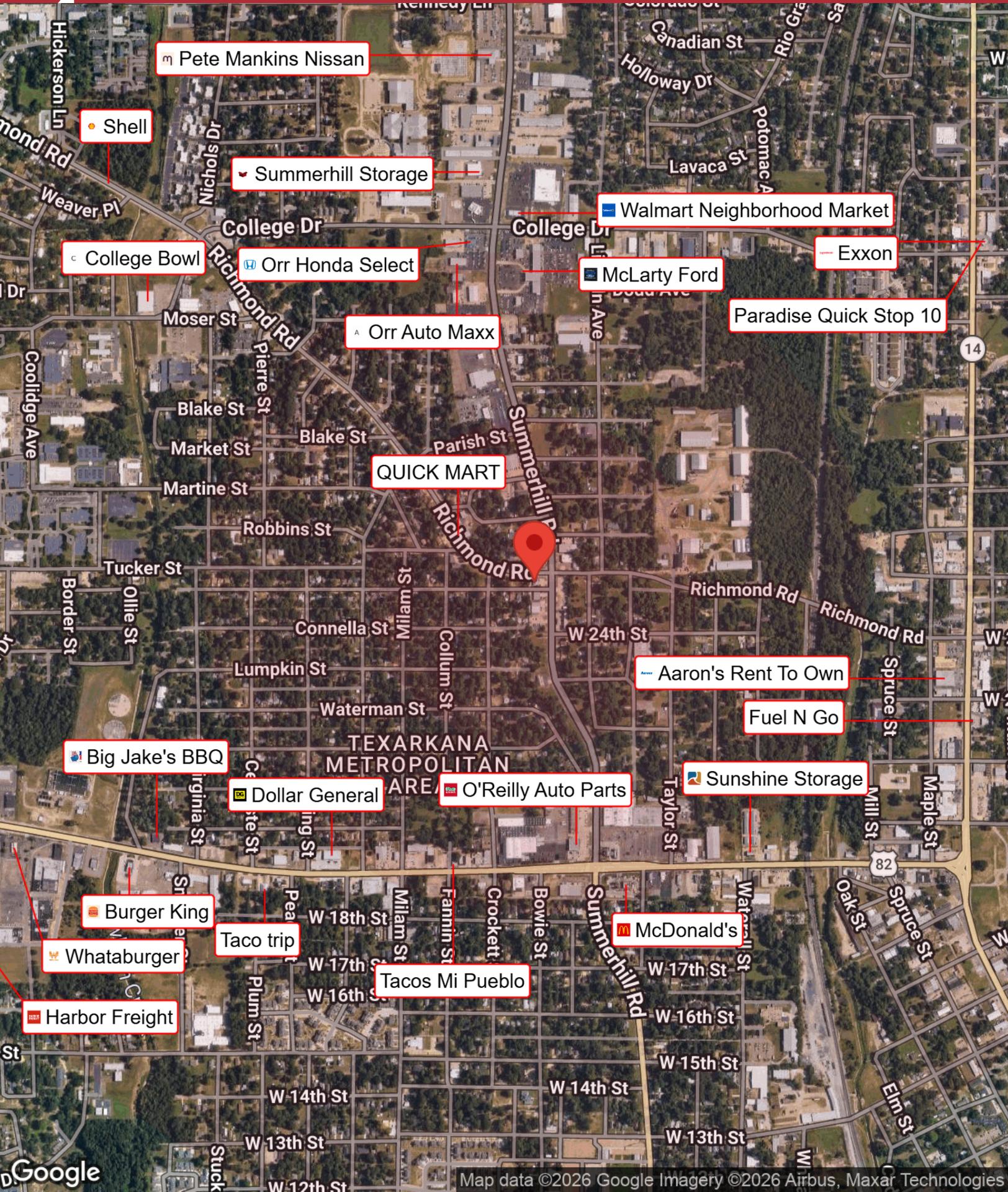


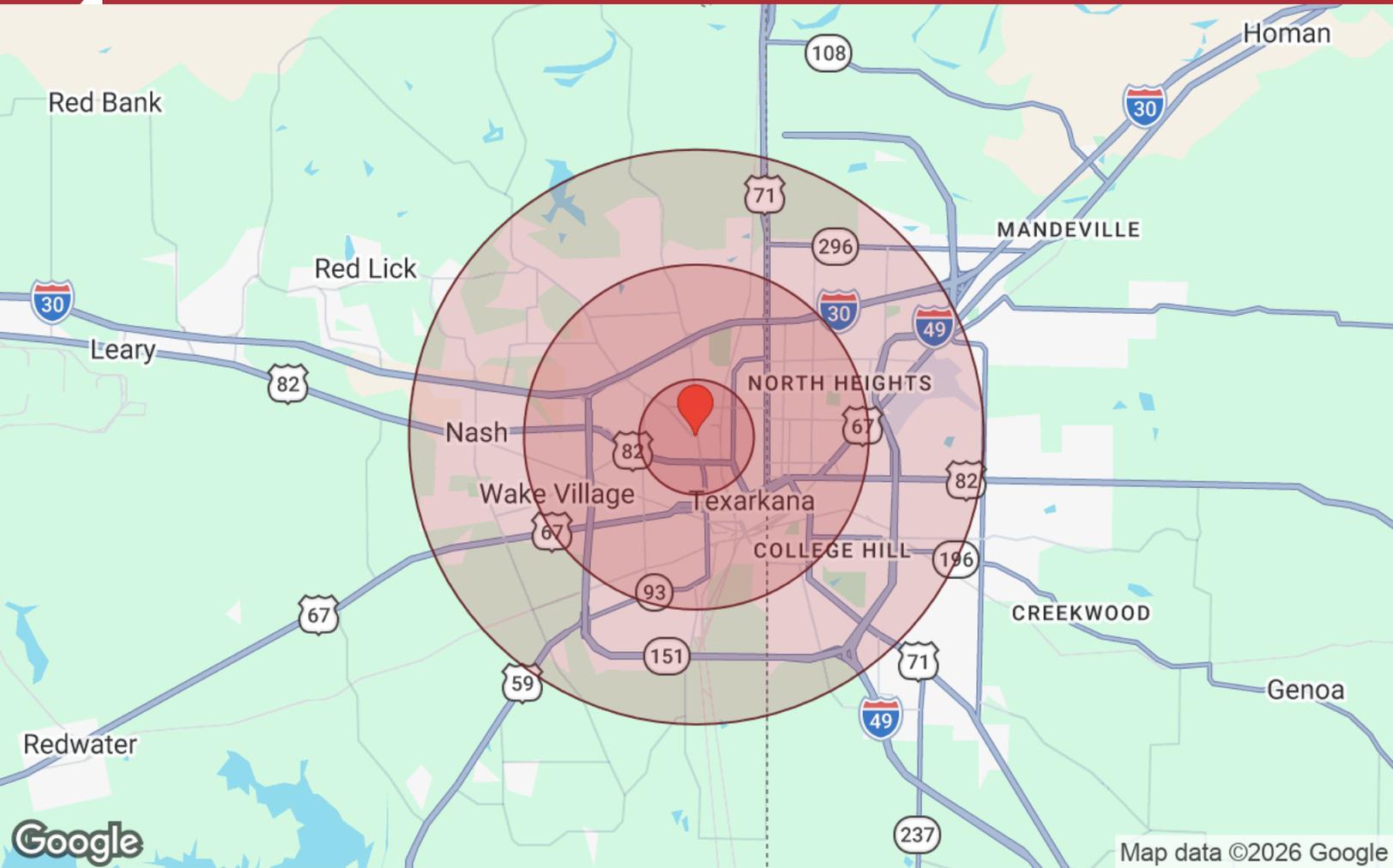
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,693	22,886	37,003
Female	4,213	23,522	37,594
Total Population	7,906	46,408	74,597

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,885	23,148	39,715
Black	3,760	17,593	25,811
Am In/AK Nat	23	135	231
Hawaiian	5	14	22
Hispanic	966	3,624	5,722
Asian	69	650	1,126
Multiracial	198	1,216	1,940
Other	2	23	30

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,849	21,813	34,166
Occupied	3,248	18,768	29,704
Owner Occupied	1,131	8,303	14,660
Renter Occupied	2,117	10,465	15,044
Vacant	601	3,045	4,462

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,796	9,479	14,877
Ages 15 - 24	1,129	6,308	9,959
Ages 25 - 54	3,086	18,309	29,189
Ages 55 - 64	860	5,002	8,268
Ages 65+	1,035	7,309	12,305

Income	1 Mile	3 Miles	5 Miles
Median	\$39,086	\$45,537	\$50,206
Under \$15k	757	3,420	4,774
\$15k - \$25k	380	2,036	3,110
\$25k - \$35k	349	1,885	2,830
\$35k - \$50k	538	2,700	4,088
\$50k - \$75k	526	3,240	5,238
\$75k - \$100k	427	2,214	3,173
\$100k - \$150k	200	2,109	3,533
\$150k - \$200k	22	604	1,605
Over \$200k	50	560	1,354

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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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Steven Harvey</b>	<b>617762</b>	<b>steven@amreal.com</b>	<b>(903)793-2666</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>Steven Harvey</b>	<b>617762</b>	<b>steven@amreal.com</b>	<b>(903)793-2666</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Connie Nations</b>	<b>325387</b>	<b>connie@amreal.com</b>	<b>(903)277-0100</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_ IABS 1-2  
 Regulated by the Texas Real Estate Commission Information available at [www.trec.texas.gov](http://www.trec.texas.gov) TXR 2501  
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