3701 – 3723 MALL DR, TEXARKANA, TX 75501

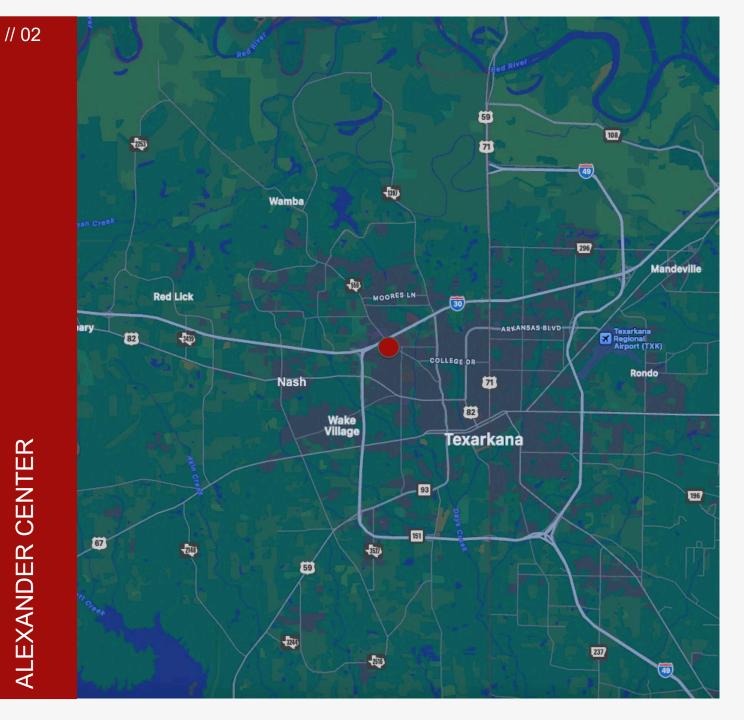
ALEXANDER CENTER

ALEXANDER CENTER ALEXANDER



NICK EGAN-LOVITT REGIONAL LEASING DIRECTOR, DFW 713.275.2605 | NICK@KMREALTY.NET CENTER // ALEXANDER 01 CENTER

ALEXANDER CENTER



SUMMARY

HIGHLIGHTS

- **EXCELLENT VISIBILITY** 0
- CONSISTENT DAYTIME TRAFFIC 0
- EASY ACCESS 0
- SIGNALIZED INTERSECTION 0
- SITUATED IN THE MIDDLE OF A LARGE SHOPPING AREA 0

DESCRIPTION

SIZE	19,032 SF RETAIL CENTER ON 62,726 SF LAND
BUILT	1987
PARKING	65 SPACES
ADDT'L	MULTIPLE CURB-CUTS

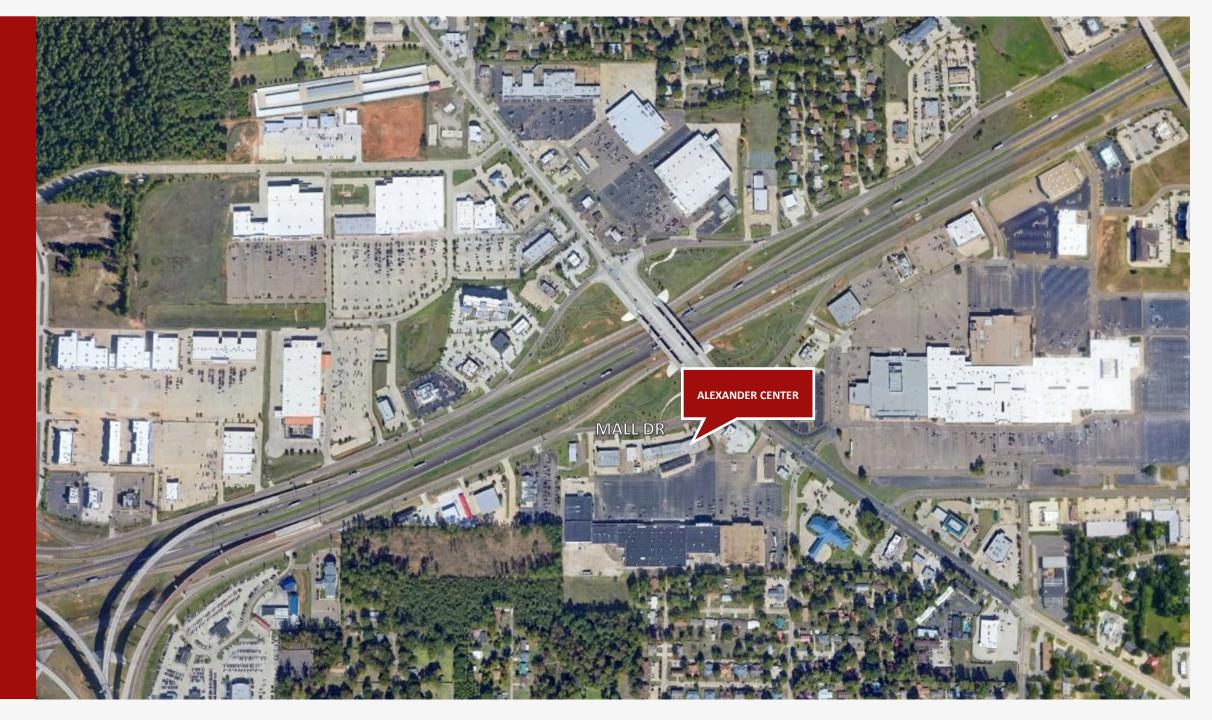
NOTABLE CO-TENANTS

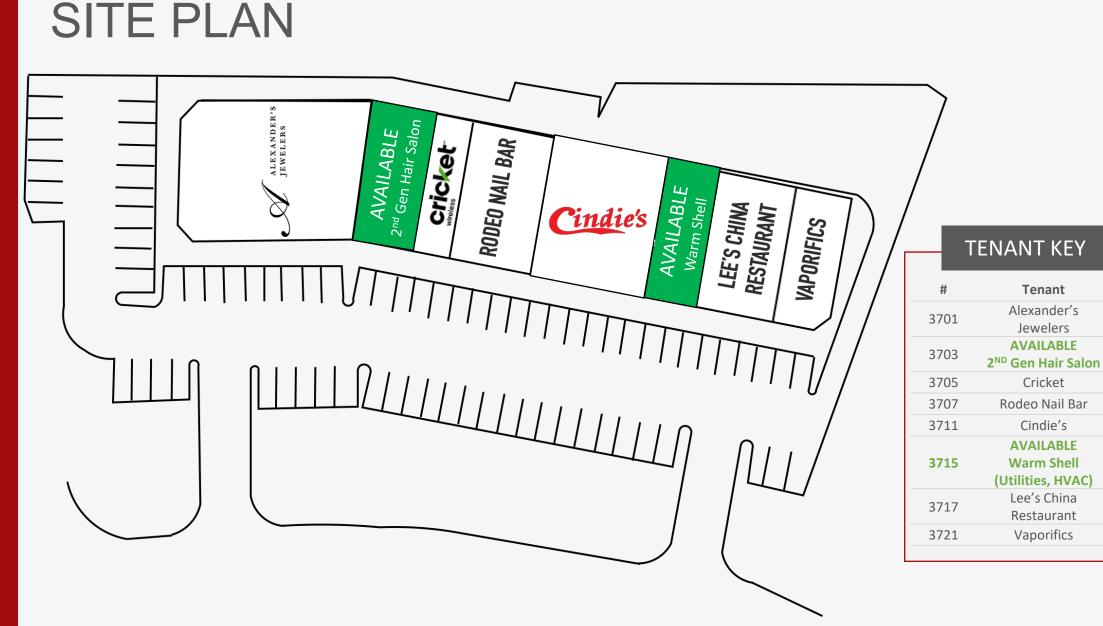


The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.



ALEXANDER CENTER







SF

3,600

2,000

1,200

2,290

3,000

1,425

2,400

1,400

DEMOGRAPHICS

Population	1 MI	3 MI	5 MI
2022 Population	4,832	42,930	76,403
2027 Population	4,798	42,876	76,243
Est. 5yr Growth	0.1%	0.1%	0.1%
Average Age	34.7	36.7	37.6
2019 Population by Race			
White	2,692	25,748	44,922
Black	1,845	14,754	27,546
Am. Indian & Alaskan	33	415	759
Asian	122	806	1,102
Hawaiian & Pacific Island	6	42	88
Hispanic Origin	406	3,565	5,754
Households			
2022 Total Households	2,129	17,314	30,005
HH Growth 2022-2027	0.1%	0.1%	0.1%
Median Household Inc	\$38,376	\$47,947	\$44,948
Avg Household Inc	\$52,982	\$66,193	\$64,423
Avg Household Size	2.3	2.4	2.4
Avg Household Vehicles	1.00	2.00	2.00
Housing			
Median Home Value	\$126,316	\$140,646	\$131,039
Median Year Built	1972	1974	1973
Employment			
Daytime Employment	10,063	31,730	46,975





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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the
 buyer, through an agreement with the owner's broker. 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.
- 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.
- 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.

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.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name	License No.	Email	Phone
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



EXCLUSIVE LEASING BROKER

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KM Realty | Leasing 4849 Greenville Avenue, Suite 100-131 Dallas, TX 75206

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