



Property Summary

Lot Size:	Approx. 1.66 Ac
Price:	\$49,900
Zoning:	General Retail

Property Overview

Prime ±1.66-acre commercial redevelopment opportunity located on New Boston Road (US Highway 82) in Texarkana, Texas. The property is well-positioned for retail, office, medical, restaurant, or other commercial development, offering excellent visibility in an established commercial corridor.

Highlights:

- Existing Concrete/Asphalt Parking Area
- Existing Drive Access
- Adjacent to Burger King
- Nearby Traffic Counts: 12,210–13,356 AADT (2023 TxDOT)
- Frontage on New Boston Road (US Highway 82)
- Ideal for Retail, Office, Medical, Restaurant & Service Commercial Uses

Location Overview

Located on New Boston Road between Burger King and Fastenal in Texarkana, TX.

1.66 Acres – New Boston Rd

2637 New Boston Road
Texarkana, TX 75501

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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

1.66 Acres – New Boston Rd

2637 New Boston Road
Texarkana, TX 75501

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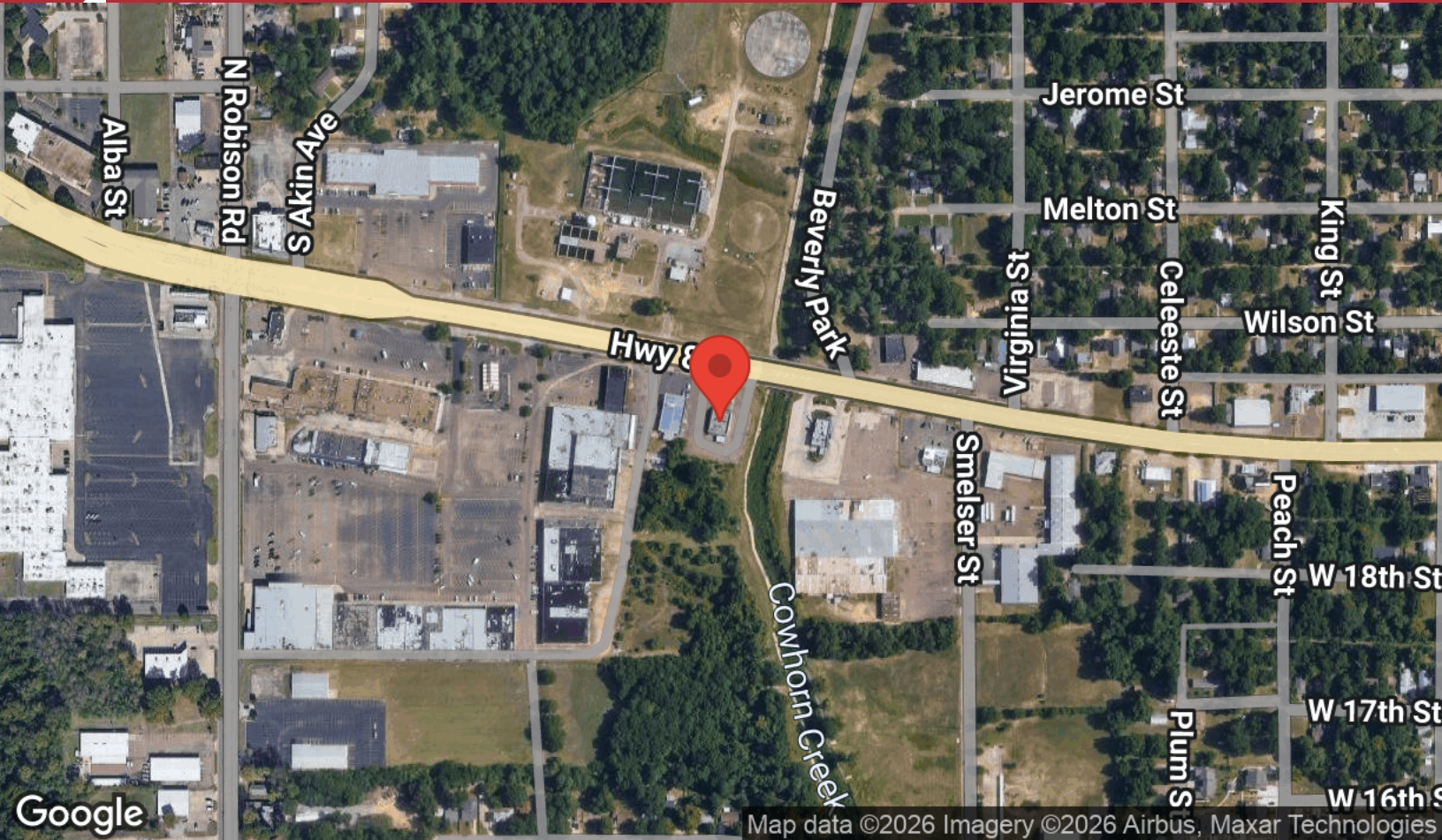


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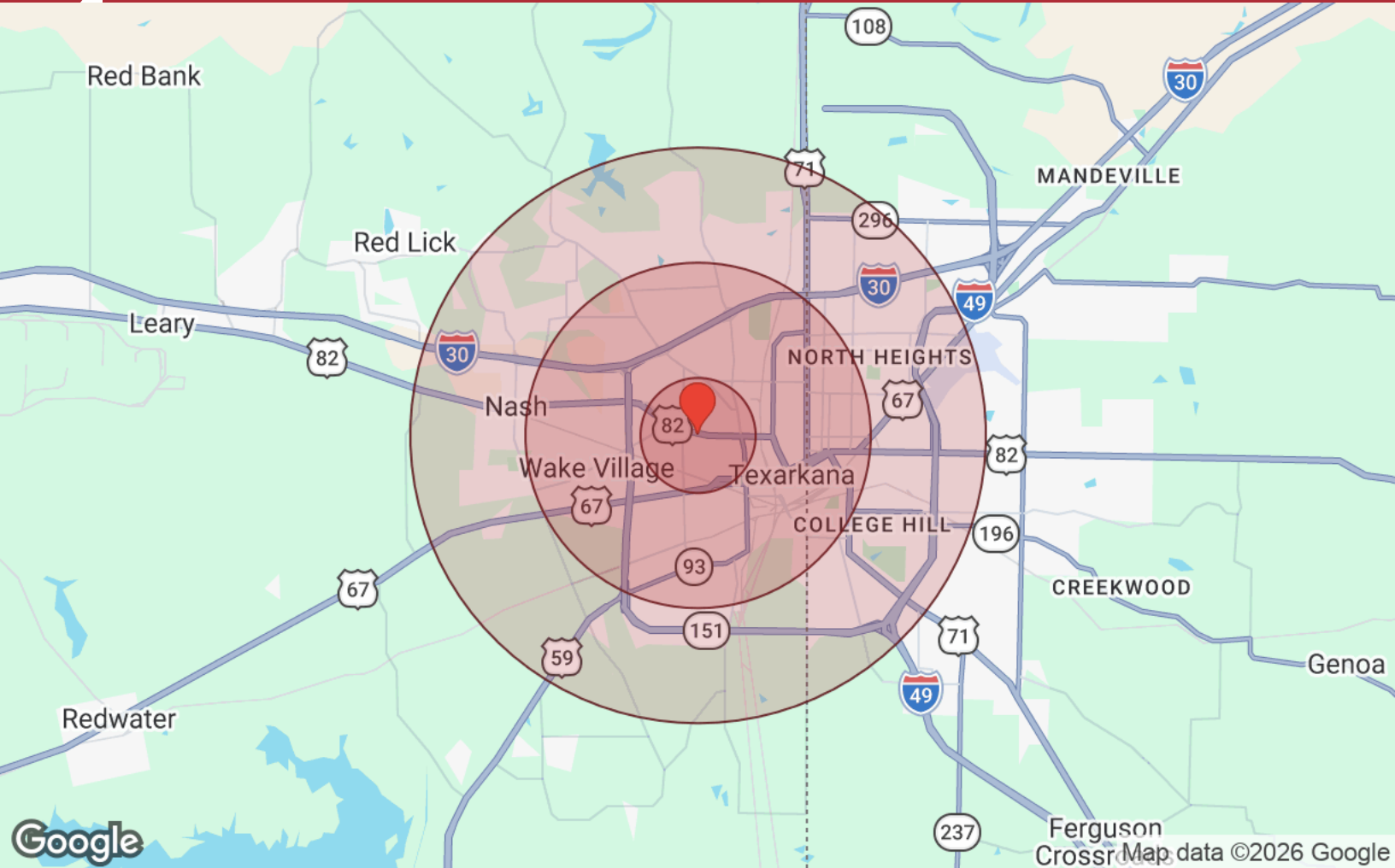
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NAIAmerican Realty







Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,550	20,585	37,527
Female	3,979	21,157	38,145
Total Population	7,529	41,742	75,672

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,387	20,395	40,295
Black	3,924	15,837	25,978
Am In/AK Nat	21	121	227
Hawaiian	5	13	23
Hispanic	934	3,632	5,955
Asian	57	601	1,165
Multiracial	199	1,127	1,990
Other	2	17	38

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,624	19,546	34,739
Occupied	3,091	16,989	30,433
Owner Occupied	1,015	7,493	14,939
Renter Occupied	2,076	9,496	15,494
Vacant	533	2,557	4,306

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,829	8,647	15,139
Ages 15 - 24	1,077	5,695	10,155
Ages 25 - 54	2,839	16,680	29,605
Ages 55 - 64	816	4,387	8,329
Ages 65+	968	6,333	12,443

Income	1 Mile	3 Miles	5 Miles
Median	\$33,620	\$47,826	\$52,487
Under \$15k	724	2,560	4,387
\$15k - \$25k	600	2,116	3,251
\$25k - \$35k	259	1,806	2,933
\$35k - \$50k	454	2,263	4,083
\$50k - \$75k	480	3,065	5,162
\$75k - \$100k	386	2,091	3,529
\$100k - \$150k	121	1,909	3,531
\$150k - \$200k	48	620	1,758
Over \$200k	18	557	1,797

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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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Buyer/Tenant/Seller/Landlord Initials
Date
Information available at www.trec.texas.gov

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TXR 2501

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