



Property Summary

Lot Size: 81.32 Acres
Price: \$5,692,400

Property Overview

This property would perfectly suit a data center or plant.

This approximately 81.32-acre property offers an excellent opportunity for commercial development in a rapidly growing area of Texarkana. Situated just west of Texarkana Aluminum and with easy access to Interstate-30 to the north, this location provides high visibility and convenient connectivity. With strong growth and development happening in the surrounding area, this site is ideal for a variety of ventures!

Location Overview

Located on Steel Lane and Alumax Rd just west of Texarkana Aluminum and across from Darr Equipment.





Legend

TWU Public Water and Sewer

Water Services

Fire Hydrants

Water Mains

Sewer Services

Sewer Pump Stations

Sewer Manhole

Sewer Gravity Mains

Sewer Pressurized Mains

FEMA Zones and Waterways

Creeks and Streams

Miller County 100 Yr Flood Zone

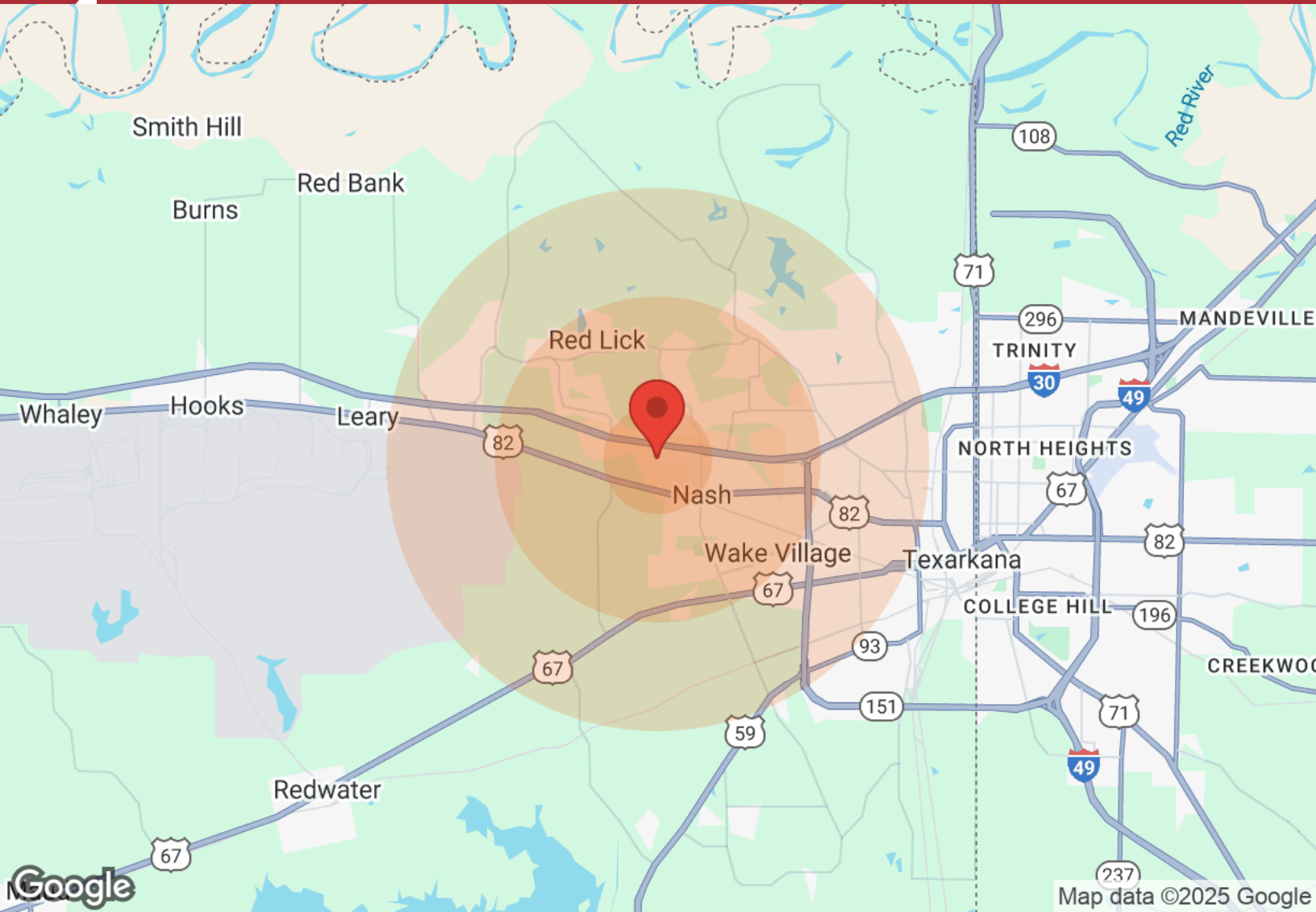
FEMA Zones

Flood Zone A

Flood Zone AE

AE,FLOODWAY





Population	1 Mile	3 Miles	5 Miles
Male	1,512	7,461	17,983
Female	1,573	7,949	19,714
Total Population	3,085	15,410	37,697

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	678	3,182	8,203
Ages 15-24	480	2,183	5,631
Ages 25-54	1,268	5,891	14,504
Ages 55-64	315	1,859	4,278
Ages 65+	344	2,295	5,081

Race	1 Mile	3 Miles	5 Miles
White	2,532	12,339	24,016
Black	307	2,170	11,357
Am In/AK Nat	12	25	34
Hawaiian	N/A	N/A	N/A
Hispanic	254	961	2,501
Multi-Racial	418	1,586	4,098

Income	1 Mile	3 Miles	5 Miles
Median	\$57,660	\$57,443	\$46,509
< \$15,000	141	755	2,531
\$15,000-\$24,999	62	384	1,644
\$25,000-\$34,999	181	708	1,755
\$35,000-\$49,999	203	803	2,664
\$50,000-\$74,999	195	1,516	3,075
\$75,000-\$99,999	85	670	1,433
\$100,000-\$149,999	138	864	1,444
\$150,000-\$199,999	101	263	453
> \$200,000	63	128	254

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,087	6,082	15,257
Occupied	1,017	5,726	13,854
Owner Occupied	692	4,043	8,043
Renter Occupied	325	1,683	5,811
Vacant	70	356	1,403

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.

NAI American Realty	9015473	steven@amreal.com	903-793-2666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Designated Broker of Firm	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jerry Brewer	164935	jerry@amreal.com	903-691-0941
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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