



Property Summary

Building SF:	2,838 SF House
Lot Size:	7.79 Total Acres
	2 Acres With House
	5.79 Acres

Property Overview

Incredible opportunity to own up to 7.79 acres of commercial potential right off I-369 on high-traffic Highway 59 in Texarkana, TX! Located next to a busy travel stop, this property offers unmatched visibility and accessibility for development.

- Full 7.79 Acres – \$785,000

Perfect for large-scale commercial development. The property includes approx. 2,838 sq ft structure on 2 acres that can be used as an office, shop, or easily cleared for new construction.

- House + 2 Acres – \$270,000

Ideal for small business operations or investor use.

- 5.79 Acres Behind and to the West

Flat, open, and ready for new commercial buildout—gas station, retail center, warehouse, or more.

Buy all together or in parts. Flexible options, unbeatable location. Don't miss this high-visibility investment opportunity!

Location Overview

Located on Highway 59 between RaceTrac gas station and Texarkana Travel Stop in Texarkana, TX.



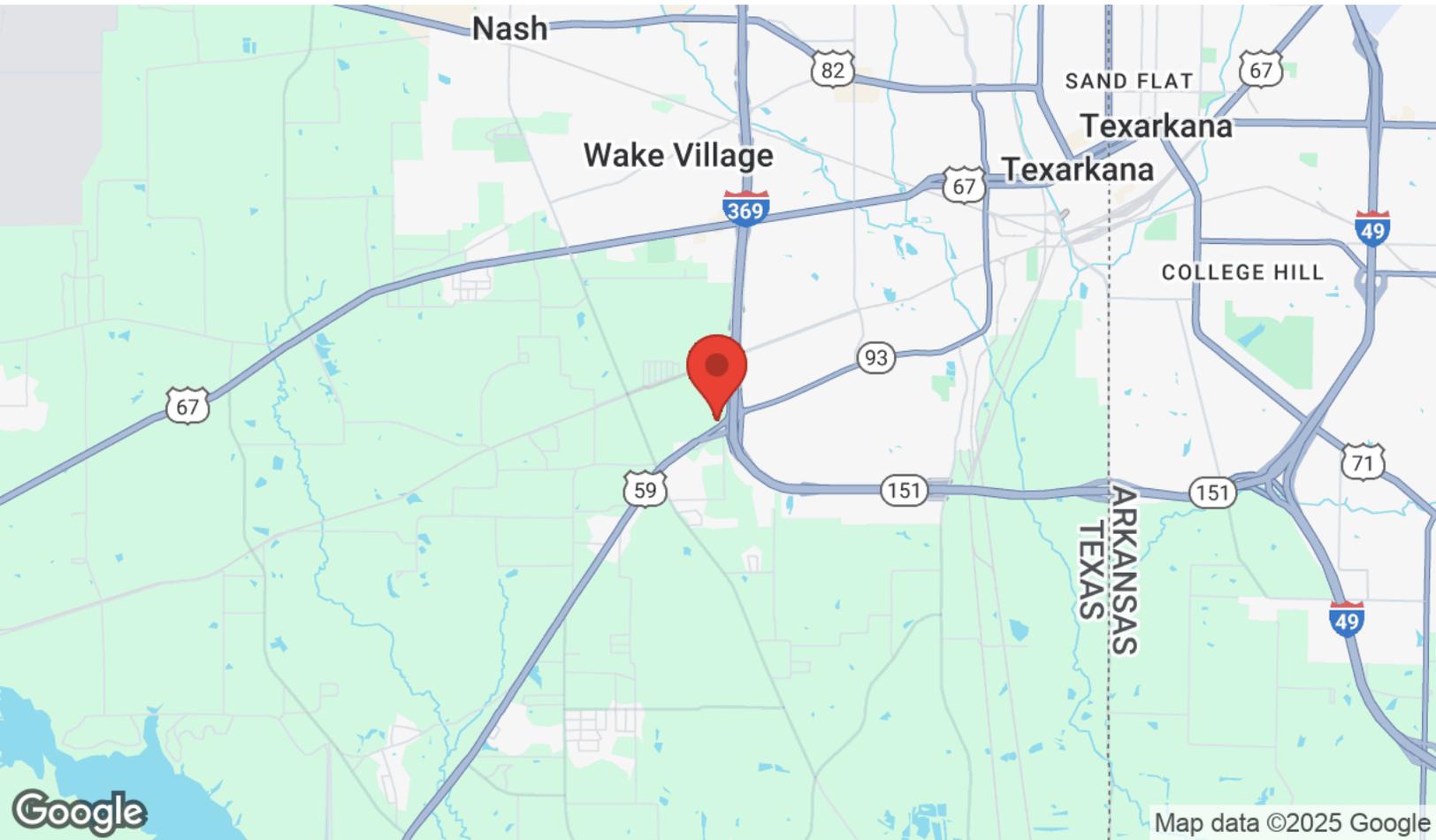
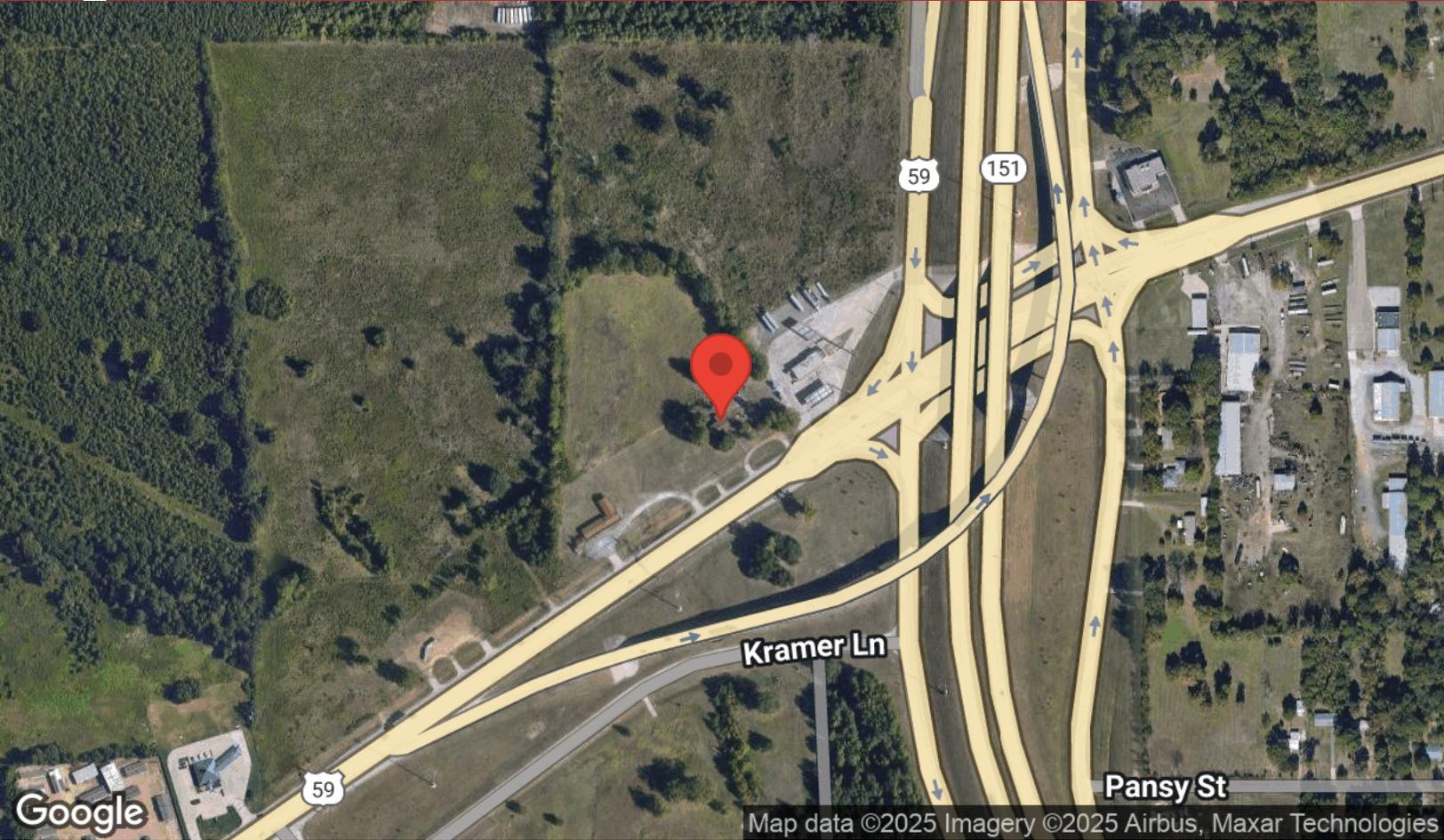


5.79 Acres

**2 Acres and
2,838 SF House**

US Highway 59

59





Lockaway Storage

PODS Moving & Storage

Budget Truck Rental

Exxon Mobil Fuels Exxon

Creative Flooring

Red River Credit Union

Quick Pick

Liberty-Eylau High School

Domino Federal Credit Union

Travel Center

RaceTrac

Dollar General

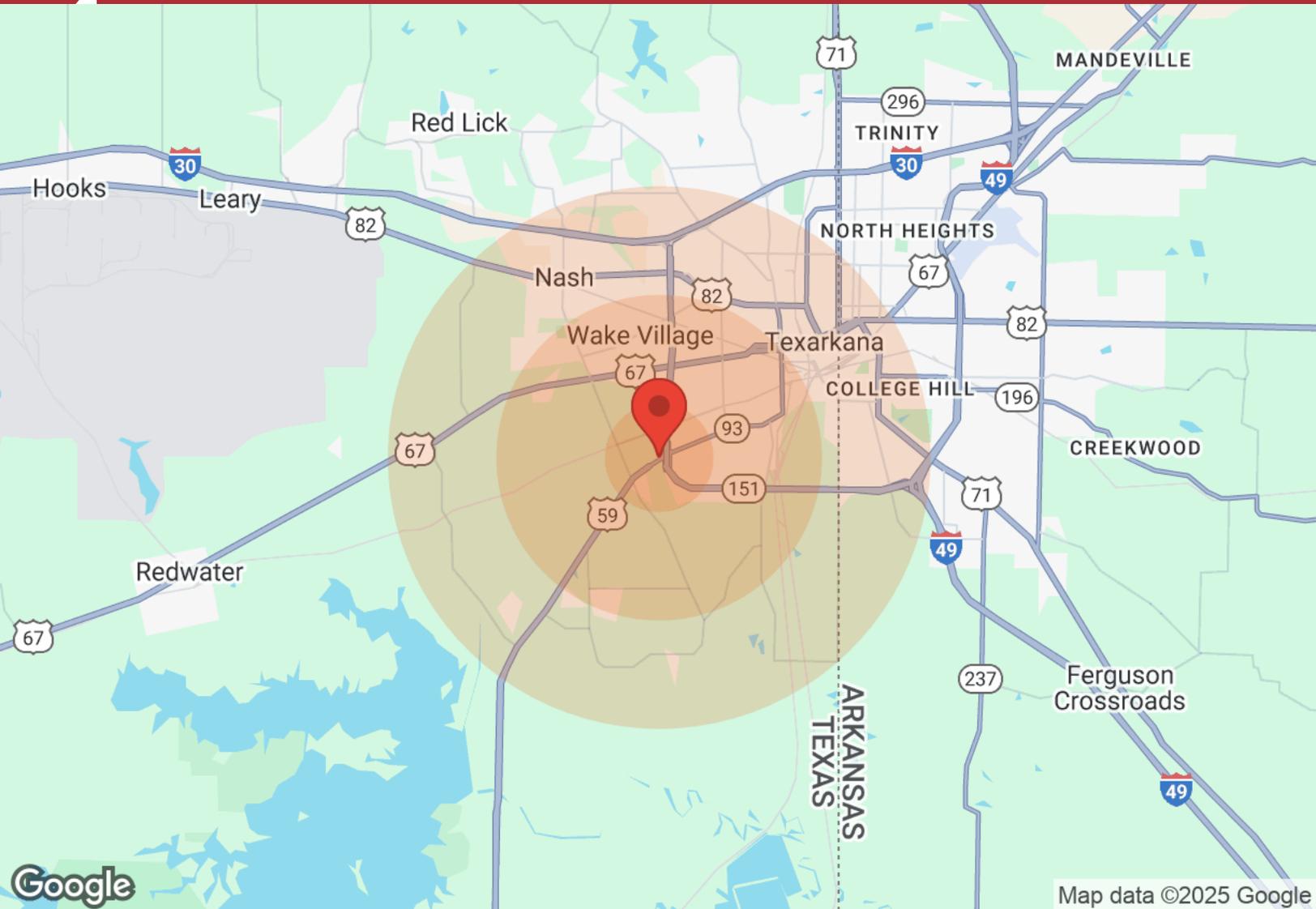
Sonic Drive-In

Burger King

Tom Boyd Motors

Los Ruvalcaba on 59

Texarkana RV Park & Event Center



Population	1 Mile	3 Miles	5 Miles
Male	2,095	10,740	23,619
Female	513	10,270	24,080
Total Population	2,608	21,010	47,699

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	173	4,318	10,222
Ages 15-24	149	2,939	6,809
Ages 25-54	1,440	8,105	19,117
Ages 55-64	431	2,526	5,258
Ages 65+	415	3,122	6,293

Race	1 Mile	3 Miles	5 Miles
White	1,551	12,227	26,076
Black	777	7,502	18,564
Am In/AK Nat	39	49	89
Hawaiian	N/A	N/A	N/A
Hispanic	521	1,554	3,653
Multi-Racial	442	2,402	5,662

Income	1 Mile	3 Miles	5 Miles
Median	\$43,368	\$38,964	\$35,351
< \$15,000	64	1,760	4,007
\$15,000-\$24,999	41	983	2,692
\$25,000-\$34,999	13	786	2,205
\$35,000-\$49,999	66	1,319	3,085
\$50,000-\$74,999	6	1,509	3,202
\$75,000-\$99,999	94	614	1,376
\$100,000-\$149,999	37	528	1,062
\$150,000-\$199,999	N/A	149	273
> \$200,000	N/A	51	83

Housing	1 Mile	3 Miles	5 Miles
Total Units	327	8,486	19,548
Occupied	289	7,656	17,326
Owner Occupied	166	4,700	9,464
Renter Occupied	123	2,956	7,862
Vacant	38	830	2,222

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
Mike Ingram	726048	mike@amreal.com	903-277-2179
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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