



Property Summary

Building SF:	7,112 SF
Lot Size:	0.49 Acres
Price:	\$950,000
Year Built:	1954
Zoning:	C

Property Overview

Successful operating printing business and building for sale; 40+ years in business.

Now available for immediate occupancy, this approximately 7,112± square foot commercial property offers unbeatable visibility and high traffic exposure. Currently home to Digital Press print shop, the space is perfectly suited for retail or other commercial uses. With direct frontage on North State Line Avenue, the road between Texarkana, Texas and Texarkana, Arkansas, this location benefits from a steady flow of daily traffic, making it ideal for businesses seeking maximum exposure.

Profit and Loss Statement is available upon request.

Location Overview

Located on North State Line Avenue south of Firmin's Office City in Texarkana, TX.

Annual Average Daily Traffic Counts:

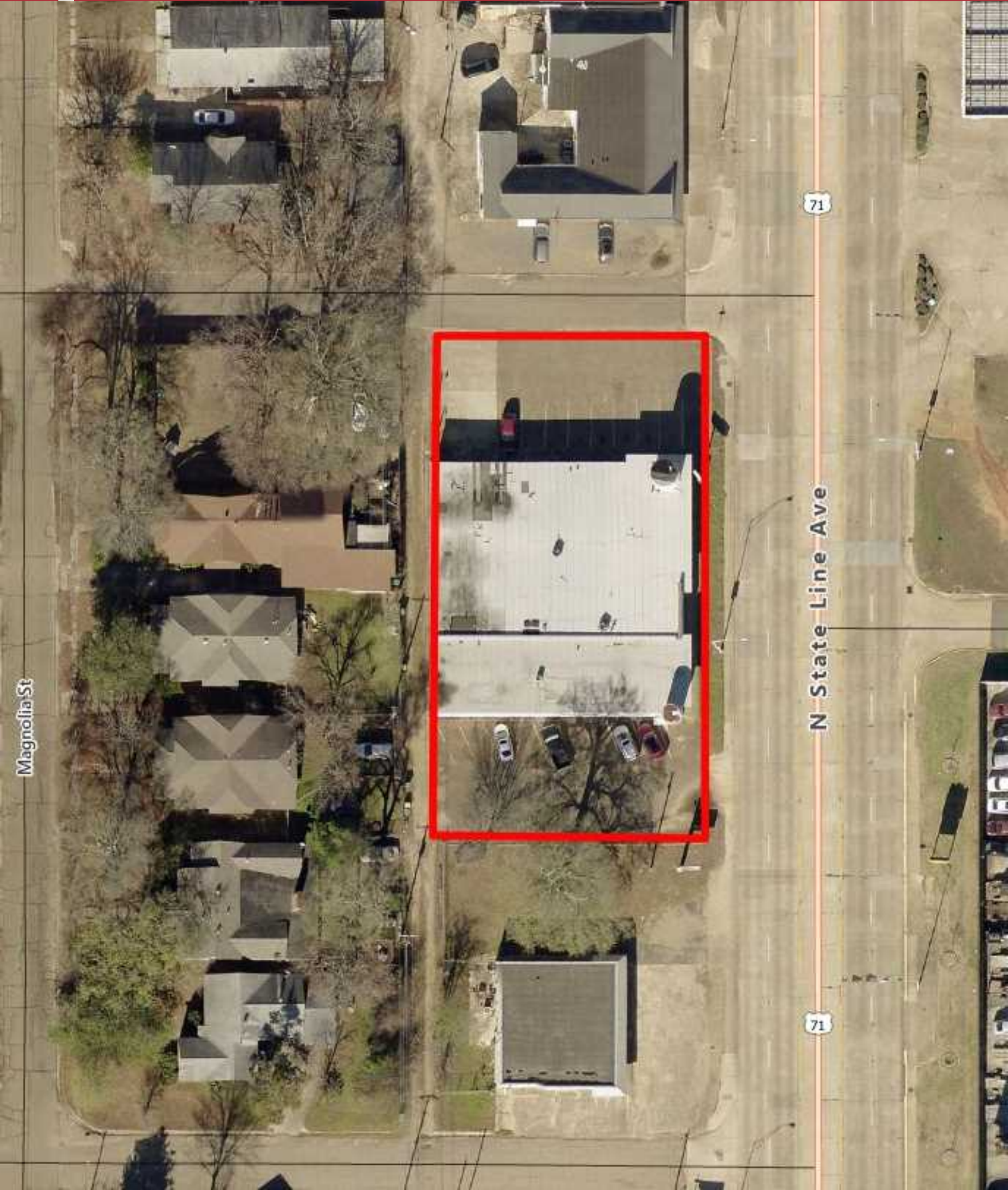
- North State Line Avenue: 16,982 AADT









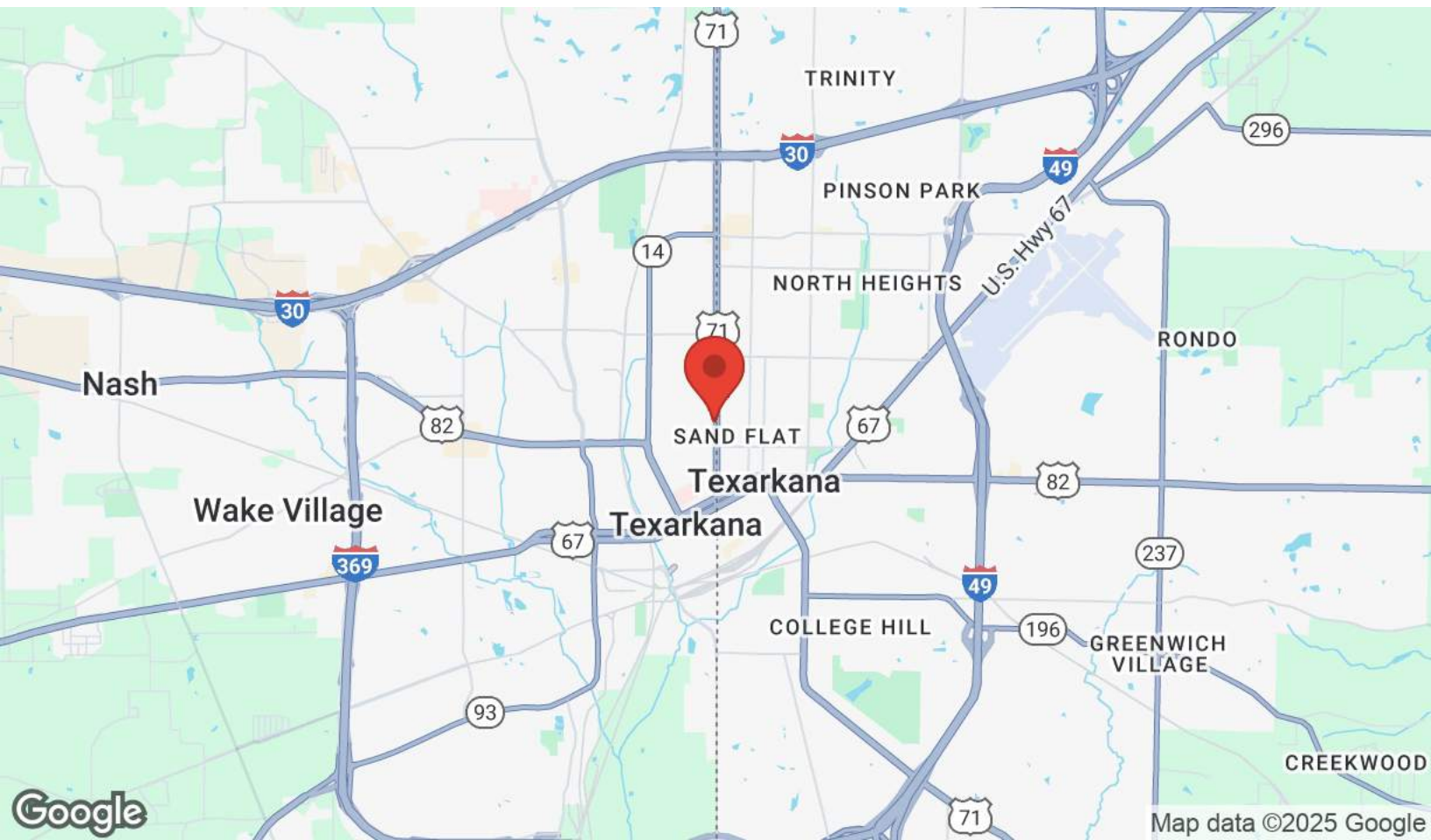
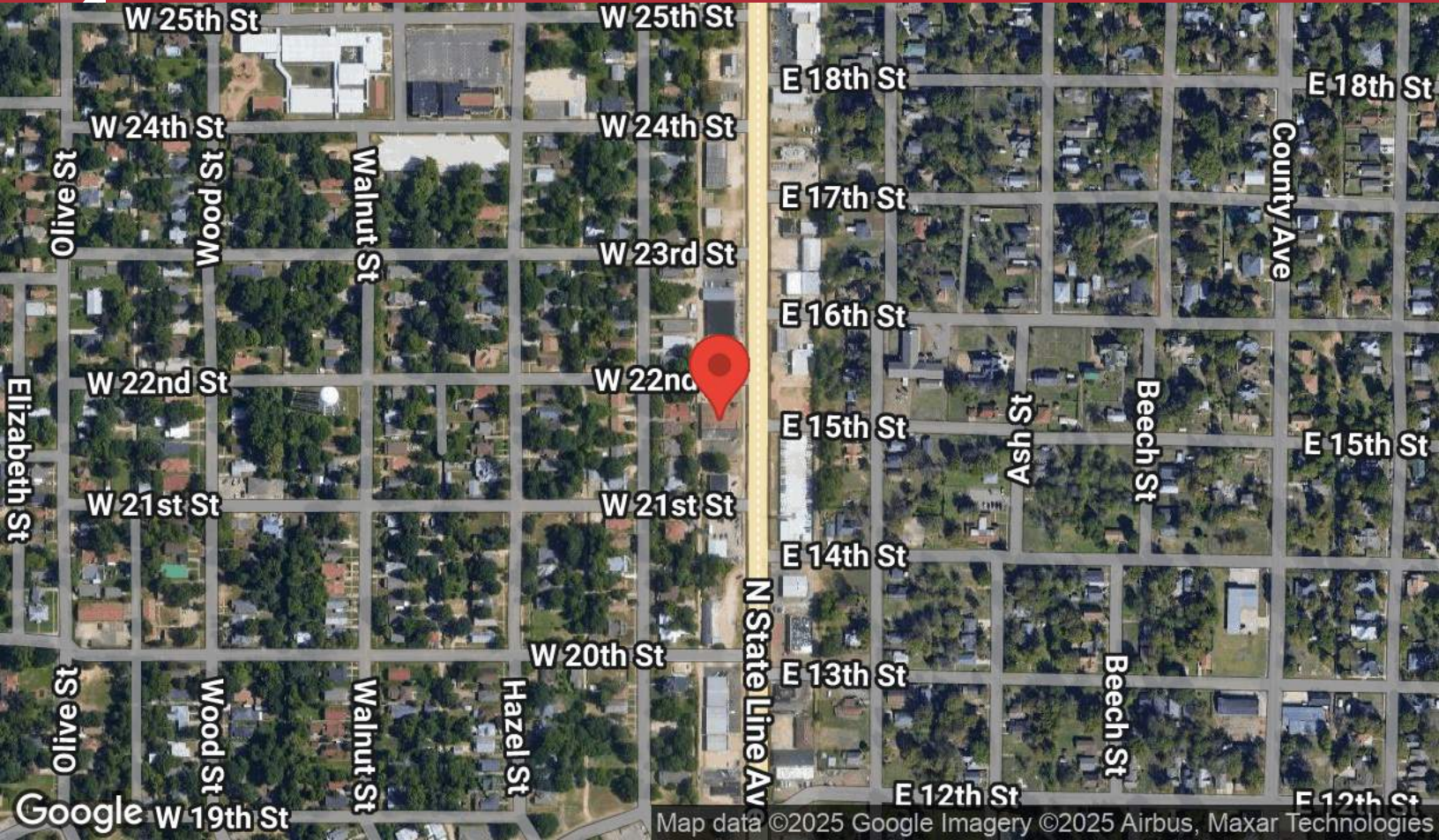


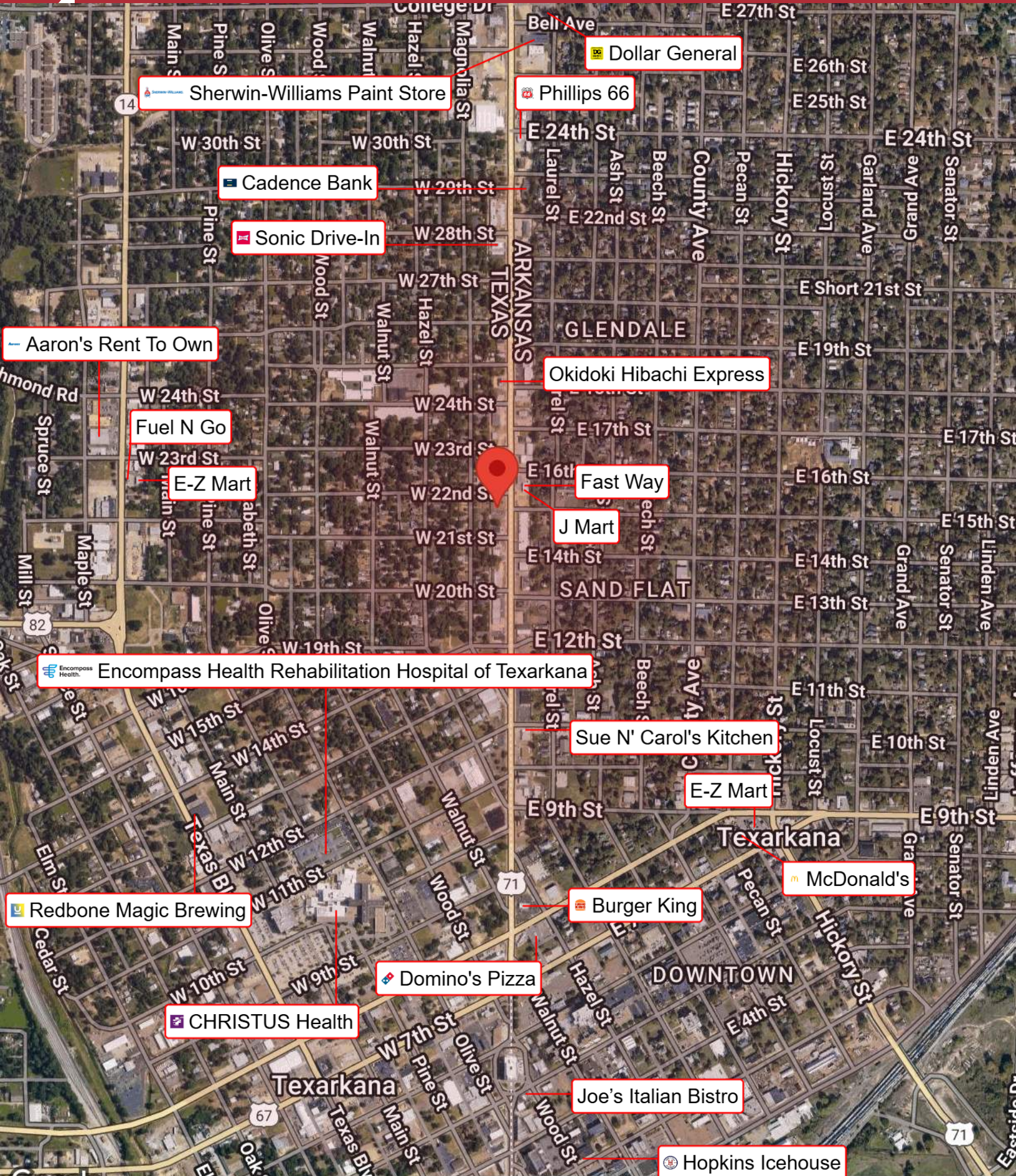
Magnolia St

N State Line Ave

71

71





Sherwin-Williams Paint Store

Dollar General

Phillips 66

Cadence Bank

Sonic Drive-In

Aaron's Rent To Own

Fuel N Go

E-Z Mart

Okidoki Hibachi Express

Fast Way

J Mart

Encompass Health Rehabilitation Hospital of Texarkana

Redbone Magic Brewing

CHRISTUS Health

Domino's Pizza

Burger King

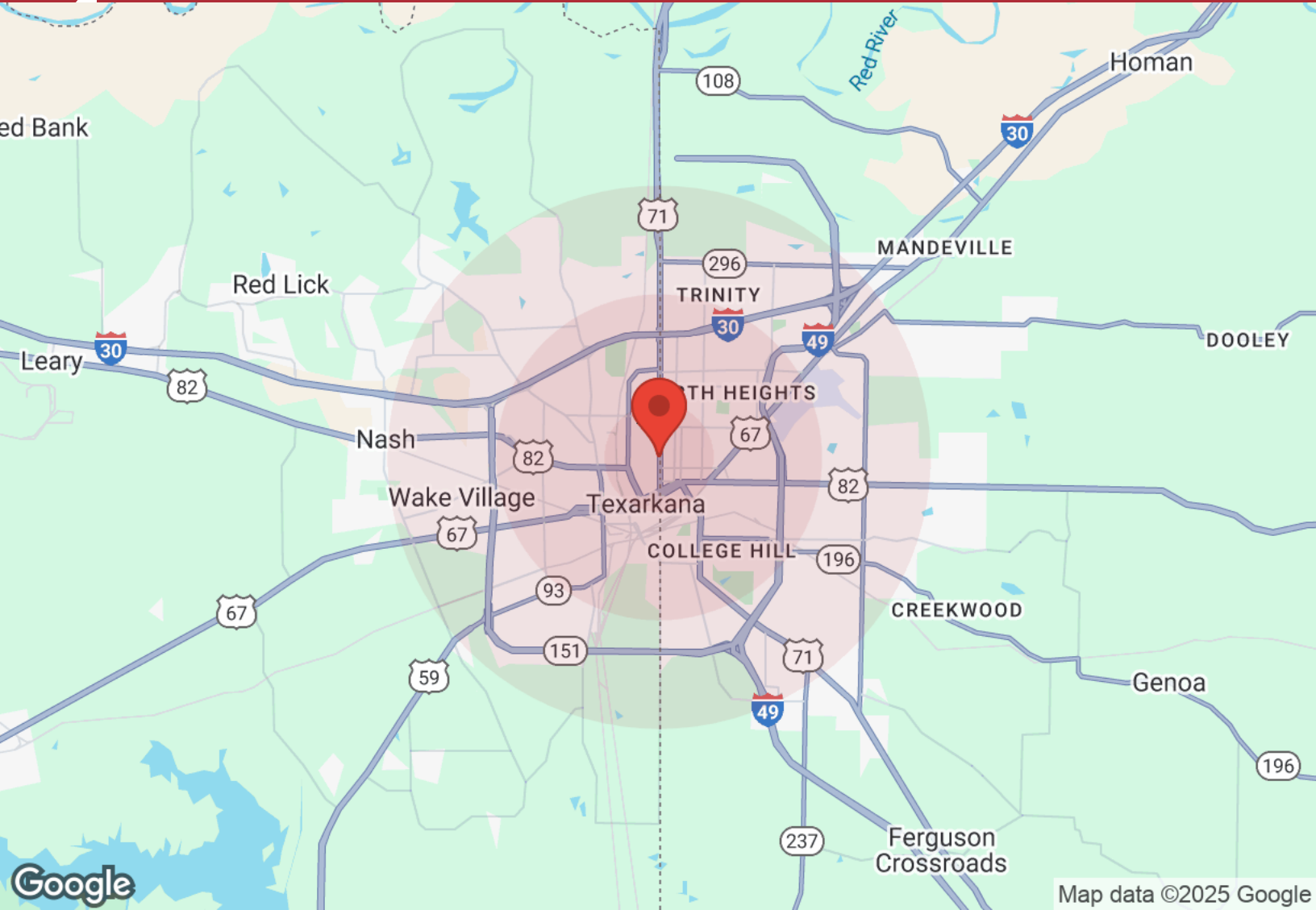
Sue N' Carol's Kitchen

E-Z Mart

McDonald's

Joe's Italian Bistro

Hopkins Icehouse



Population	1 Mile	3 Miles	5 Miles
Male	3,446	20,359	31,831
Female	3,868	22,422	34,800
Total Population	7,314	42,781	66,631

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,548	9,572	14,362
Ages 15-24	958	6,060	9,391
Ages 25-54	3,024	16,515	25,451
Ages 55-64	802	4,363	7,360
Ages 65+	982	6,271	10,067

Race	1 Mile	3 Miles	5 Miles
White	4,313	20,885	39,212
Black	2,609	19,762	24,258
Am In/AK Nat	9	39	48
Hawaiian	N/A	N/A	N/A
Hispanic	453	2,324	3,261
Multi-Racial	748	3,894	5,604

Income	1 Mile	3 Miles	5 Miles
Median	\$32,881	\$30,250	\$39,877
< \$15,000	517	4,295	5,567
\$15,000-\$24,999	471	2,749	3,690
\$25,000-\$34,999	569	2,068	3,029
\$35,000-\$49,999	299	2,870	4,318
\$50,000-\$74,999	505	2,987	5,140
\$75,000-\$99,999	236	1,076	2,152
\$100,000-\$149,999	98	747	1,972
\$150,000-\$199,999	27	197	600
> \$200,000	13	131	368

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,332	18,376	28,011
Occupied	2,854	16,153	25,141
Owner Occupied	1,448	7,314	13,308
Renter Occupied	1,406	8,839	11,833
Vacant	478	2,223	2,870

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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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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