



Property Summary

Lot Size:	Approx. 31.42 Ac
Price:	\$4 per sq. ft.
Smaller Tracts	\$6-12 per sq. ft.

Property Overview

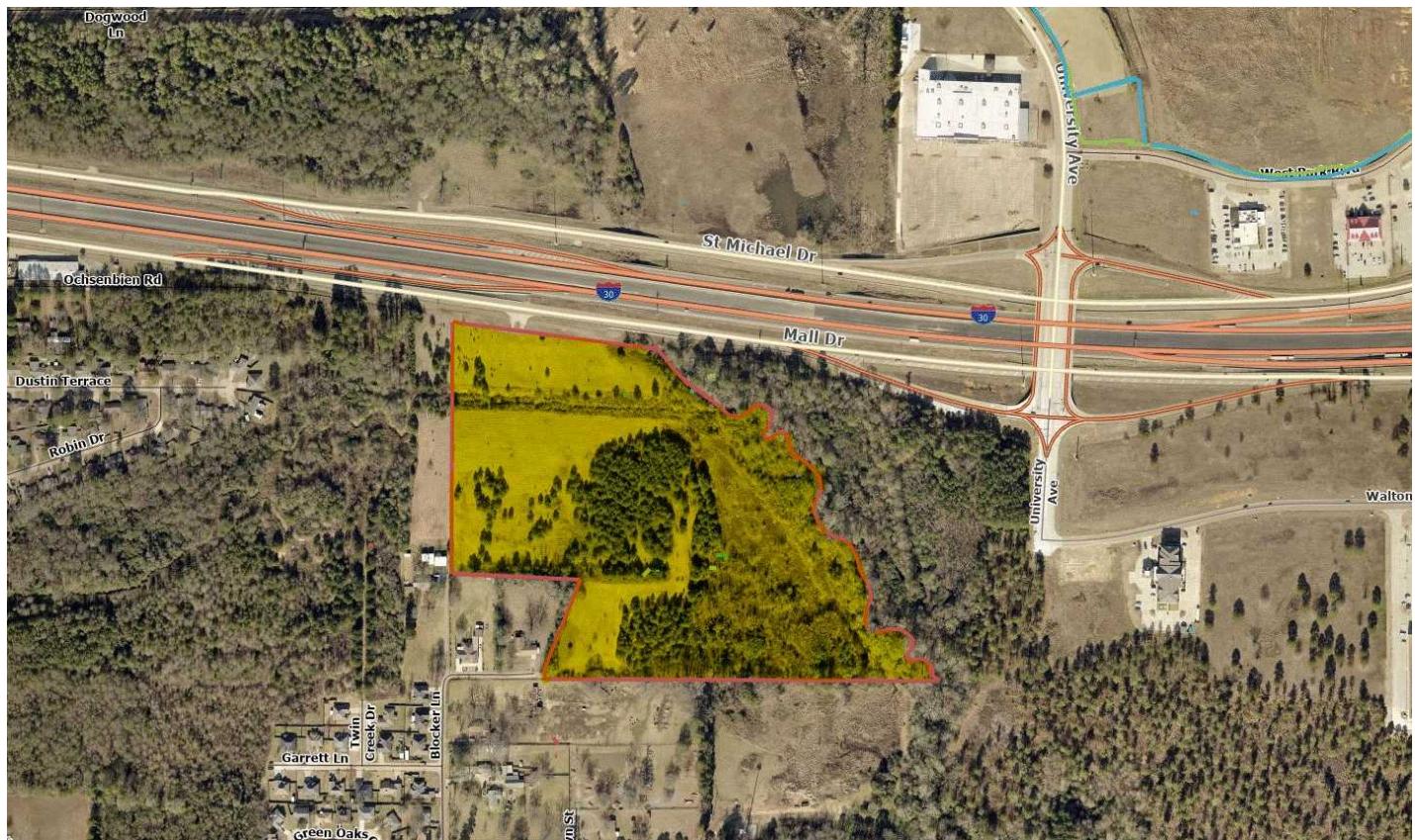
This property is slated for retail development starting at \$4.00 per square foot for approximately 31.42 acres. There is easy highway access with curb cuts to the I-30 service road as well as additional access on the south side of the property from Highway 82 onto Blocker Lane. Additionally, this is the only access between Nash, TX and Texarkana, TX on the south side of I-30. A new hospital is currently under construction across I-30 from the approximately 31.42-acre property, and a new 12,000 square-foot Christus Emergency Center opened July of 2024 just northeast of the hospital site.

Location Overview

Located with frontage on Mall Drive facing Interstate-30, this property is directly across from Church On The Rock in Texarkana, TX.

Retail Opportunity Up To 31.42 Ac

3 Interstate 30 Frontage Road
Nash, TX 75569



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

NAI American Realty

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New Hospital Under Construction



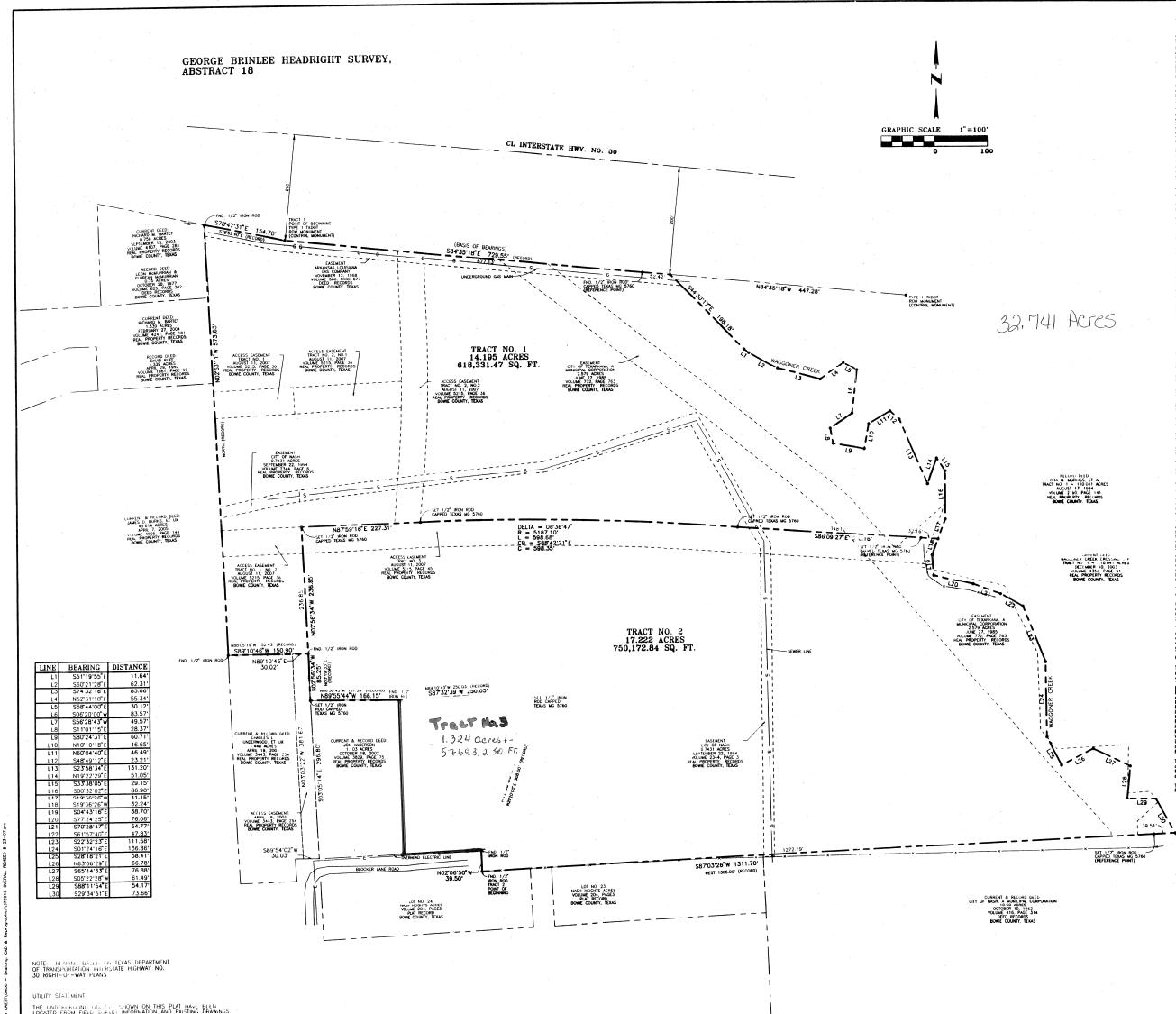
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GEORGE BRINLEE HEADRIGHT SURVEY,
ABSTRACT 18



NOTE: BIRMINGHAM, ALABAMA - TEXAS DEPARTMENT
OF TRANSPORTATION, INTERSTATE HIGHWAY NO.
30, RIGHT-OF-WAY PLANS

UTILITY STATEMENT
THE LOCATED UTILITIES SHOWN ON THIS PLAT HAVE BEEN
LOCATED FROM FIELD-SCALE INFORMATION AND EXISTING DRAWINGS
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND
UTILITIES SHOWN COM普RIZE ALL SUCH UTILITIES IN THE AREA. EITHER
SERVICE MAY BE ABANDONED OR UNKNOWN. THE SURVEYOR
MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT
ARE IN THE EXACT LOCATION INDICATED; ALTHOUGH, HE DOES CERTAINLY
THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM
THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY
LOCATED THE UNDERGROUND UTILITIES. CALL TOS BEFORE DIGGING.
At 1:800/24hrs/450

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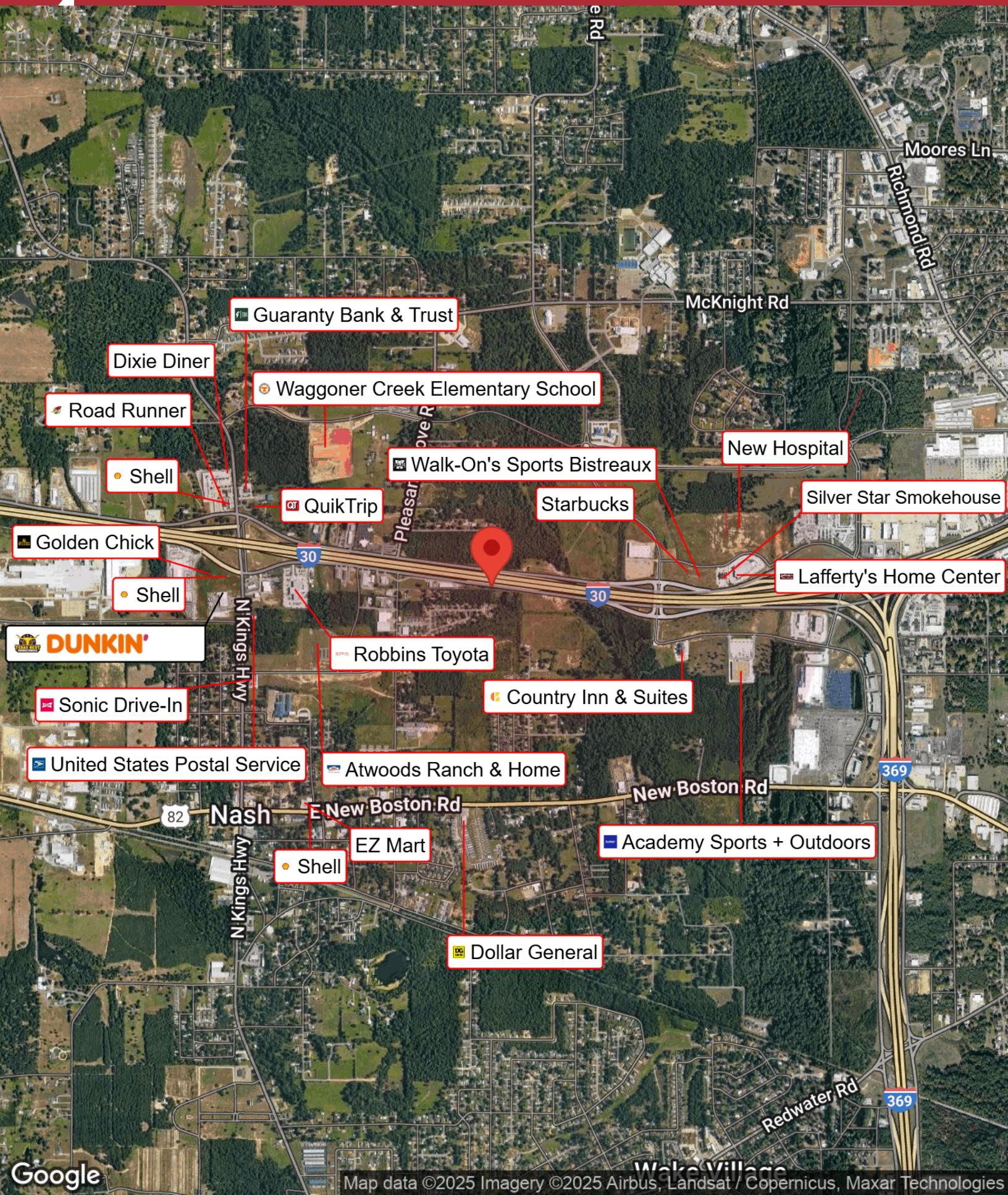
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BUSINESS MAP

Retail Opportunity Up To 31.42 Ac

3 Interstate 30 Frontage Road
Nash, TX 75569





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.

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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