



Property Summary

Lot Size:	1.97 Acres
Price:	\$12/SF
Zoning:	C

Property Overview

Located at the Intersection of I-30 and Interstate 369. Great opportunity for commercial development with amazing anchors. Tract of land on Walton Drive in Texarkana, TX, 1.97-acre lot: Located in front of Ivan Smith Furniture and neighboring Lowe's.

Priced at \$12.00 per square foot. CAN BE SOLD IN SMALLER TRACTS!

Neighboring businesses also include Walmart Supercenter, Ashley Outlet, Texarkana Harley-Davidson, Classic Kia, Dodge-Chrysler-Jeep, Academy Sports, and Country Inn and Suites.

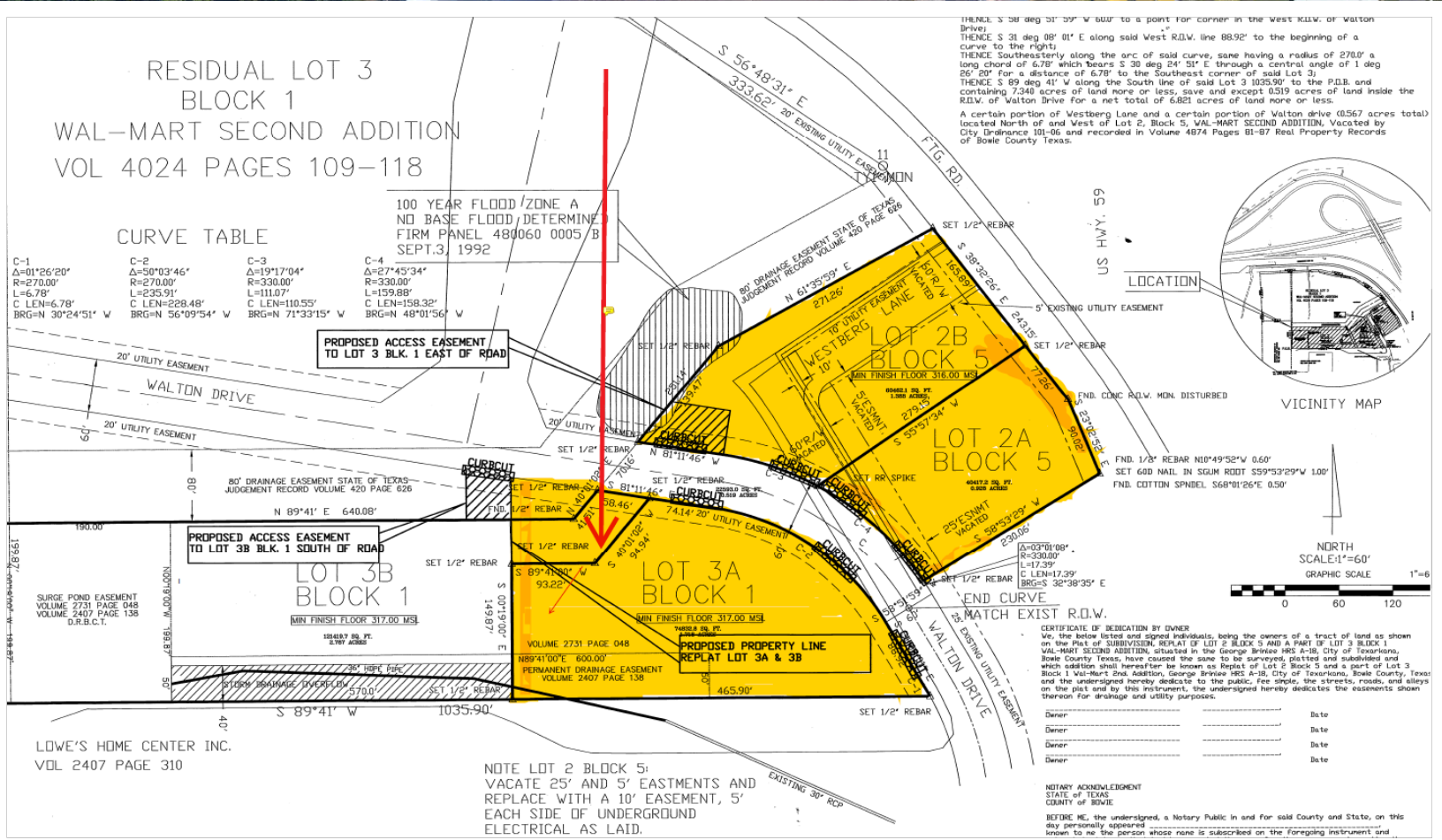
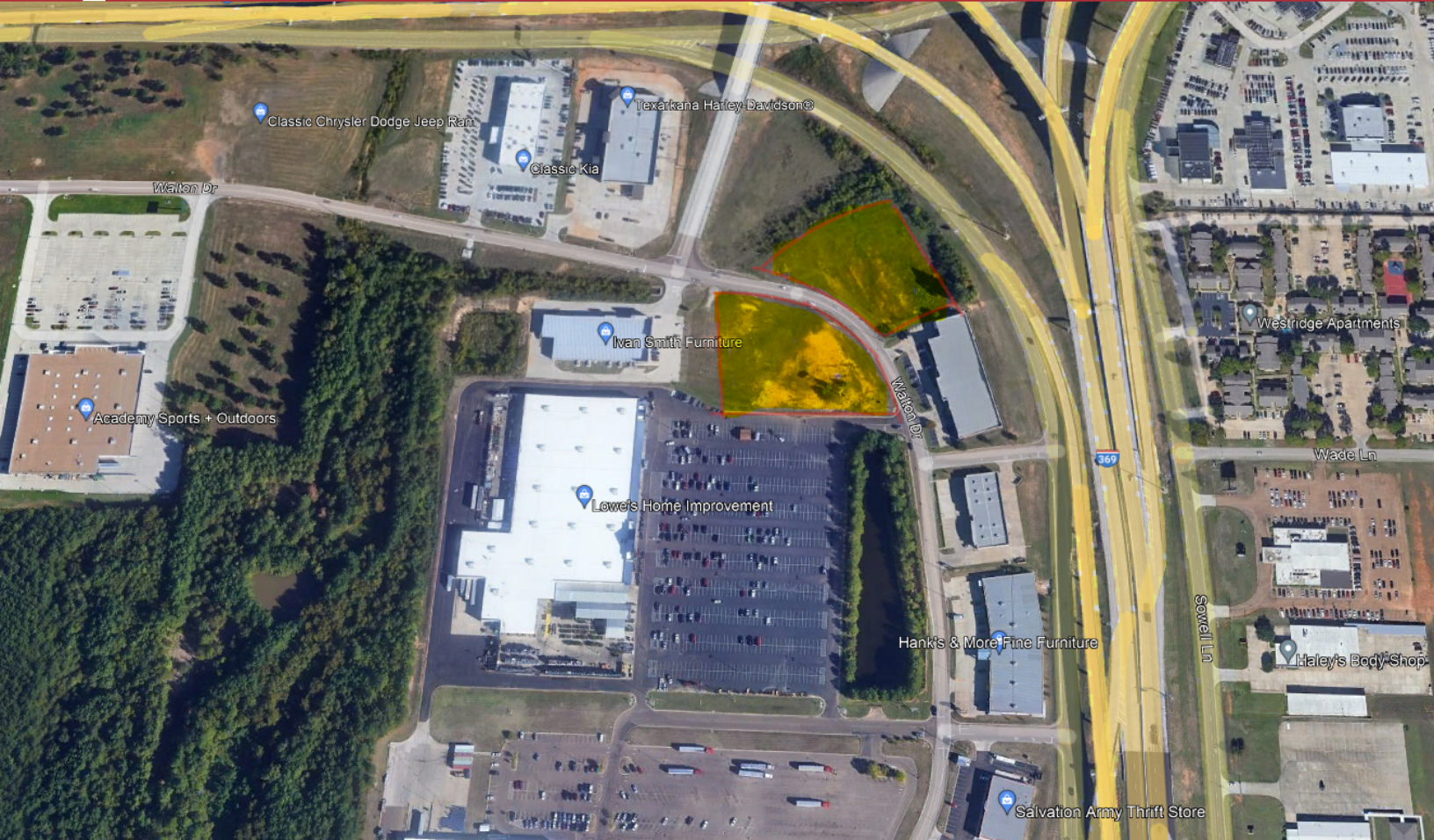
Location Overview

Near I-30 and Hwy 59 (I-369) Located off of New Boston Road (Hwy 82) on Walton Drive in Texarkana, Texas.

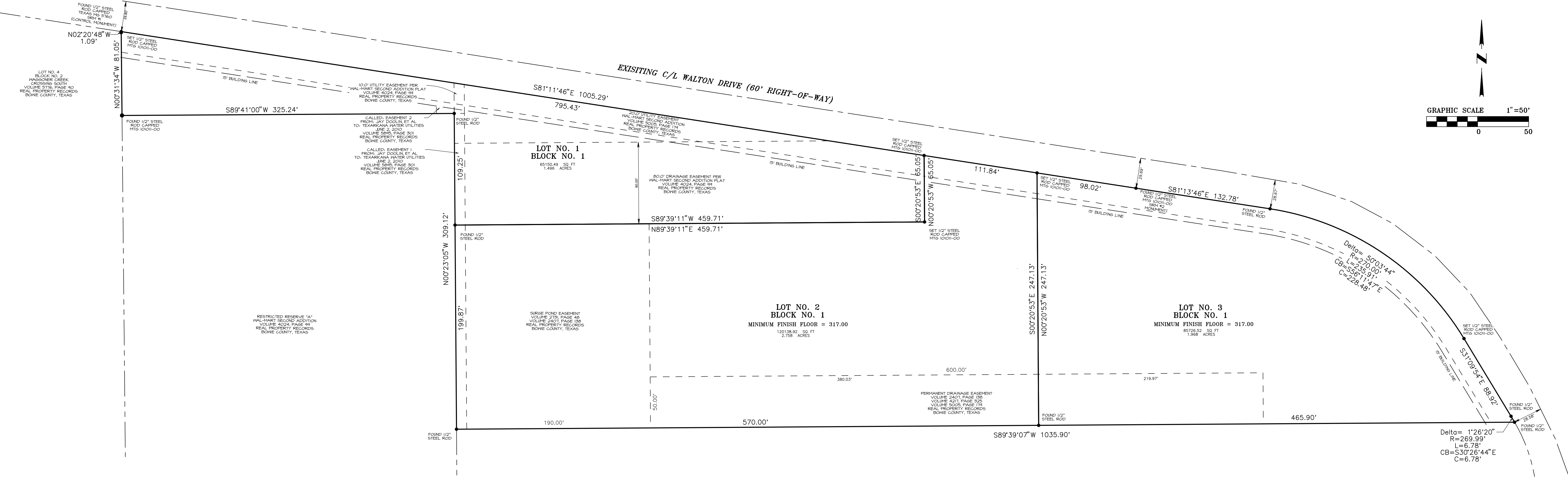
PROPERTY PHOTOS

1.97 Acres For Commercial Development

Interstate 30
Texarkana, TX 75503



C:\Users\Public\Documents\192058 Replat Lot 3 Wal-Mart Third Addition\192058 Wal-Mart Third.pn
F:\192058\192058.dwg 17:20:19 1/28/2019



PROPERTY DESCRIPTION

ALL OF LOTS 3A AND 3B, BLOCK 1 OF THE REPLAT OF LOT 2 BLOCK 5 & A PART OF LOT 3, BLOCK 1, WAL-MART SECOND ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 5005, PAGE 179 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND ALL OF LOT 3C, BLOCK 1 OF THE REPLAT OF A PORTION OF LOT 3, BLOCK 1 WAL-MART SECOND ADDITION, A SUBDIVISION OF A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5459, PAGE 149 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

CURRENT & RECORD DEED:
FROM: ALLISON WILLIAMS RECEIVABLES FINANCING CORPORATION, A MINNESOTA CORPORATION
TO: MICHEE NOVEMBER, INC., A TEXAS CORPORATION
DATED: SEPTEMBER 24, 1991
VOLUME 2181, PAGE 46
REAL PROPERTY RECORDS
BOWIE COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.
Commission Expires: _____
Notary Public
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.
Commission Expires: _____
Notary Public
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.
Commission Expires: _____
Notary Public
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.
Commission Expires: _____
Notary Public
State of Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.
Commission Expires: _____
Notary Public
State of Texas

CERTIFICATE OF DEDICATION BY OWNERS

We, being the Owners of the hereon described tract of land, have cause the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as the Wal-Mart Third Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Texarkana, Bowie County, Texas.

LOT 1

By: Shirley Jaster, City Manager, City of Texarkana, Texas

LOT 2

By: Ivan Smith Properties, LLC

LOT 3

SKB Land Investments, L.P., a Texas Limited Partnership
By: SKB Management, LLC, a Texas limited liability company,
its general partner

By: Jasper Stover, Member

By: Jerry L. Brewer, Member

By: Phillip R. Kennedy, Member

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that Wal-Mart Third Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the _____ day of _____, 2019.

CHAIRMAN

SECRETARY

PLANNING COMMISSION APPROVAL
EXPIRES ON: _____

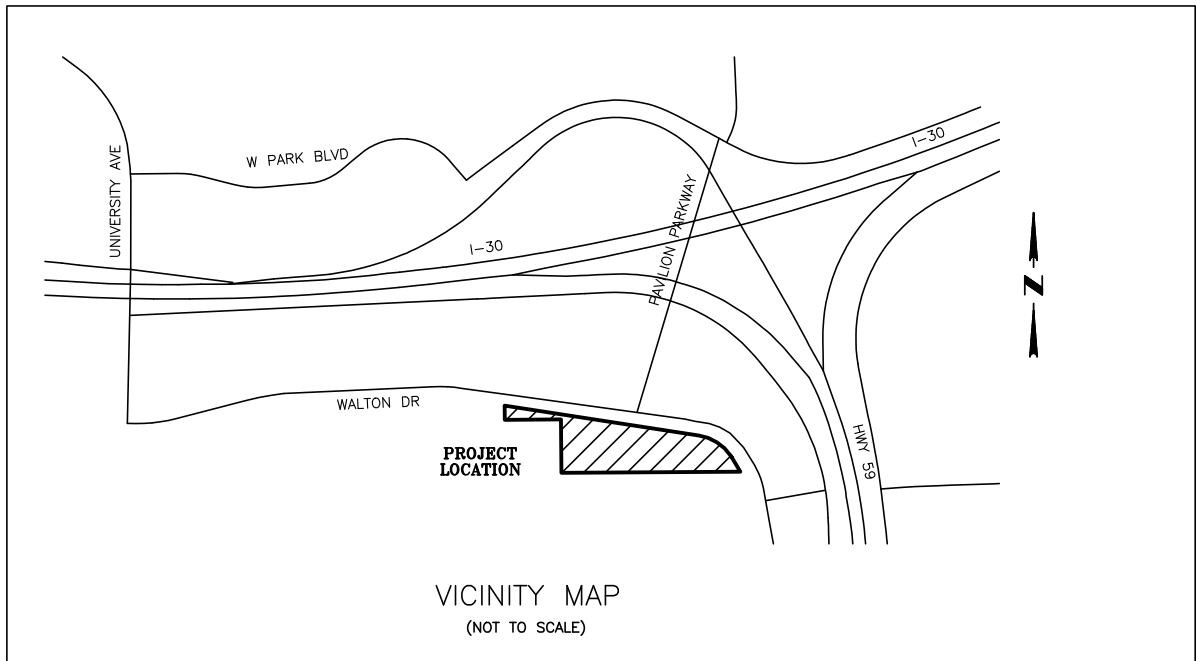
SURVEYOR NOTE:

THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:

- 1) TO ADJUST LOT LINES BETWEEN THREE LOTS OF TWO REPLATS OF WAL-MART SECOND ADDITION.
- 2) THIS PLAT IS NOT IN VIOLATION OF THE TERMS AND CONDITIONS STATED IN THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 4116, PAGE 124.

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037003550, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.



CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the Plat of the hereon described subdivision correctly reflects the results of a survey made by me on the ground May 3, 2019, that the corner monuments are in place at points on the boundaries as shown on the attached map, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision is to be known as Wal-Mart Third Addition, a subdivision of a part of the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas.

Jeffrey A. Wood

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: May 16, 2019



WAL-MART THIRD ADDITION

REPLAT OF LOT 3A & 3B OF THE REPLAT OF LOT 2, BLOCK 5 & A PART OF LOT 3, BLOCK 1, WAL-MART 2ND ADDITION, AND ALL OF LOT 3C OF THE REPLAT OF A PORTION OF LOT 3, BLOCK 1 OF WAL-MART 2ND ADDITION

A SUBDIVISION OF A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18, TEXARKANA, BOWIE COUNTY, TEXAS,

Date _____ Revision/Description _____

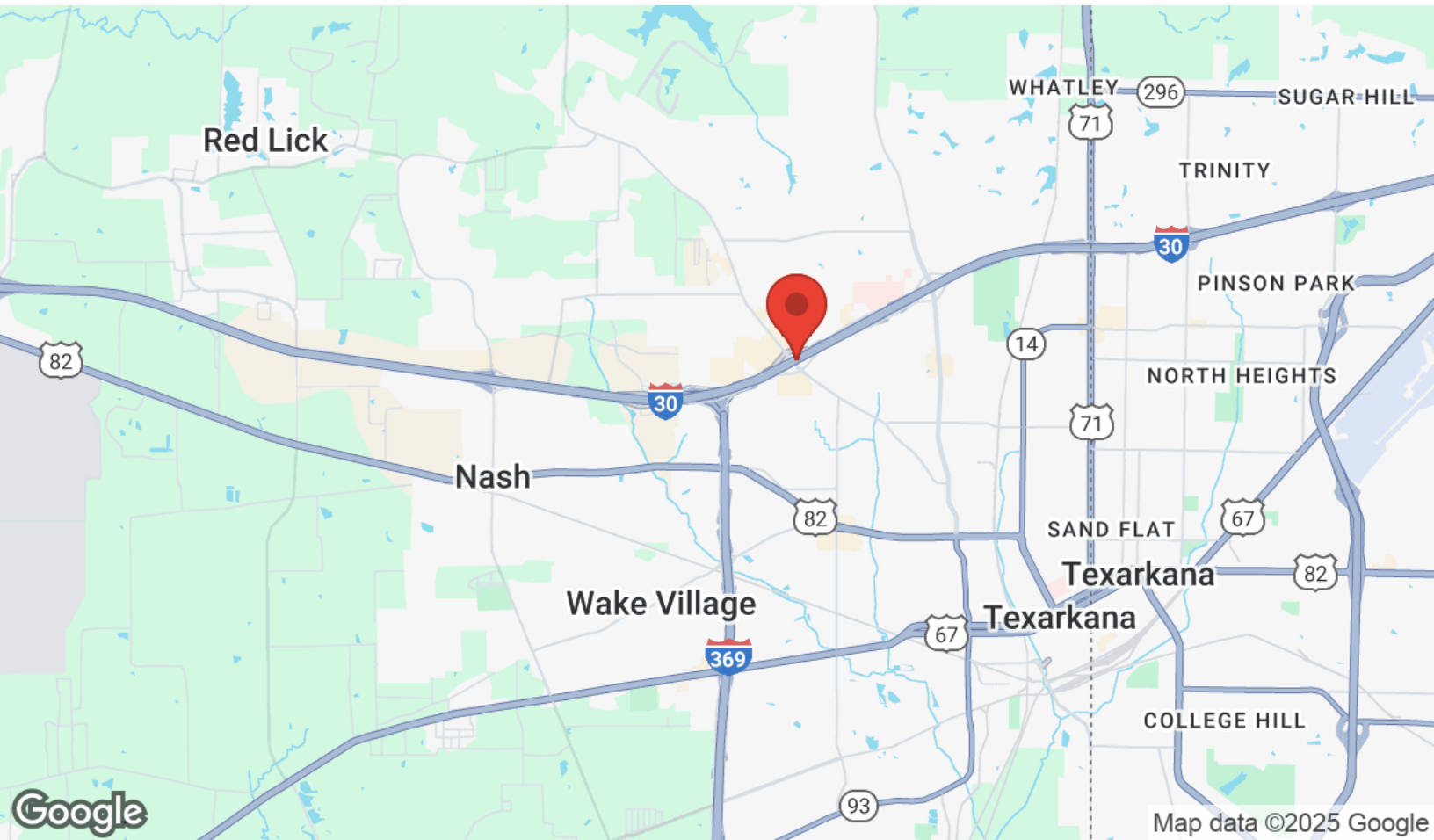
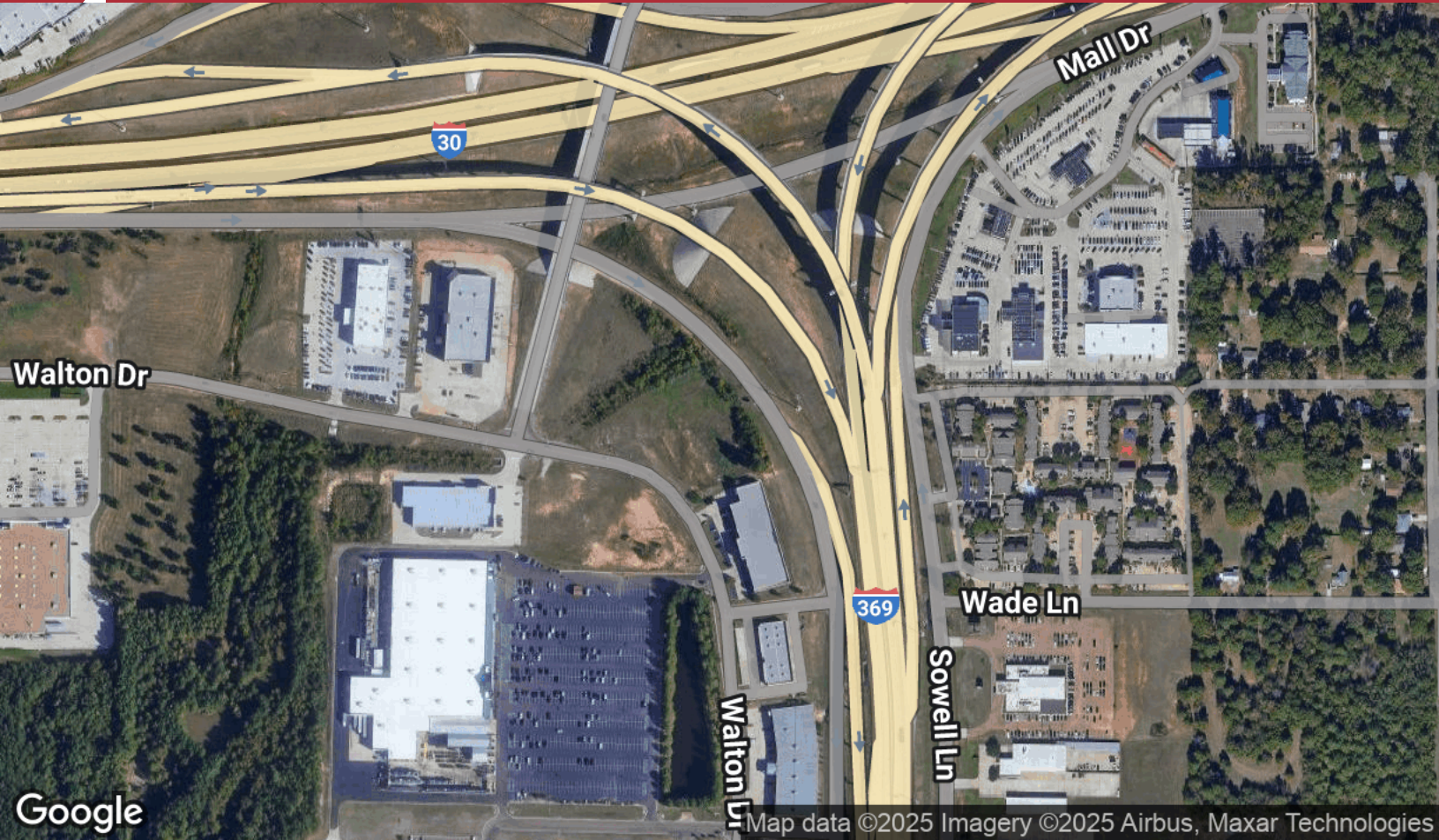
Drawn By: BLB Checked By: JW Project No: 192058 Dwg. Date: 5/16/19

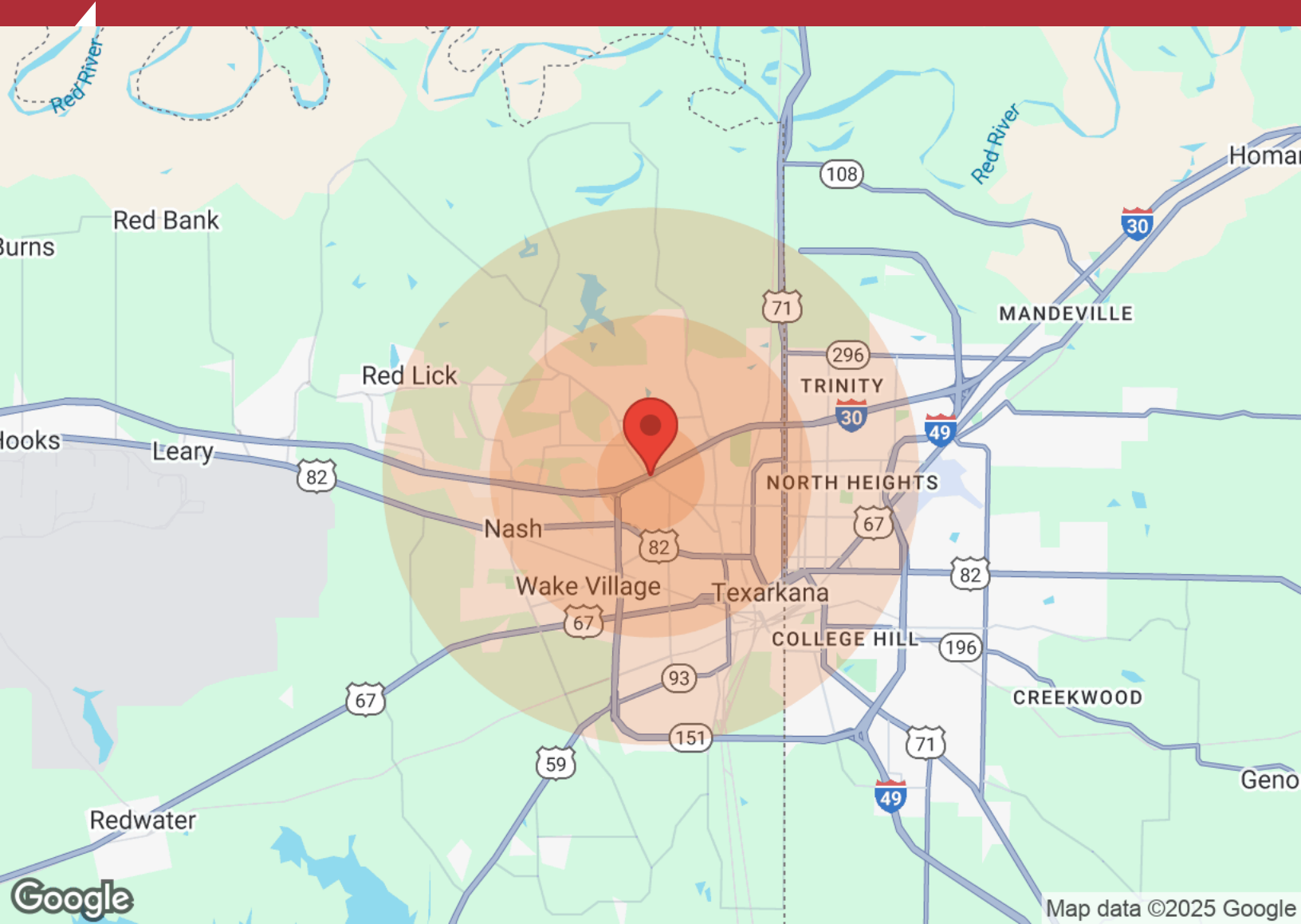
MTG
engineers
& surveyors

5930 SUMMERHILL RD.
TEXARKANA TEXAS 75501

P 903.838.8533 | F 903.832.4700
www.mtgenineers.com

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Population	1 Mile	3 Miles	5 Miles
Male	2,362	19,293	32,314
Female	2,632	21,732	35,219
Total Population	4,994	41,025	67,533
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,027	8,677	14,496
Ages 15-24	695	5,867	9,565
Ages 25-54	2,009	15,736	25,931
Ages 55-64	546	4,611	7,472
Ages 65+	717	6,134	10,069
Race	1 Mile	3 Miles	5 Miles
White	2,930	25,150	39,937
Black	1,685	13,526	24,131
Am In/AK Nat	3	32	64
Hawaiian	N/A	N/A	N/A
Hispanic	337	2,485	3,690
Multi-Racial	588	4,092	6,130

Income	1 Mile	3 Miles	5 Miles
Median	\$44,003	\$42,427	\$40,545
< \$15,000	317	3,016	5,471
\$15,000-\$24,999	374	1,978	3,320
\$25,000-\$34,999	266	2,059	3,201
\$35,000-\$49,999	556	2,711	4,387
\$50,000-\$74,999	454	3,198	5,260
\$75,000-\$99,999	152	1,474	2,242
\$100,000-\$149,999	73	1,345	2,200
\$150,000-\$199,999	46	493	707
> \$200,000	10	331	416

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,994	16,728	28,054
Occupied	1,823	15,037	25,246
Owner Occupied	665	7,957	13,466
Renter Occupied	1,158	7,080	11,780
Vacant	171	1,691	2,808



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

IABS 1-1