



Property Summary

Lot Size:	11.33 Acres
Price:	\$1,250,000

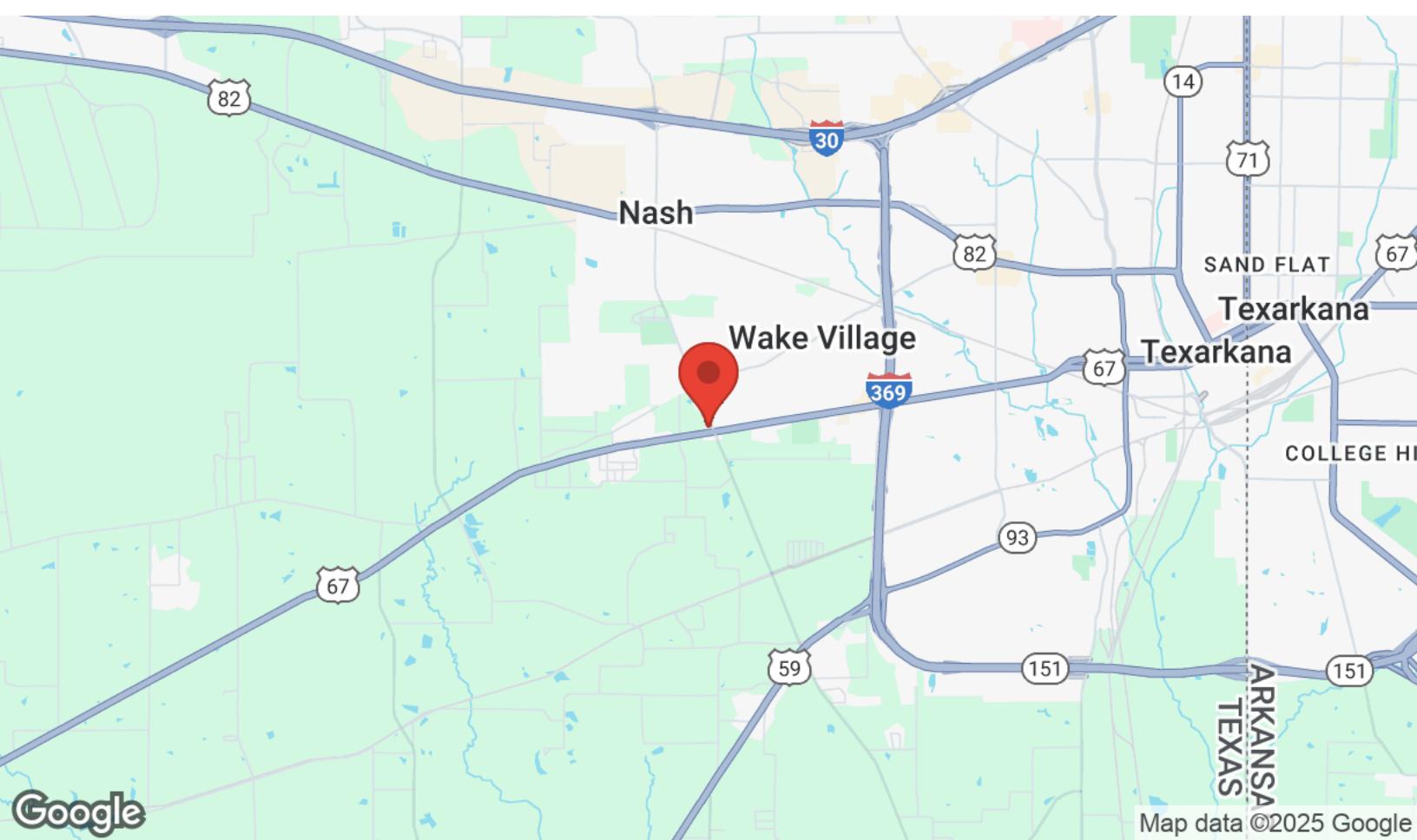
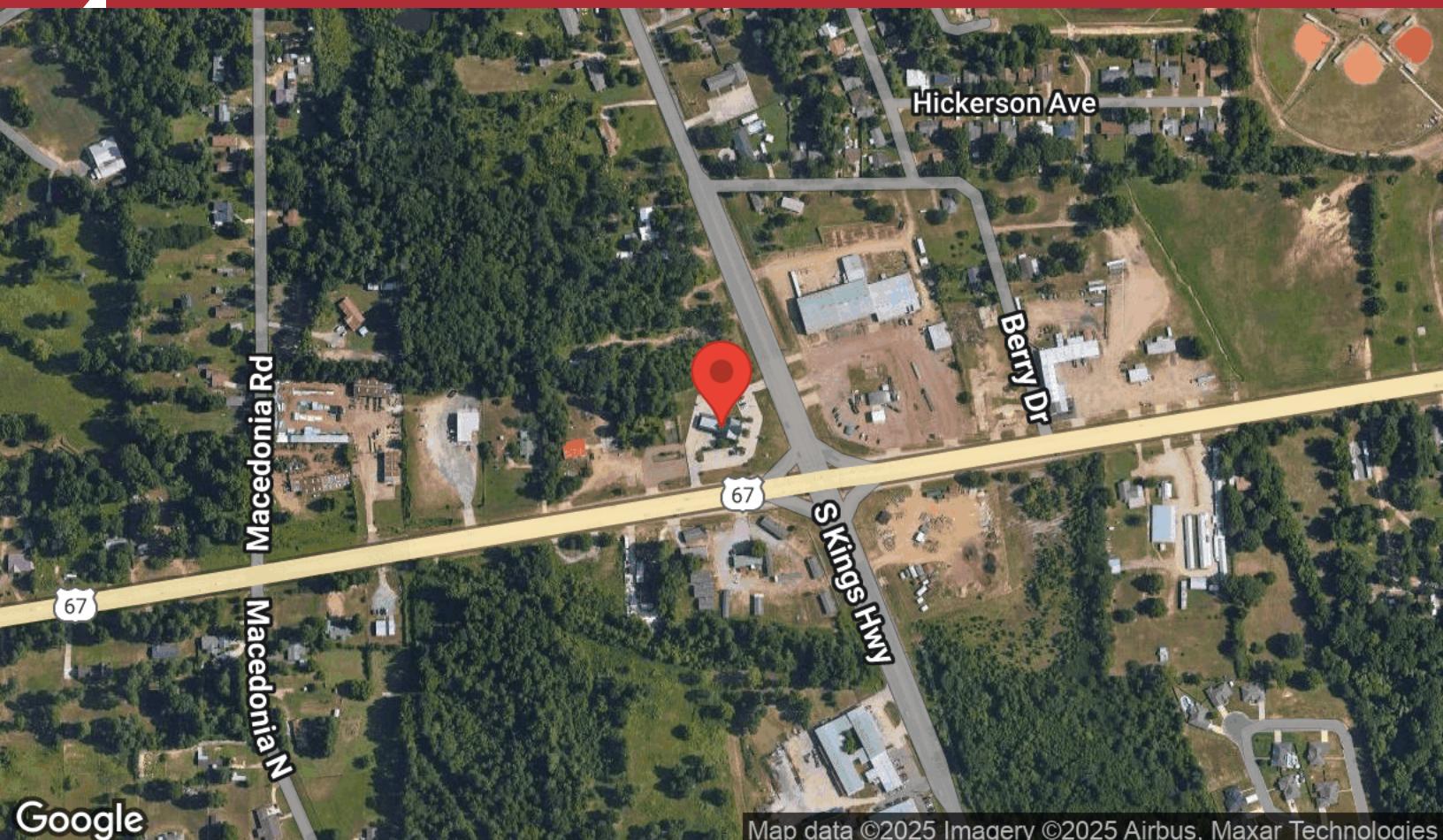
Property Overview

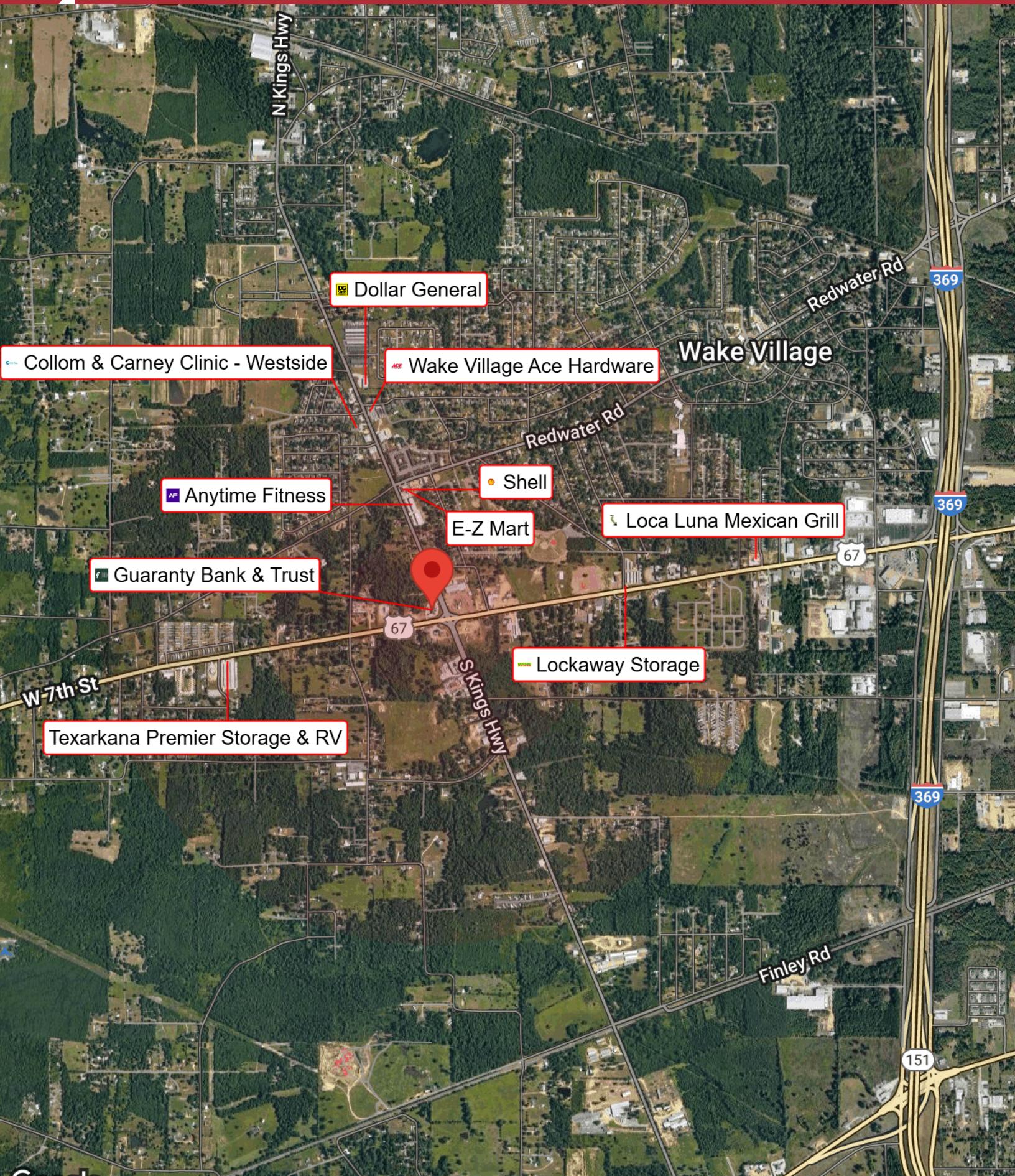
Located at the high-traffic intersection of West 7th Street (Highway 67) and North Kings Highway, this approximately 11.33-acre property offers great visibility and access, making it ideal for a wide range of commercial development. With dual frontage on both major thoroughfares, the site benefits from an impressive average daily traffic count of 16,618 on Highway 67 and 9,957 on North Kings Highway. This is a rare opportunity to secure a highly visible, high-traffic corner in a growing area—perfect for retail, service, or mixed-use development. Ready for immediate use.

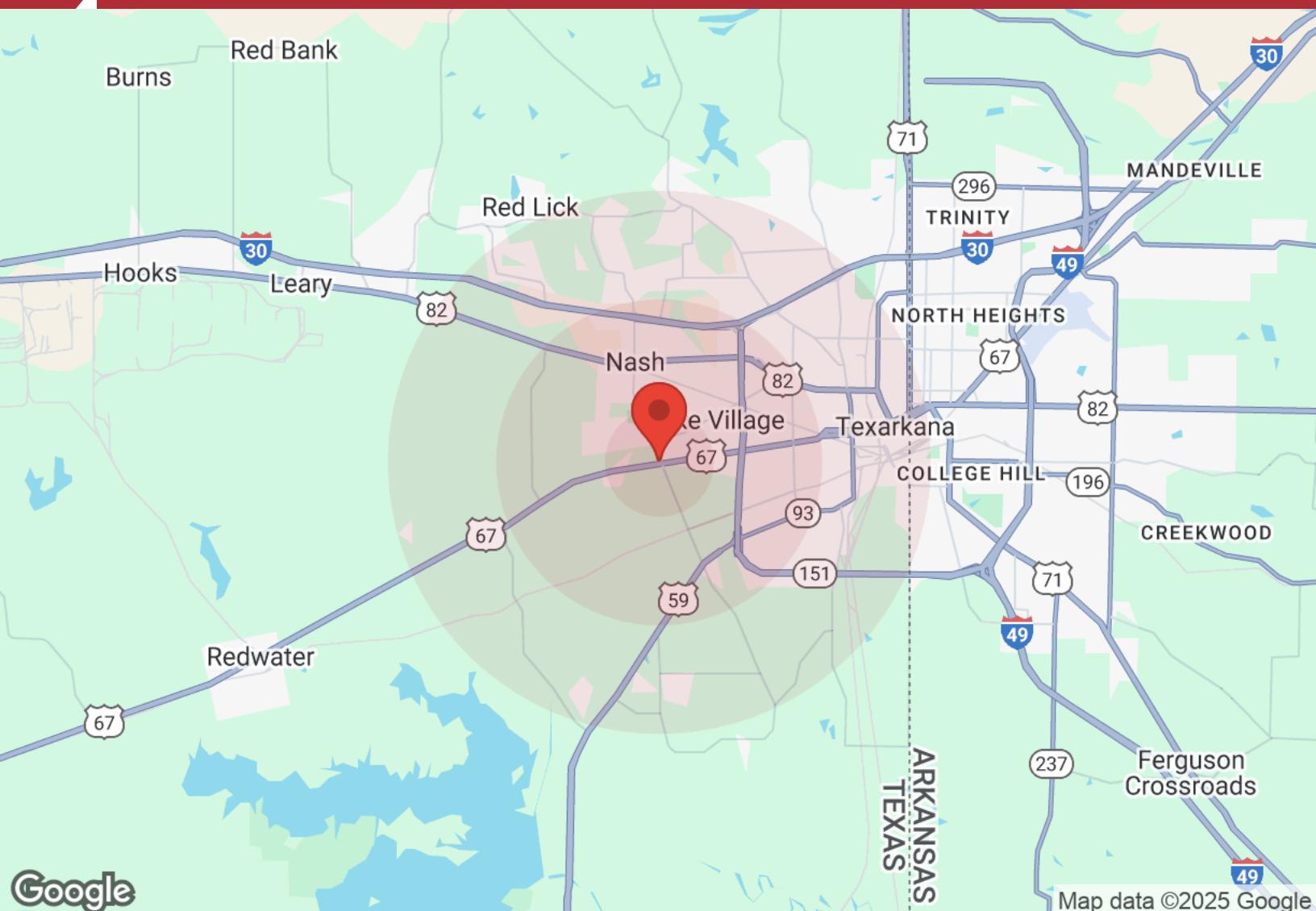
Location Overview

Located at the intersection of West 7th Street (Highway 67) and North Kings Highway to the north and west of Guaranty Bank & Trust in Texarkana, TX.









Population	1 Mile	3 Miles	5 Miles
Male	1,643	10,091	24,025
Female	1,922	9,573	24,824
Total Population	3,565	19,664	48,849

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	815	4,058	10,331
Ages 15-24	532	2,730	7,009
Ages 25-54	1,348	7,852	19,219
Ages 55-64	395	2,294	5,547
Ages 65+	475	2,730	6,743

Race	1 Mile	3 Miles	5 Miles
White	2,167	11,177	28,802
Black	1,130	7,063	16,891
Am In/AK Nat	1	60	88
Hawaiian	N/A	N/A	N/A
Hispanic	274	1,827	3,748
Multi-Racial	512	2,662	5,742

Income	1 Mile	3 Miles	5 Miles
Median	\$45,752	\$37,845	\$40,545
< \$15,000	213	1,536	3,681
\$15,000-\$24,999	158	901	2,489
\$25,000-\$34,999	147	814	2,272
\$35,000-\$49,999	272	1,215	3,142
\$50,000-\$74,999	368	1,414	3,550
\$75,000-\$99,999	110	623	1,630
\$100,000-\$149,999	104	594	1,270
\$150,000-\$199,999	38	98	427
> \$200,000	N/A	24	183

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,489	7,301	19,777
Occupied	1,394	6,633	17,754
Owner Occupied	895	3,799	10,186
Renter Occupied	499	2,834	7,568
Vacant	95	668	2,023

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



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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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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