



Property Summary

Lot Size: 1.23 Acres
Price: \$49,900
Zoning: C



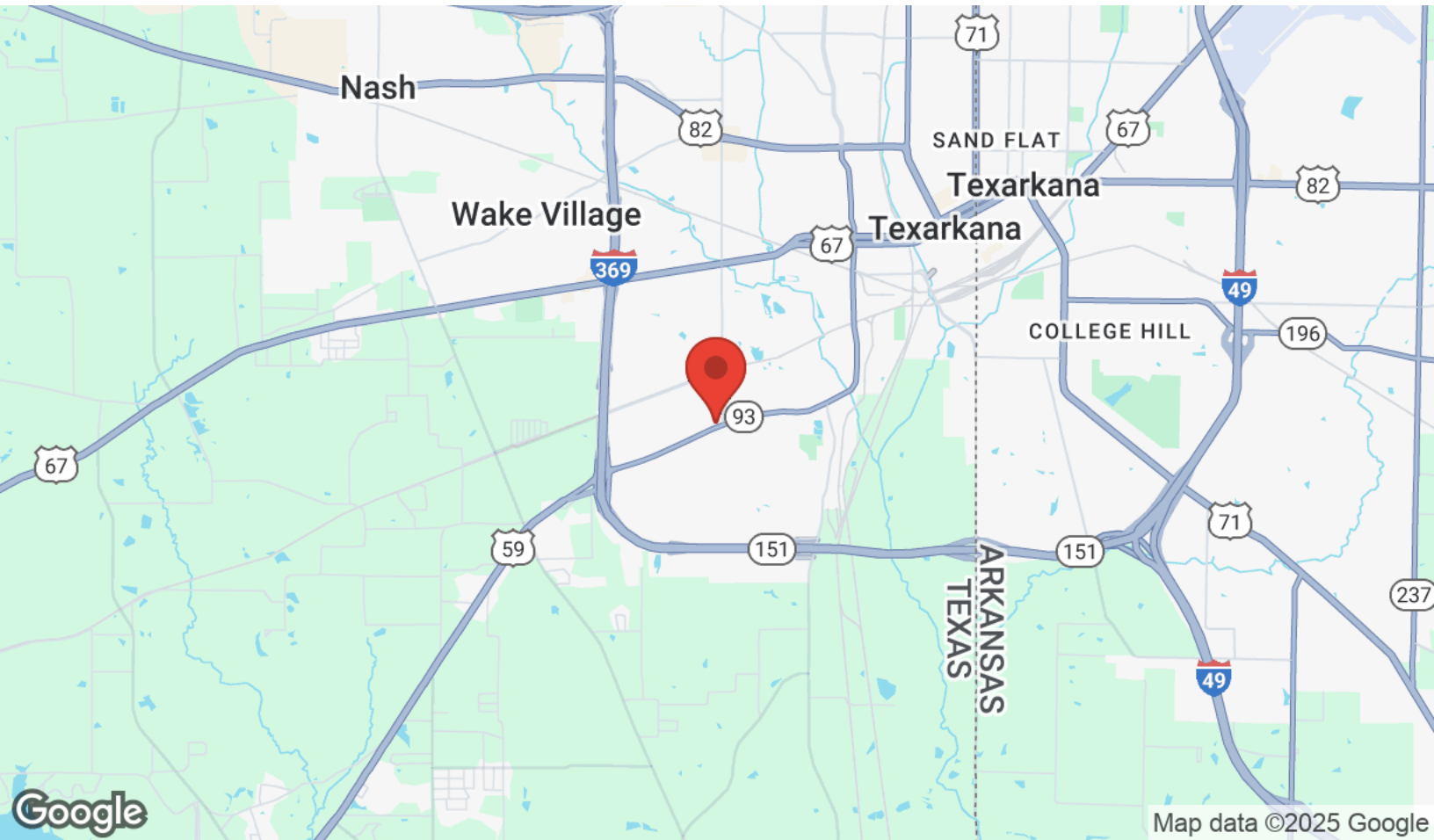
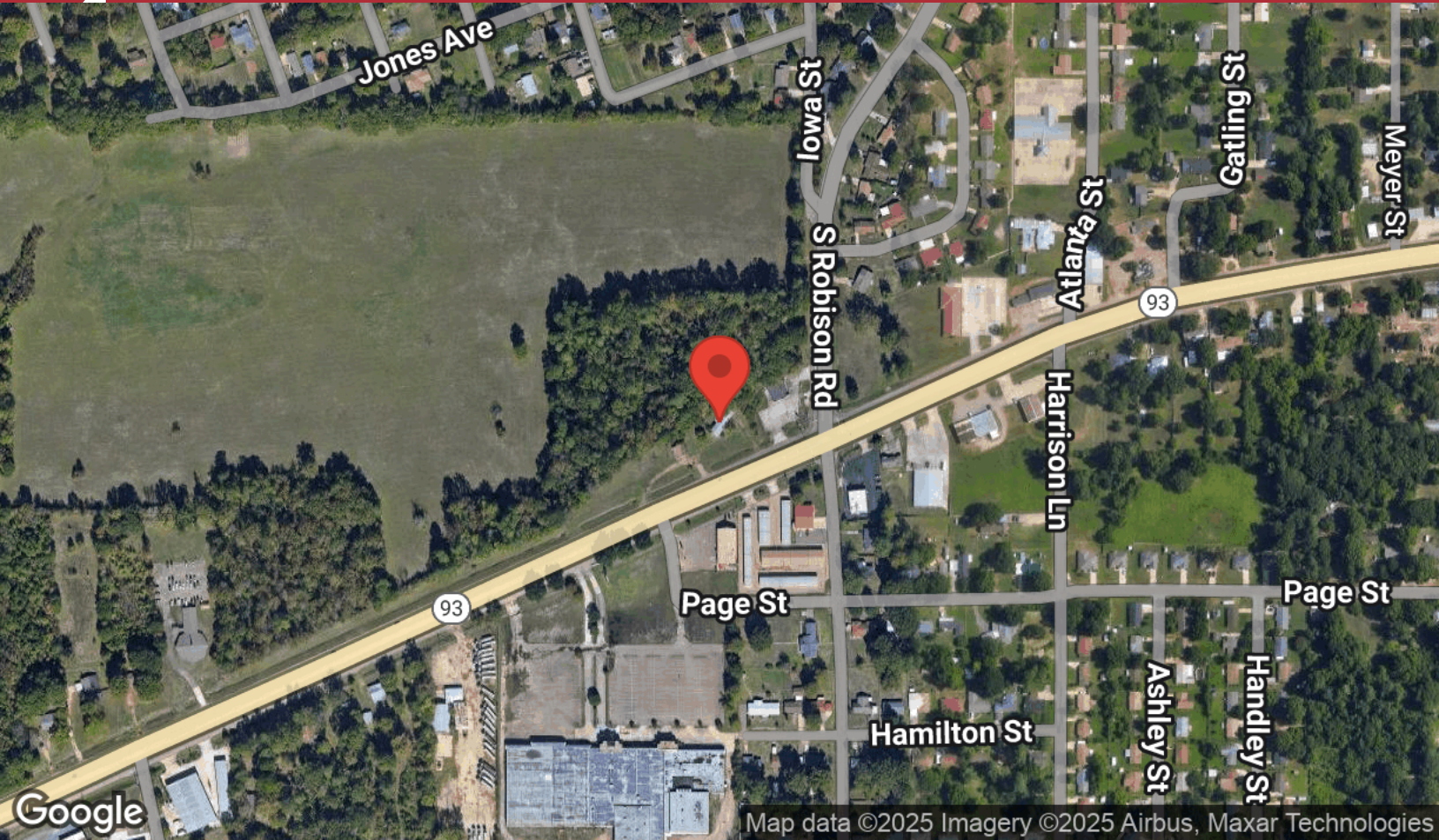
Property Overview

Commercial property located on South Lake Drive in Texarkana, TX, offering approximately 1.23 acres with direct road frontage. This highly visible and well-traveled area is ideal for various commercial development opportunities. With convenient access to major thoroughfares and high traffic exposure, it's a perfect location for businesses looking to establish a presence in the area!

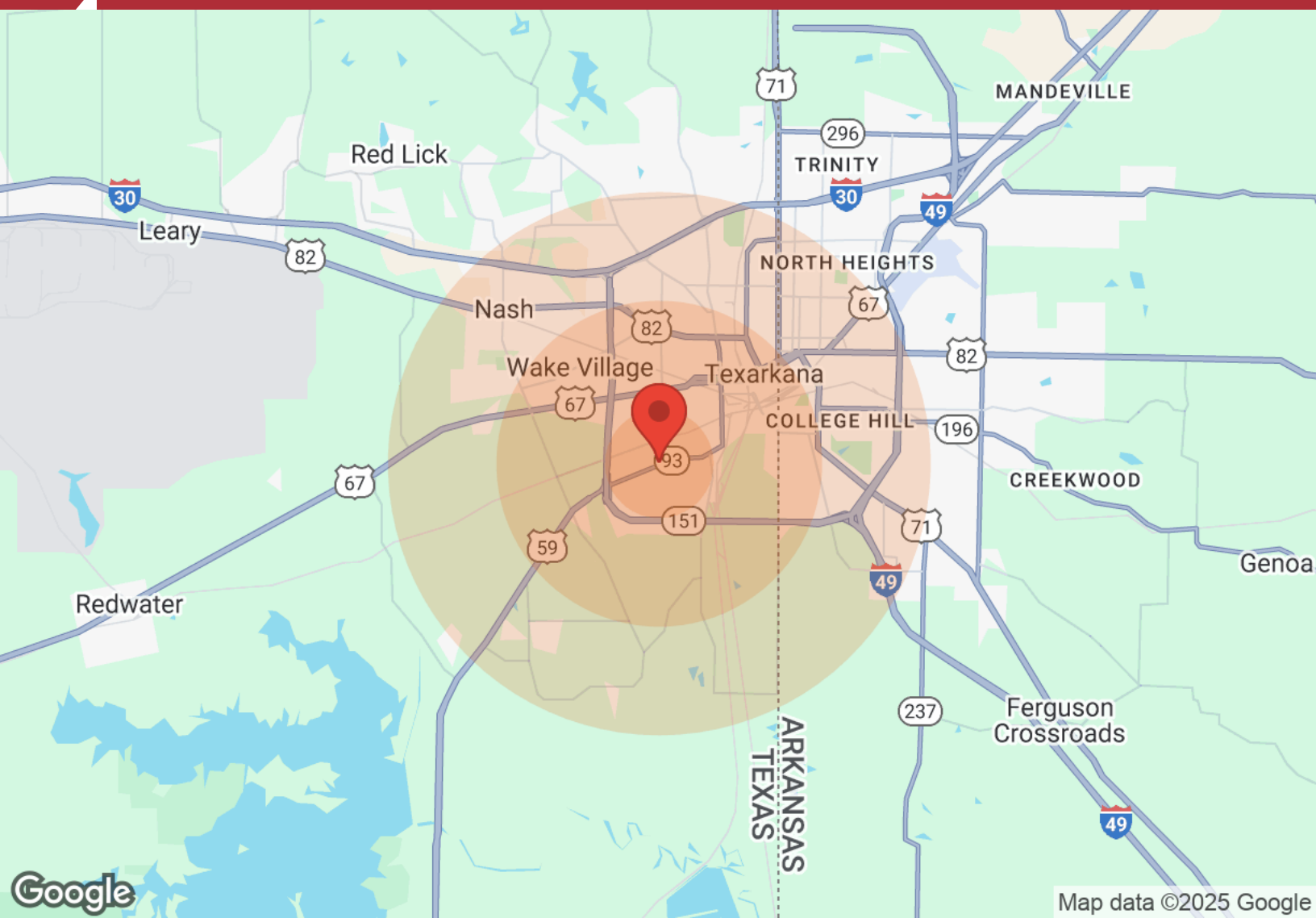
Location Overview

Located at the intersection of South Lake Drive and Robison Road across from U-Store-It.









Population	1 Mile	3 Miles	5 Miles
Male	1,645	13,110	30,396
Female	1,850	12,310	31,781
Total Population	3,495	25,420	62,177

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	883	5,282	13,352
Ages 15-24	596	3,592	8,717
Ages 25-54	1,258	10,267	24,233
Ages 55-64	346	2,840	6,818
Ages 65+	412	3,439	9,057

Race	1 Mile	3 Miles	5 Miles
White	1,230	12,574	34,682
Black	2,102	11,388	23,966
Am In/AK Nat	N/A	55	100
Hawaiian	N/A	N/A	N/A
Hispanic	203	1,921	4,090
Multi-Racial	326	2,730	6,432

Income	1 Mile	3 Miles	5 Miles
Median	\$29,281	\$29,281	\$35,145
< \$15,000	474	2,370	5,455
\$15,000-\$24,999	219	1,514	3,591
\$25,000-\$34,999	196	895	2,898
\$35,000-\$49,999	169	1,443	3,995
\$50,000-\$74,999	206	1,404	4,443
\$75,000-\$99,999	69	604	1,741
\$100,000-\$149,999	44	366	1,335
\$150,000-\$199,999	19	128	352
> \$200,000	N/A	32	176

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,390	9,795	25,953
Occupied	1,244	8,544	23,059
Owner Occupied	602	4,531	12,264
Renter Occupied	642	4,013	10,795
Vacant	146	1,251	2,894



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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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