



## Property Summary

Lot Size:	Approx. 23.79 Acres
Price:	\$714,000
Zoning:	SF-1

**Reduced Price!**

## Property Overview

This approximately 23.79-acre parcel of land in Texarkana, TX, is ideally located for single-family residential development. Situated directly across from Gibson Lane, the property is surrounded by existing single-family homes to the west, east, and north, making it a perfect fit for continued expansion. The area offers numerous advantages, including proximity to Interstate-30, which connects Dallas, TX to Little Rock, AR. Just south of the property is Waggoner Creek Elementary School, and to the east, you will find Pleasant Grove High School as well as a new hospital development, bringing increased traffic and growth to the area. Additionally, a newly developed QuikTrip convenience store to the south attracts high daily foot traffic from locals and travelers. With rapid development in this area, this property offers excellent potential for future residential growth.

## Location Overview

Located directly across from Waggoner Creek Elementary School in Texarkana, TX.



# 23.79 Acres For Residential Development

Gibson Lane and N Kings Hwy  
Texarkana, TX 75503

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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

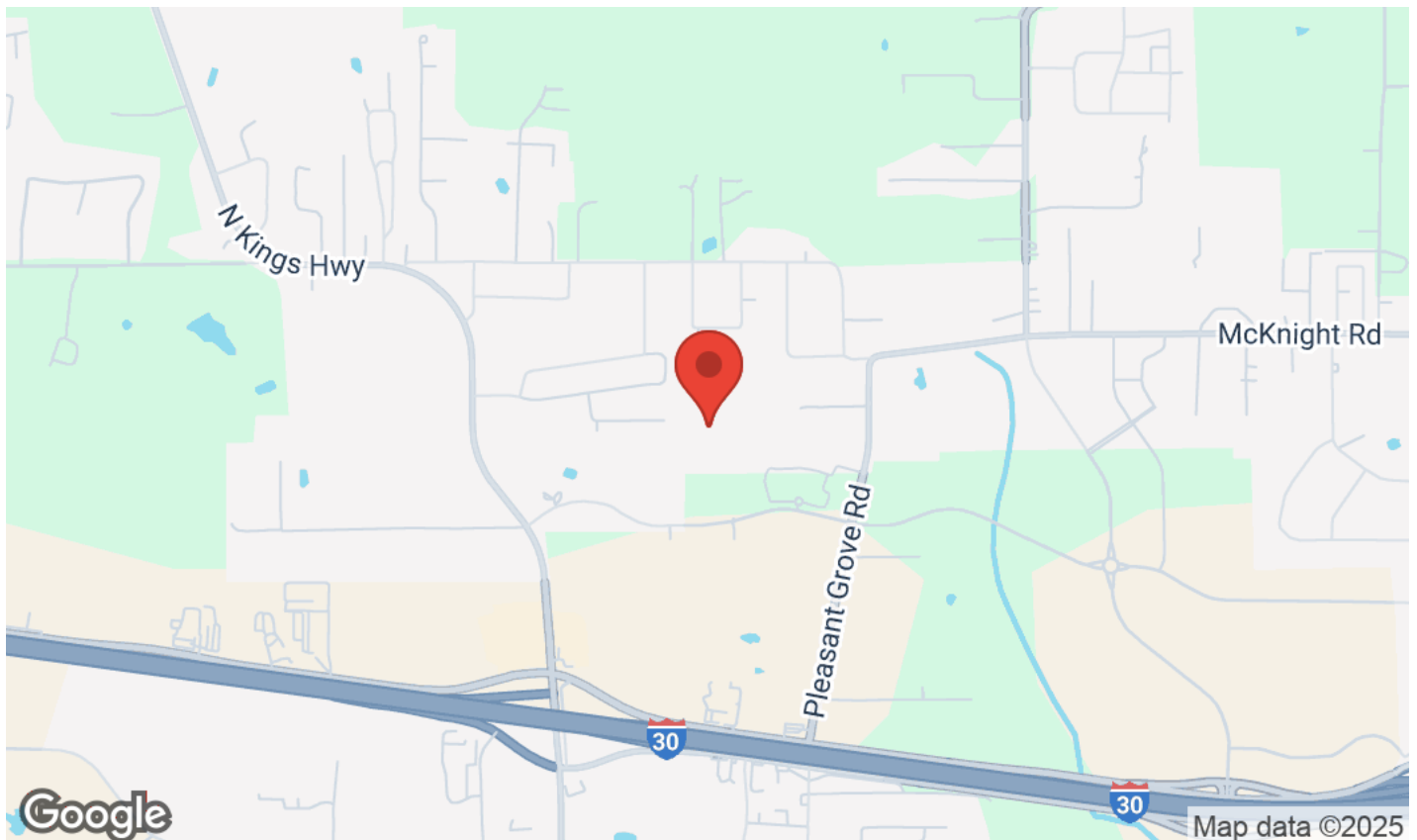
**NAI**American Realty



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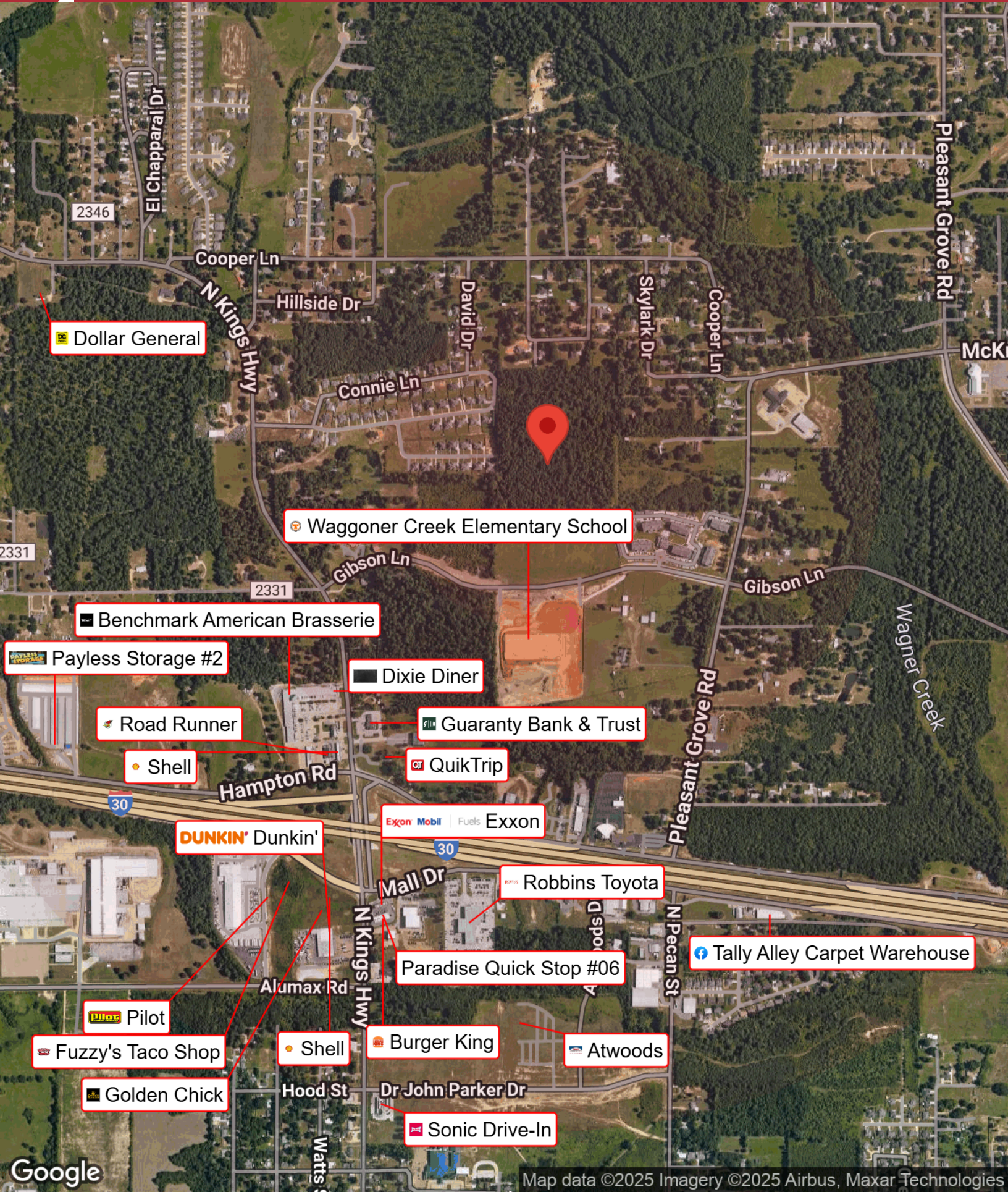
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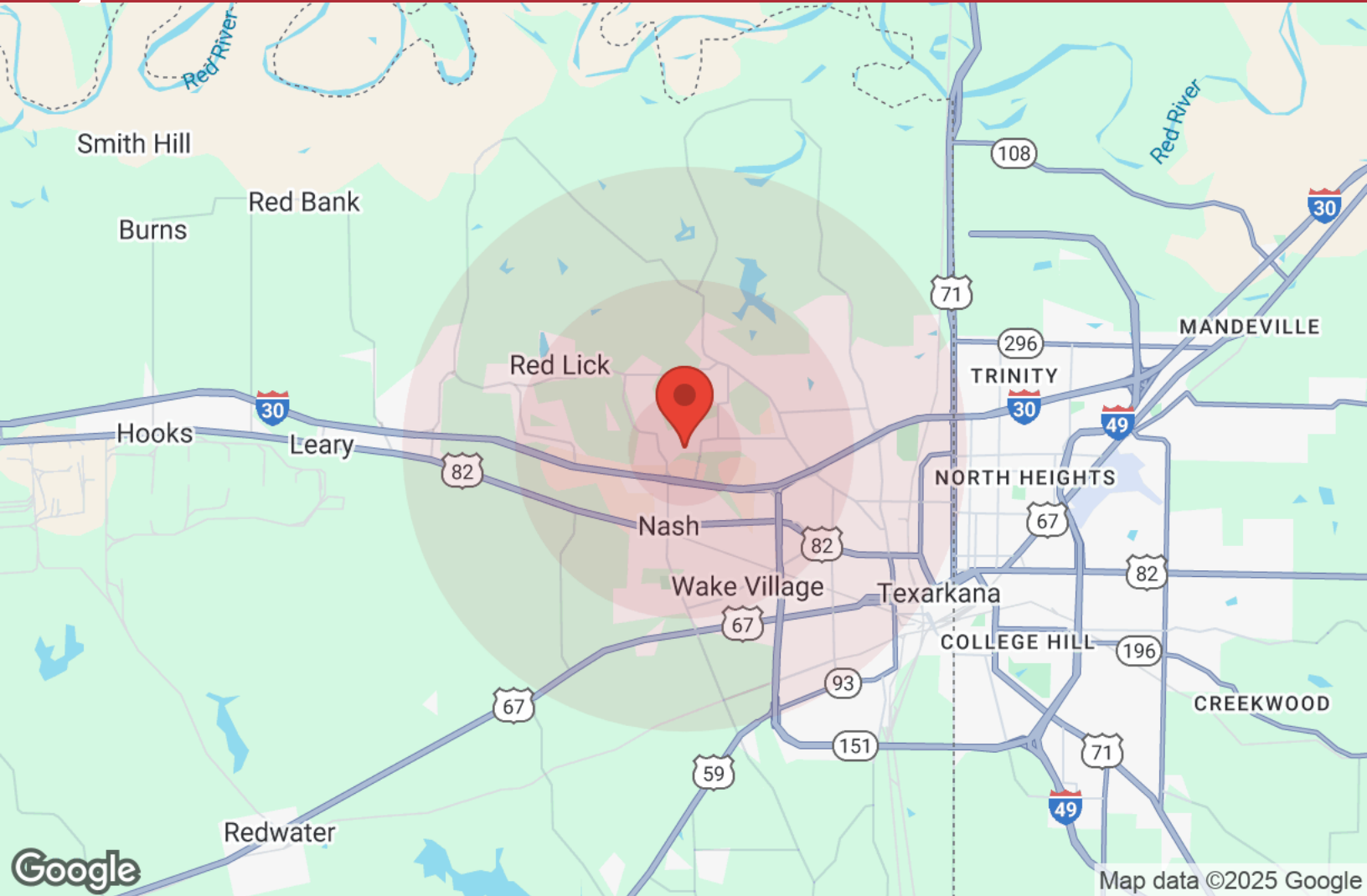
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**NAI**American Realty









Population	1 Mile	3 Miles	5 Miles
Male	860	11,827	24,270
Female	959	12,590	26,070
Total Population	1,819	24,417	50,340

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	369	4,956	10,559
Ages 15-24	251	3,489	6,902
Ages 25-54	740	9,175	18,754
Ages 55-64	174	2,594	5,558
Ages 65+	284	4,205	8,566

Race	1 Mile	3 Miles	5 Miles
White	1,205	14,999	28,281
Black	331	5,914	15,142
Am In/AK Nat	5	81	146
Hawaiian	1	10	20
Hispanic	142	2,019	4,344
Asian	88	689	997
Multi-Racial	48	698	1,394
Other	N/A	5	15

Income	1 Mile	3 Miles	5 Miles
Median	\$72,416	\$67,328	\$58,739
< \$15,000	16	651	2,453
\$15,000-\$24,999	53	967	2,011
\$25,000-\$34,999	49	798	1,714
\$35,000-\$49,999	105	1,225	2,516
\$50,000-\$74,999	163	1,963	3,834
\$75,000-\$99,999	76	911	2,079
\$100,000-\$149,999	92	1,480	2,710
\$150,000-\$199,999	144	978	1,443
> \$200,000	42	870	1,363

Housing	1 Mile	3 Miles	5 Miles
Total Units	819	11,018	22,811
Occupied	739	9,843	20,125
Owner Occupied	391	5,454	10,758
Renter Occupied	348	4,389	9,367
Vacant	80	1,176	2,687

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## 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
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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](http://www.trec.texas.gov)

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