



Property Summary

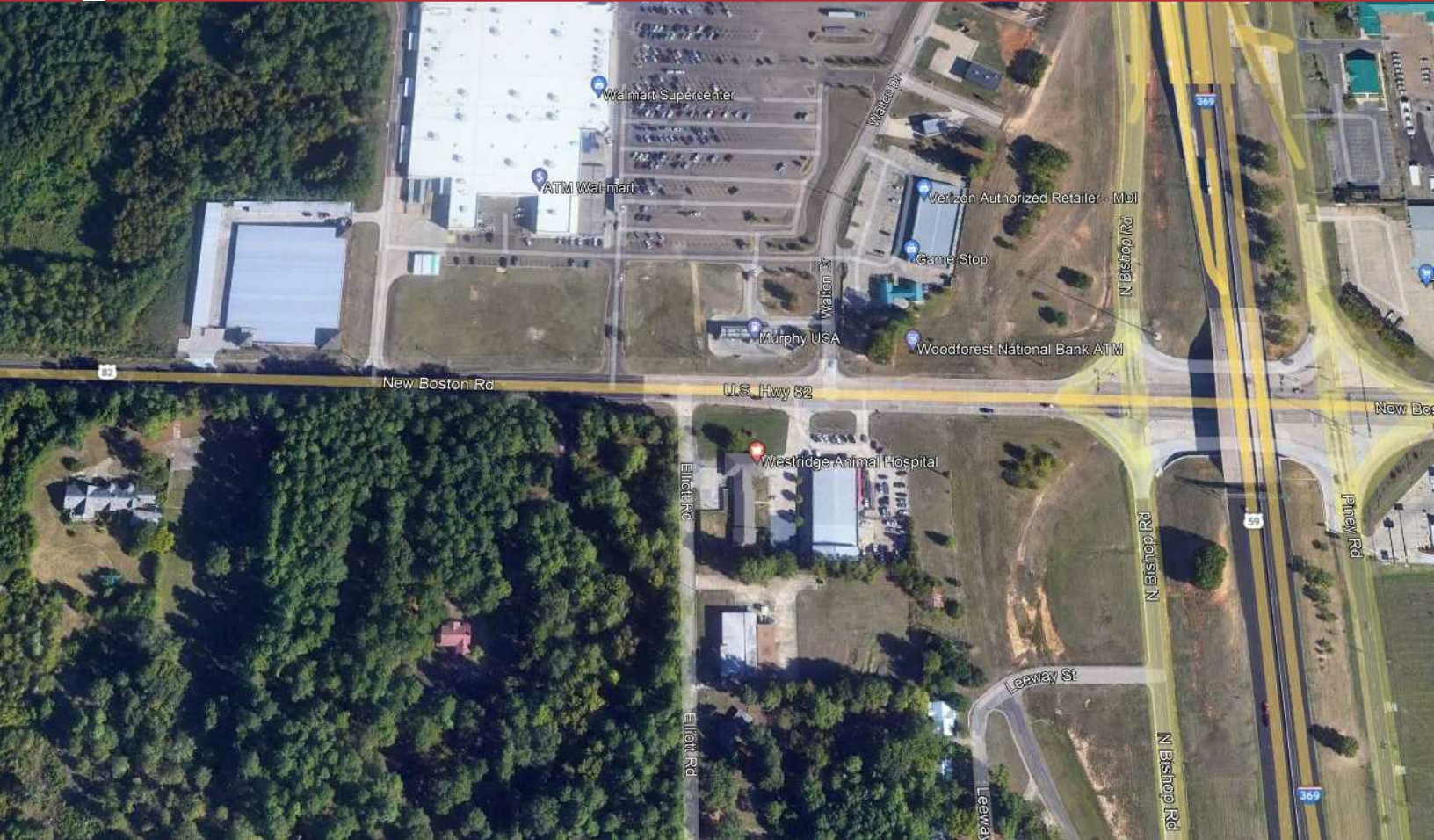
Price:	\$7.50/SF
Land:	1.25 Acres
Zoning:	C

Property Overview

Approximately 1.25 acres of land for sale at \$7.50 per square foot. This parcel is located on a busy New Boston Road and is positioned perfectly across from the high-traffic Walmart Supercenter. Other neighboring businesses include Lowe's Home Improvement, Lockaway Storage, and major furniture outlets like Hank's Fine Furniture and Ashley HomeStore. This property promises unmatched visibility and foot traffic. Directly next to the 1.25 acres is a newly developed Murphy USA gas station/convenience store.

Location Overview

Located on New Boston Road (Highway 82) directly across from Lockaway Storage and Walmart Supercenter in Texarkana, TX.



LEGEND

- PROPERTY LINE _____
- ADJACENT PROPERTY _____
- IRON PIN SET _____ ○
- IRON PIN FOUND _____ ●
- MINIMUM BUILDING SETBACK LINE _____ M.B.S.L.
- PUBLIC UTILITY AND DRAINAGE EASEMENT _____ P.U.D.E.

SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON AND IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON (CALL 1-800-DIG-TESS)

NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

PURPOSE OF REPLAT: THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF LOTS 7, 8, 9, & 10 OF CARRIE D HARTS 1ST ADDITION AS SHOWN HEREON.

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO 48037C03855E, WITH AN EFFECTIVE DATE OF 1/27/2017, IN THE CITY OF TEXARKANA STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. GROUND MEASUREMENTS ARE USED AS THE BASIS FOR LOCATION OF ALL FEATURES OF THE SUBJECT PROPERTY.

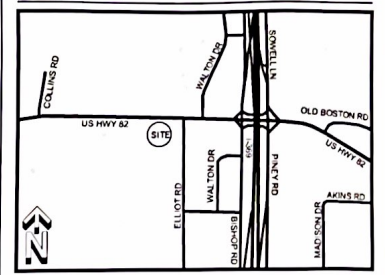
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN TEXAS, AND THE ACTUAL RELATIVE LOCATION OF CORNER MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITIES IN TEXAS SHALL BE REPORTED WITHIN A POSITIONAL TOLERANCE OF 1/10,000 + 0/10 FEET

LAND DESCRIPTION

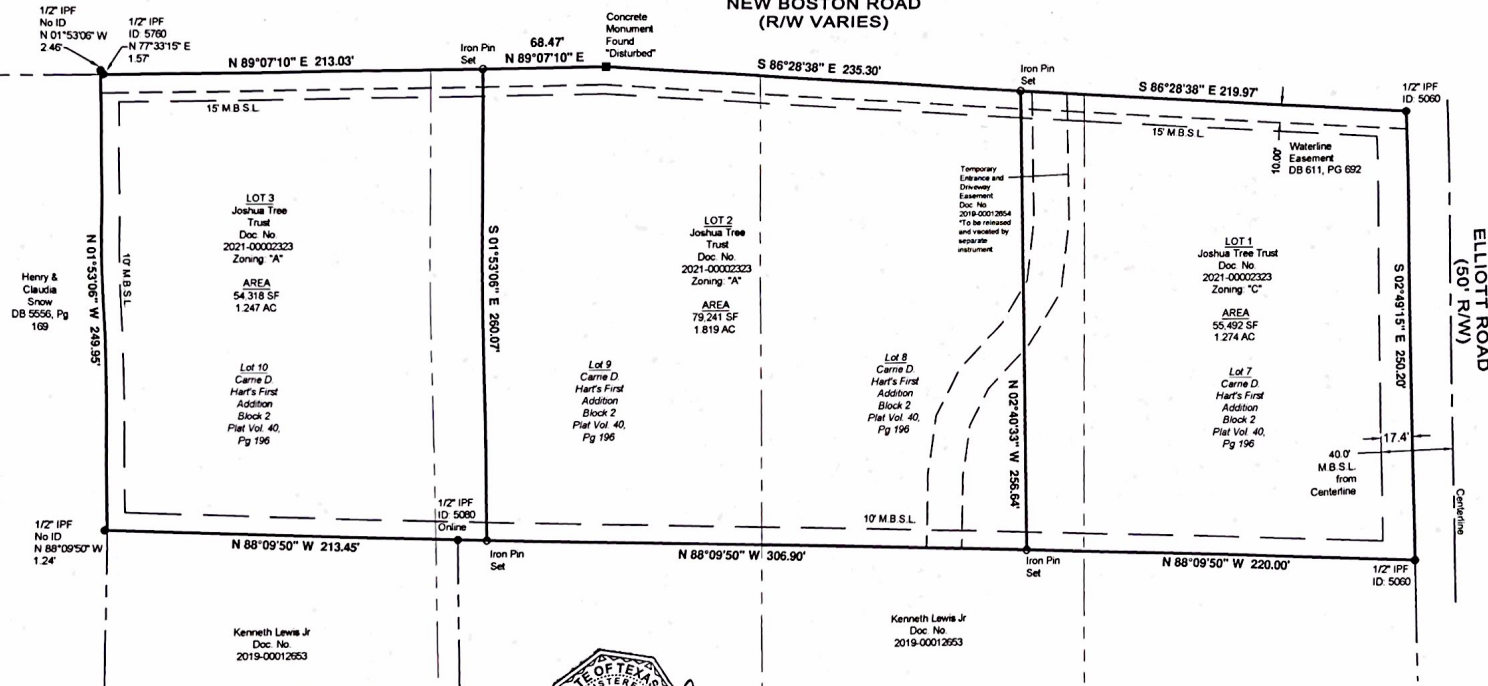
(PER DOC. NUMBER 2021-00002323)

THE NORTH TWO HUNDRED FIFTY FEET (N 250') OF LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED TWO (2) OF CARRIE D HARTS 1ST ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 40, PAGE 196 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

SITE MAP NTS



NEW BOSTON ROAD (R/W VARIES)



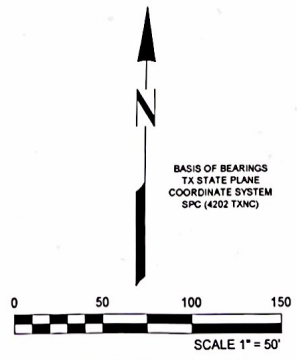
**FINAL PLAT
JOSHUA TREE FIRST ADDITION**

BEING A REPLAT OF A PORTION OF LOTS 7, 8, 9, & 10 OF CARRIE D HARTS 1ST ADDITION TO THE CITY OF TEXARKANA, COUNTY OF BOWIE, STATE OF TEXAS PLAT VOLUME 40, PAGE 196

Alexa Zarate
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214012648
MY COMMISSION EXPIRES March 31, 2025



<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p>	<p>NOTARIZATION</p>	<p>CERTIFICATE OF SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL BY PLANNING DEPARTMENT</p>
<p>F.M. Slack, Jr. being the owner of the hereon described tract of land have caused the same to be surveyed, platted and subdivided as shown hereon and which subdivision shall be known as JOSHUA TREE FIRST ADDITION. AND BY THESE PRESENTS, THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC IN FEE SIMPLE, THE STREETS AND/OR EASEMENTS SHOWN ON THIS PLAT FOR THEIR NOTED PURPOSES.</p> <p>F.M. Slack, Jr. OWNER</p>	<p>STATE OF <u>Colorado</u> COUNTY OF <u>La Plata</u></p> <p>PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS DAY PERSONALLY APPEARED <u>CLINTON T. HEAD</u>, CLERK, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE DOES HEREBY EXECUTE THE SAME FOR THE PURPOSES AND CONSIDERATION HEREON EXPRESSED.</p> <p>GIVE UNDER MY HAND AND SEAL OF OFFICE AS NOTARY PUBLIC ON THIS <u>17</u> DAY OF <u>July</u> 20<u>24</u></p> <p>Alexa Zarate NOTARY PUBLIC MY COMMISSION EXPIRES: <u>03/31/2025</u></p>	<p>I, CLINTON T. HEAD, 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 KNOWN AS JOSHUA TREE FIRST ADDITION CORRECTLY REFLECTS THE RESULTS OF A SURVEY BY ME AND THAT THE CORNER MONUMENTS ARE IN PLACE AND/OR WILL BE PLACED AT THE POINTS ON THE BOUNDARY OF THE SUBDIVISION AS SHOWN ON THE PLAT OF SAME, AND THAT THE SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.</p> <p>CLINTON T. HEAD REG. TX. NO. 6641 YOUNG HOBBS & ASSOCIATES 1202 CROSSLAND AVE. CLARKSVILLE, TN</p> <p>7/16/24</p>	<p>WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF JOSHUA TREE FIRST ADDITION, BEING A REPLAT OF A PORTION OF LOTS 7, 8, 9, & 10 OF CARRIE D HARTS 1ST ADDITION TO THE CITY OF TEXARKANA, COUNTY OF BOWIE, STATE OF TEXAS TOGETHER WITH THE OWNERS CERTIFICATE AND SURVEYORS CERTIFICATE OF SAME WERE PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FOR ITS APPROVAL, AND THAT SAID PLAT, OWNER'S CERTIFICATE AND THE SURVEYORS CERTIFICATE BEING FOUND TO CONFORM TO THE REQUIREMENTS IN ALL RESPECTS ARE IN ALL THINGS APPROVED ON THIS _____ DAY OF _____, 20____.</p> <p>PLANNING COMMISSION APPROVAL EXPRES ON _____</p> <p>CHAIRMAN _____</p> <p>SECRETARY _____</p>

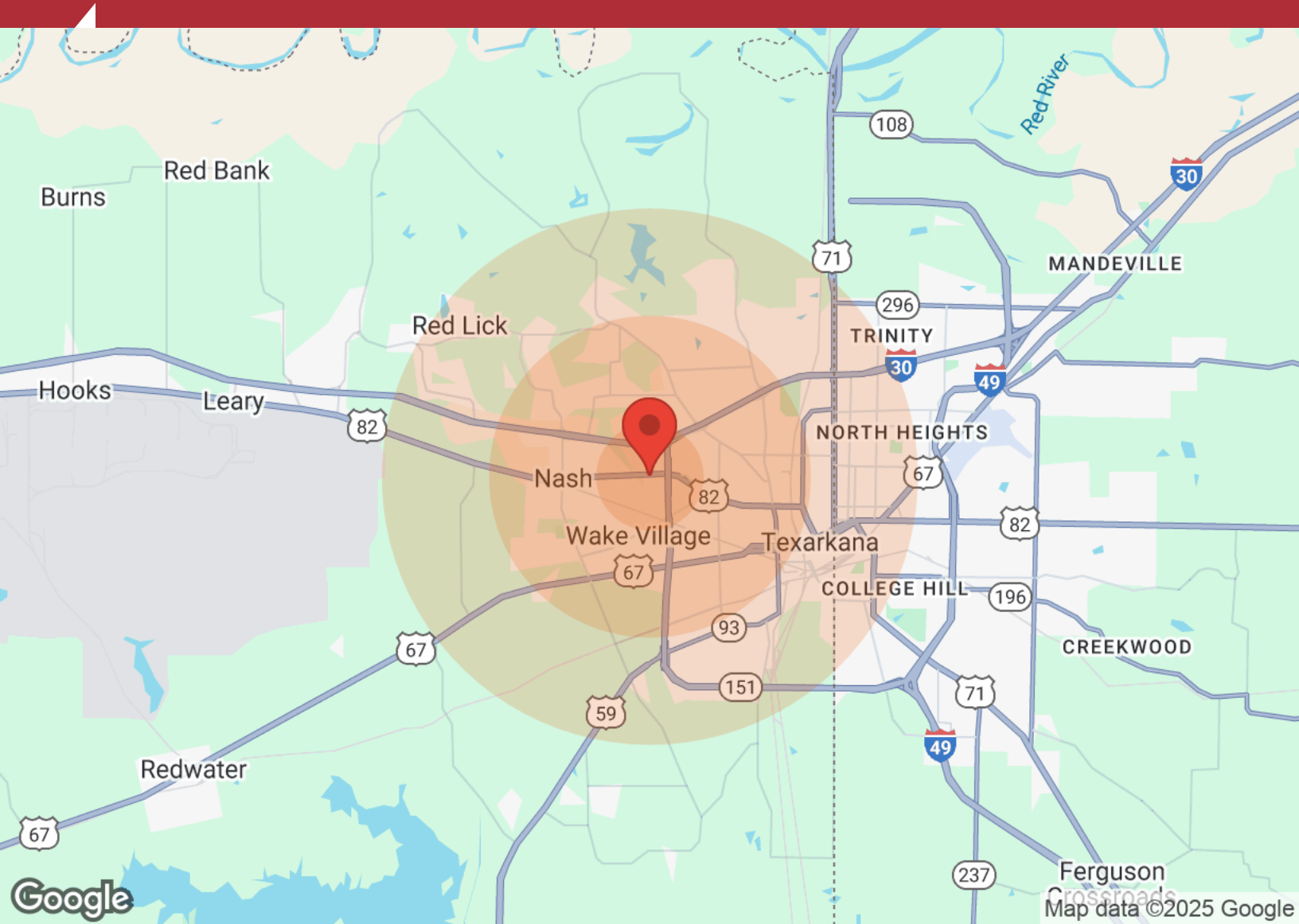


YOUNG HOBBS AND ASSOCIATES

1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
(931)645-2524 FAX: (931)645-2768

11/27/2023	OWNER - JOSHUA TREE TRUST DOC. NO 2021-00002323 PO BOX 3367 DURANGO, CO 81302 PARCEL ID: 10100002010
TOTAL ACRES 4.340 ACRES ±	TOTAL LOTS 2 LOTS
ACRES NEW ROAD 0	MILES NEW ROAD 0
ACRES OPEN SPACE 0	

SCALE: 1"=50'



Population	1 Mile	3 Miles	5 Miles
Male	1,840	16,886	32,624
Female	2,174	18,960	33,774
Total Population	4,014	35,846	66,398

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	928	7,976	13,798
Ages 15-24	570	5,421	9,234
Ages 25-54	1,649	13,714	26,092
Ages 55-64	416	3,929	7,588
Ages 65+	451	4,806	9,686

Race	1 Mile	3 Miles	5 Miles
White	2,081	20,858	40,573
Black	1,651	12,525	22,202
Am In/AK Nat	N/A	41	98
Hawaiian	N/A	N/A	N/A
Hispanic	296	2,631	4,134
Multi-Racial	528	4,374	6,392

Income	1 Mile	3 Miles	5 Miles
Median	\$40,740	\$44,635	\$40,740
< \$15,000	243	2,626	5,044
\$15,000-\$24,999	270	1,715	3,253
\$25,000-\$34,999	259	1,741	3,057
\$35,000-\$49,999	395	2,536	4,020
\$50,000-\$74,999	300	2,948	5,013
\$75,000-\$99,999	95	1,242	2,249
\$100,000-\$149,999	96	1,267	2,035
\$150,000-\$199,999	23	374	688
> \$200,000	10	176	431

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,655	14,614	27,065
Occupied	1,473	13,188	24,267
Owner Occupied	667	7,172	13,483
Renter Occupied	806	6,016	10,784
Vacant	182	1,426	2,798

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.



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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