



Property Summary

Building SF:	Approx. 3,255 SF
Lot Size:	Approx. 0.46 AC
Price:	\$1,000,000
Year Built:	2010
Zoning:	General Retail

Property Overview

Former Zips Car Wash offering a flexible opportunity for continued car wash use or commercial redevelopment. The property benefits from approximately 28,329 VPD along Richmond Road and an established commercial setting, with existing car wash improvements that provide flexibility for a future owner.

Highlights:

- Car Wash or Retail Redevelopment Potential
- Approx. 107' Express Wash Tunnel
- 7 McNeil Blowers
- Acqualab Chemical Dispensing System
- ±28,329 VPD – Richmond Road
- Direct Richmond Road Access

Location Overview

Located on Richmond Road near Chicken Express and E-Z Mart in Texarkana, TX.

Express Car Wash & Redevelopment

2806 Richmond Road
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

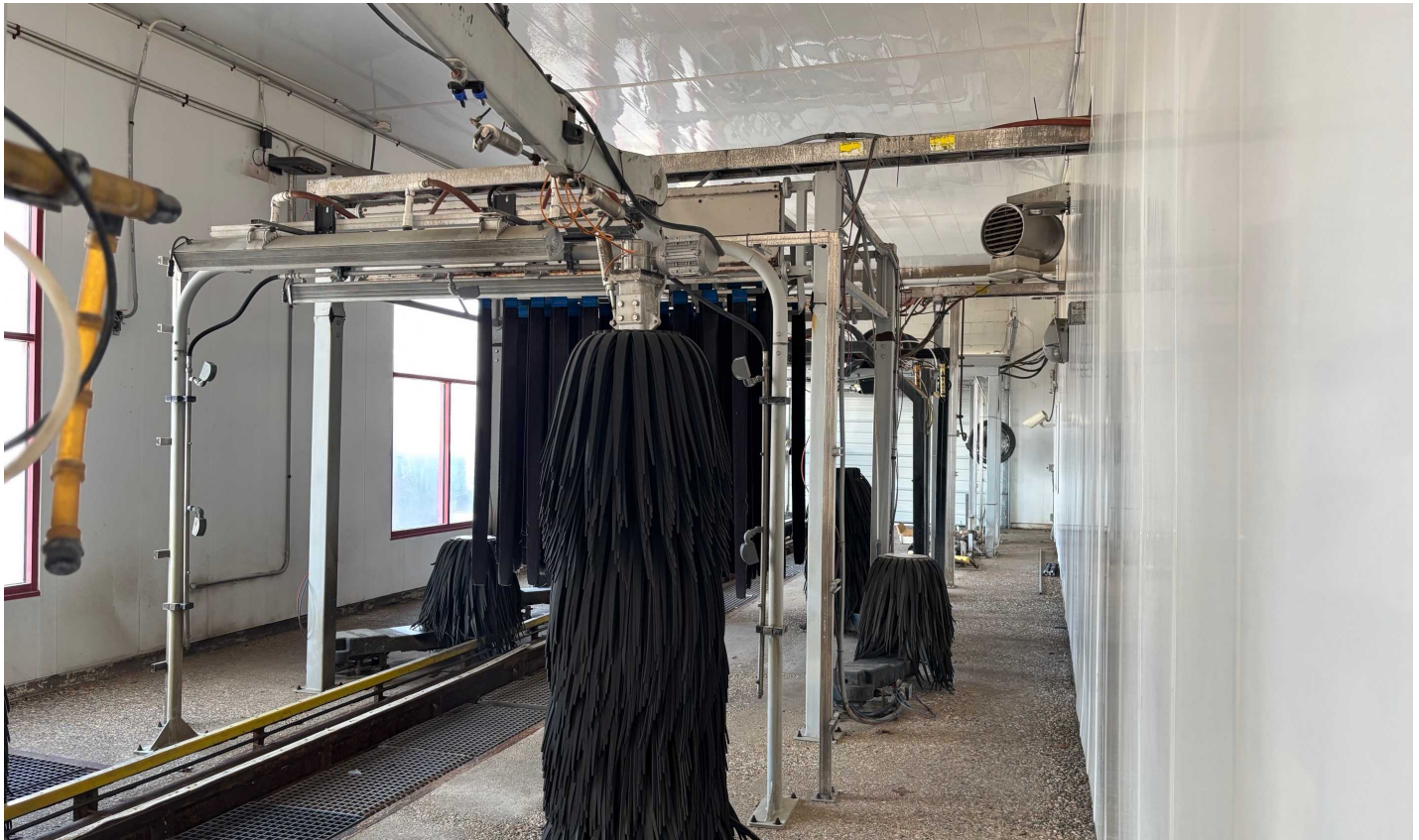
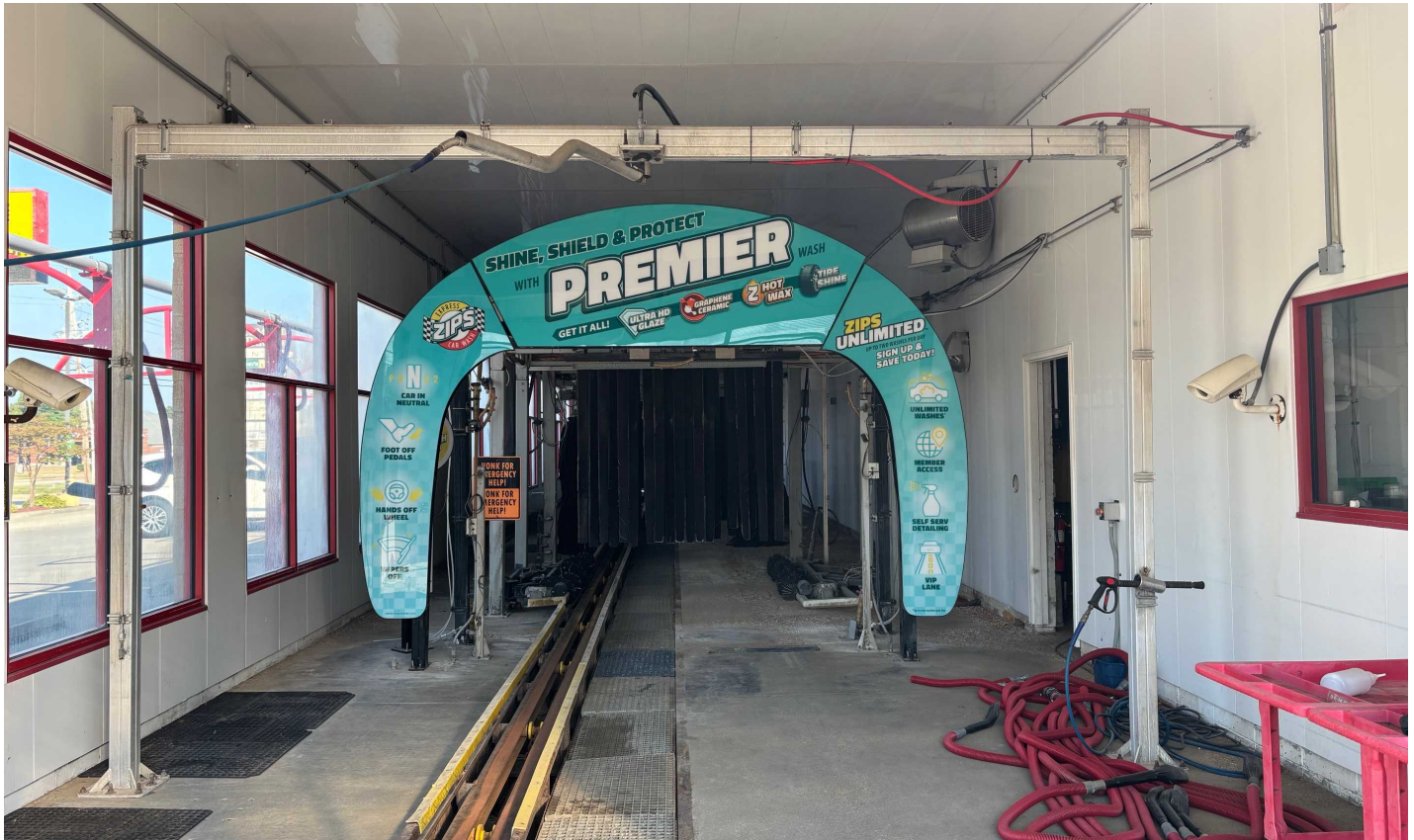
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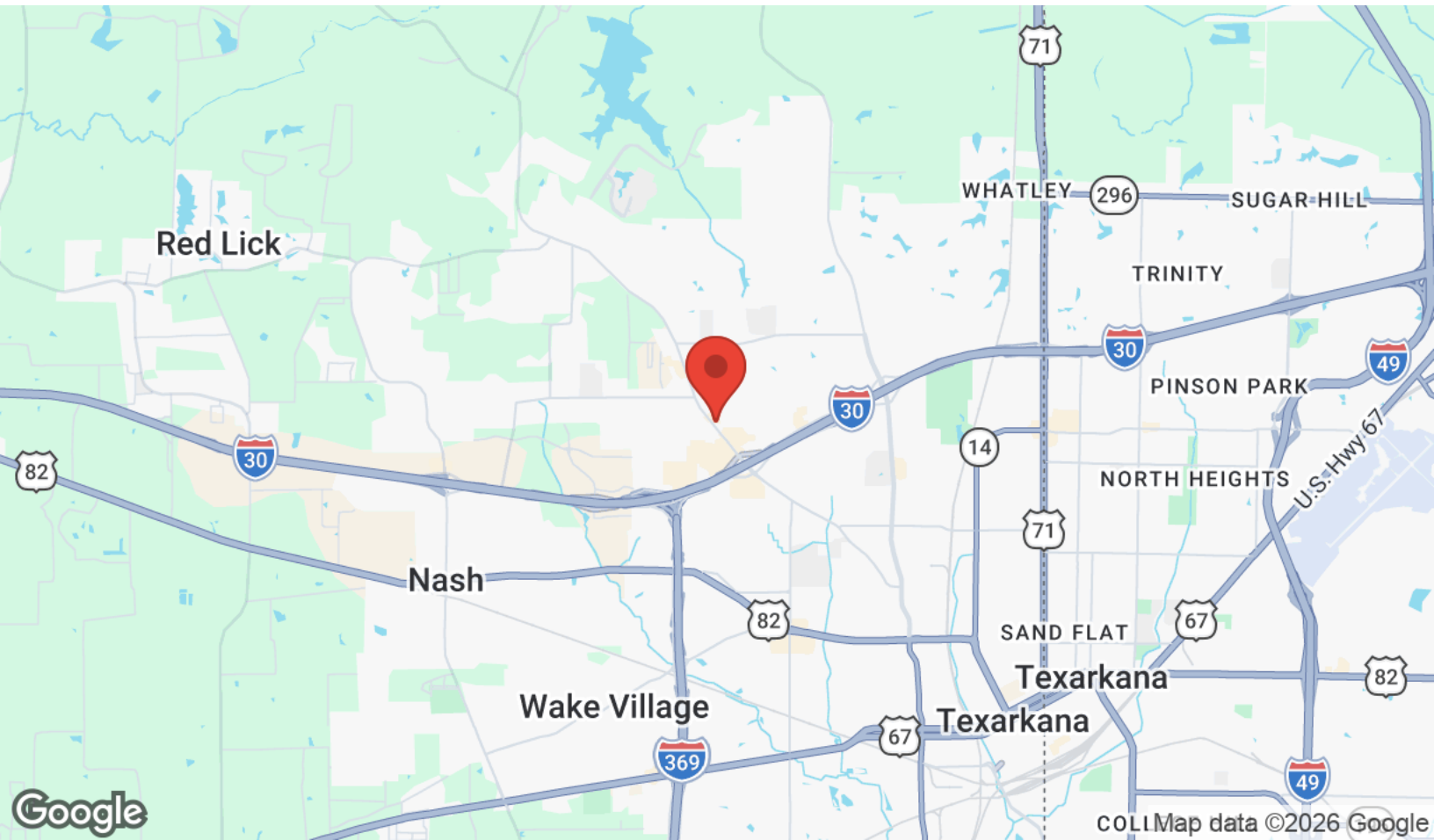
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NAIAmerican Realty









Walmart Neighborhood Market

Ironwood Grill

Amigo Juan

Ace Hardware

Dollar General

MOOYAH Burgers, Fries & Shakes

Chicken Express

Scooter's Coffee

Gusano's

Wingstop

Jason's Deli

Joe's | Pizza & Pasta

Sonic Drive-In

Burger King

Lost Pizza

Target

Sam's Club

Olive Garden

Boot Barn

Chick-fil-A

Dairy Queen

Outback Steakhouse

T.J. Maxx

Kohl's

Starbucks

Chili's Grill & Bar

Dillard's

JCPenney

LongHorn Steakhouse

Panera Bread

Cold Stone Creamery

Best Buy

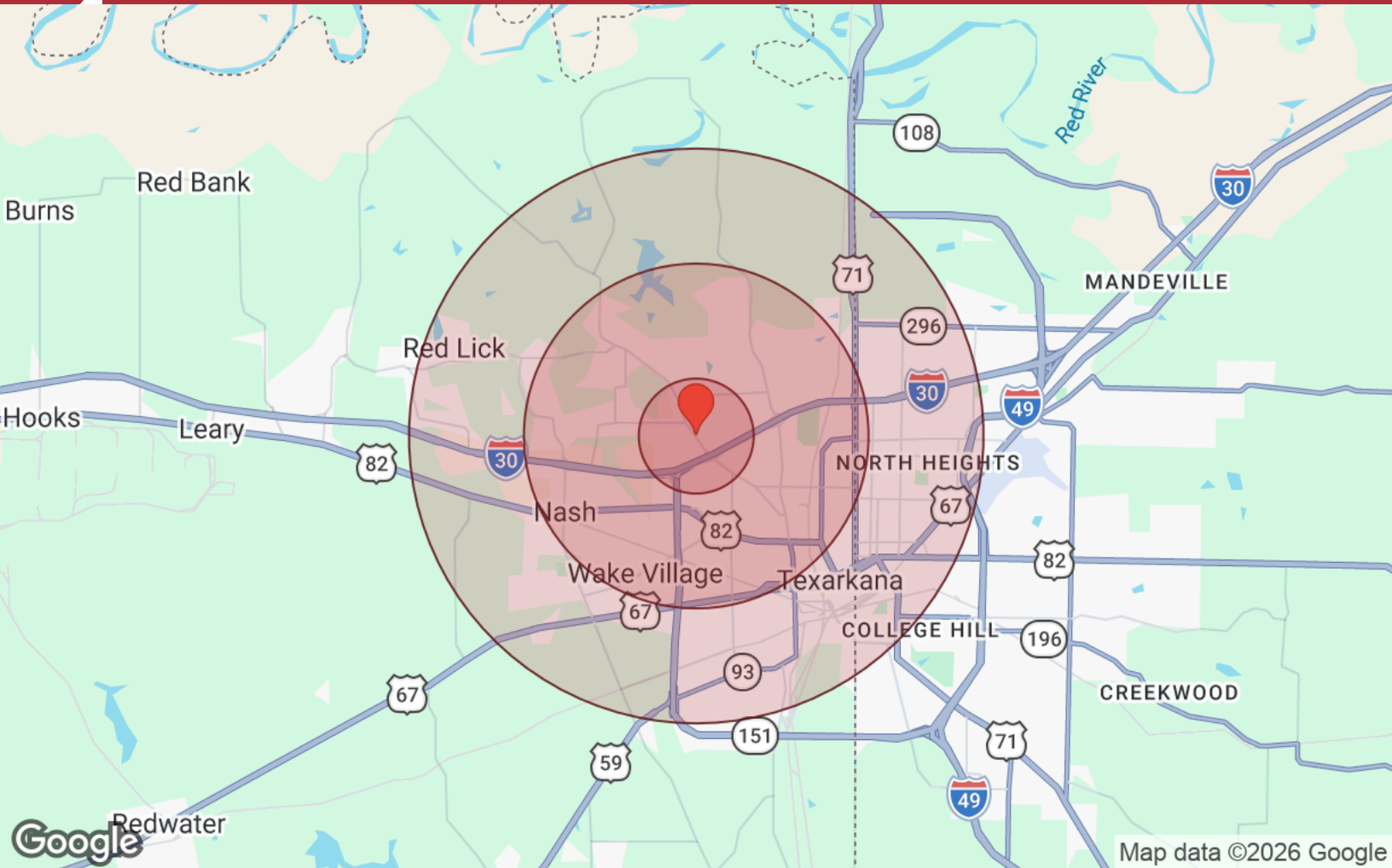
The Home Depot

Hobby Lobby

McDonald's

Walgreens

CVS



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,097	17,273	33,267
Female	2,337	19,688	36,175
Total Population	4,434	36,961	69,442

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,664	19,878	37,436
Black	1,096	11,665	23,187
Am In/AK Nat	12	111	201
Hawaiian	2	15	21
Hispanic	338	3,360	5,493
Asian	187	883	1,229
Multiracial	135	1,042	1,854
Other	1	7	28

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,173	17,225	32,283
Occupied	1,925	15,178	28,361
Owner Occupied	843	7,371	14,228
Renter Occupied	1,082	7,807	14,133
Vacant	249	2,047	3,923

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	853	7,727	14,011
Ages 15 - 24	670	5,146	9,479
Ages 25 - 54	1,649	13,778	26,788
Ages 55 - 64	442	3,949	7,555
Ages 65+	820	6,359	11,608

Income	1 Mile	3 Miles	5 Miles
Median	\$65,800	\$61,581	\$55,227
Under \$15k	158	1,636	3,701
\$15k - \$25k	181	1,616	2,904
\$25k - \$35k	155	1,155	2,719
\$35k - \$50k	291	1,914	3,763
\$50k - \$75k	278	2,595	4,753
\$75k - \$100k	201	1,972	3,447
\$100k - \$150k	303	1,960	3,318
\$150k - \$200k	170	1,181	1,854
Over \$200k	186	1,148	1,902

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jerry L Brewer	164935	jerry@amreal.com	903-691-0941
Name of Sales Agent/Associate	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 1-2