

Property Summary

| | |
|-----------|------------|
| Lot Size: | 4.44 Acres |
| Price: | \$773,625 |

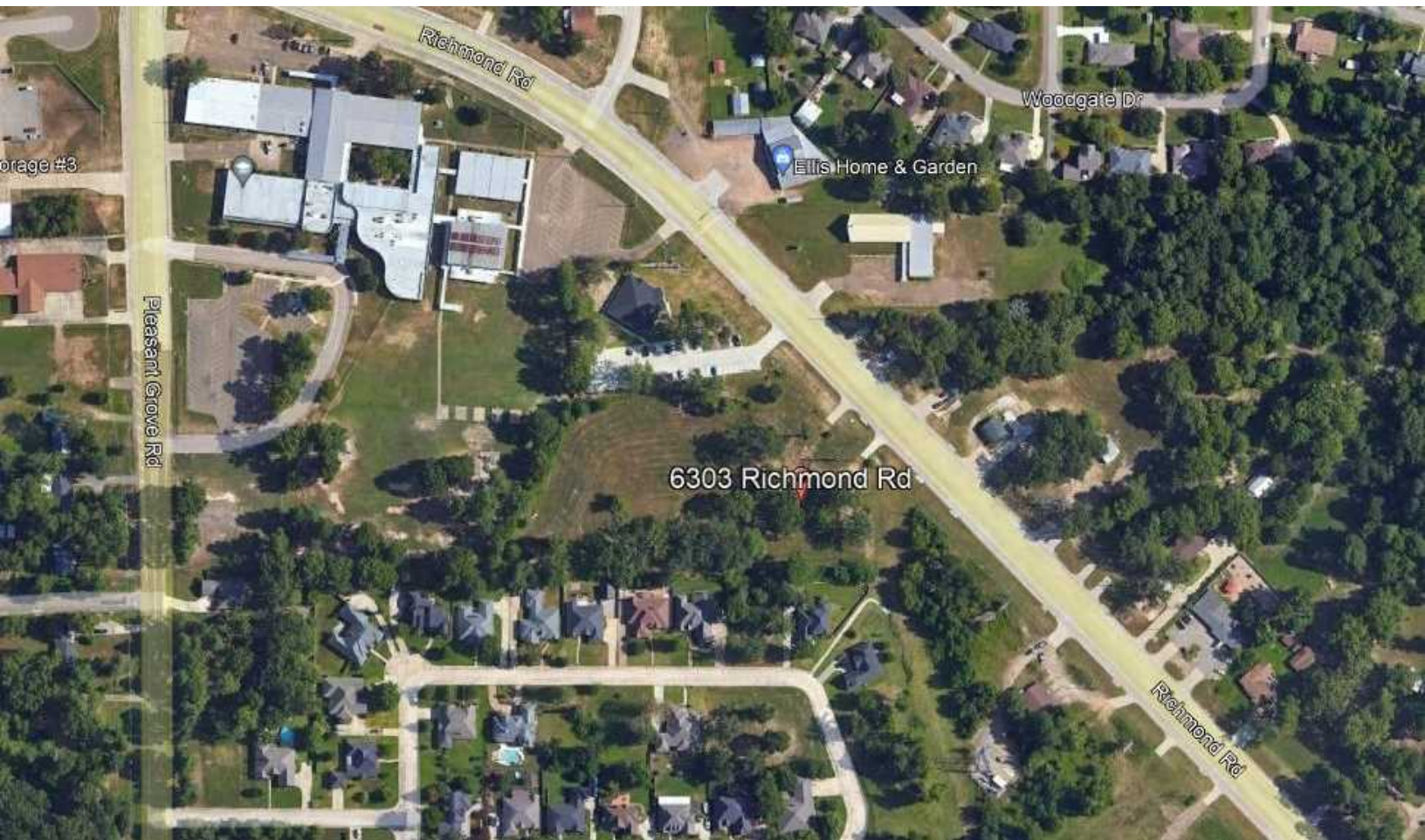
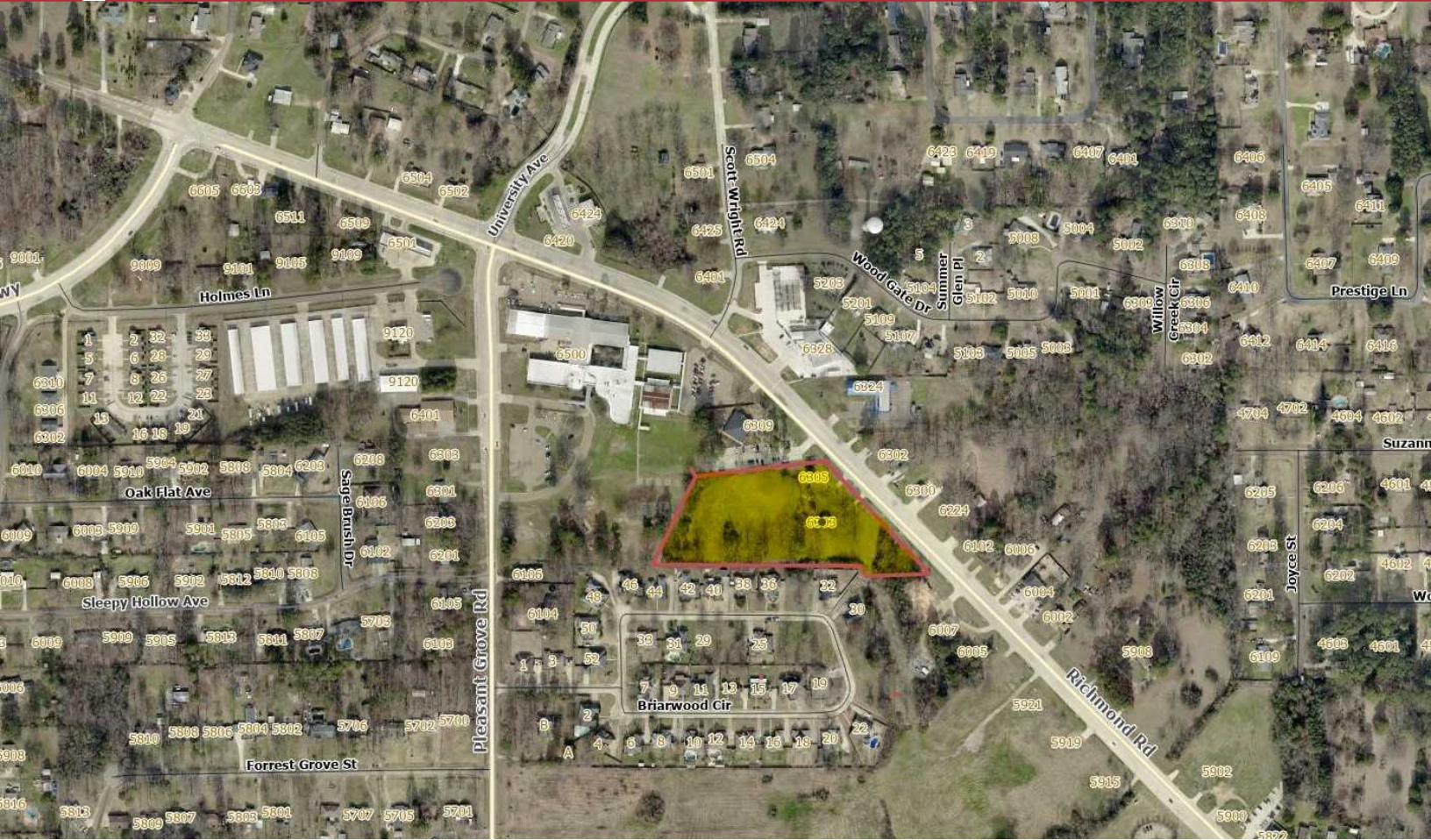
Property Overview

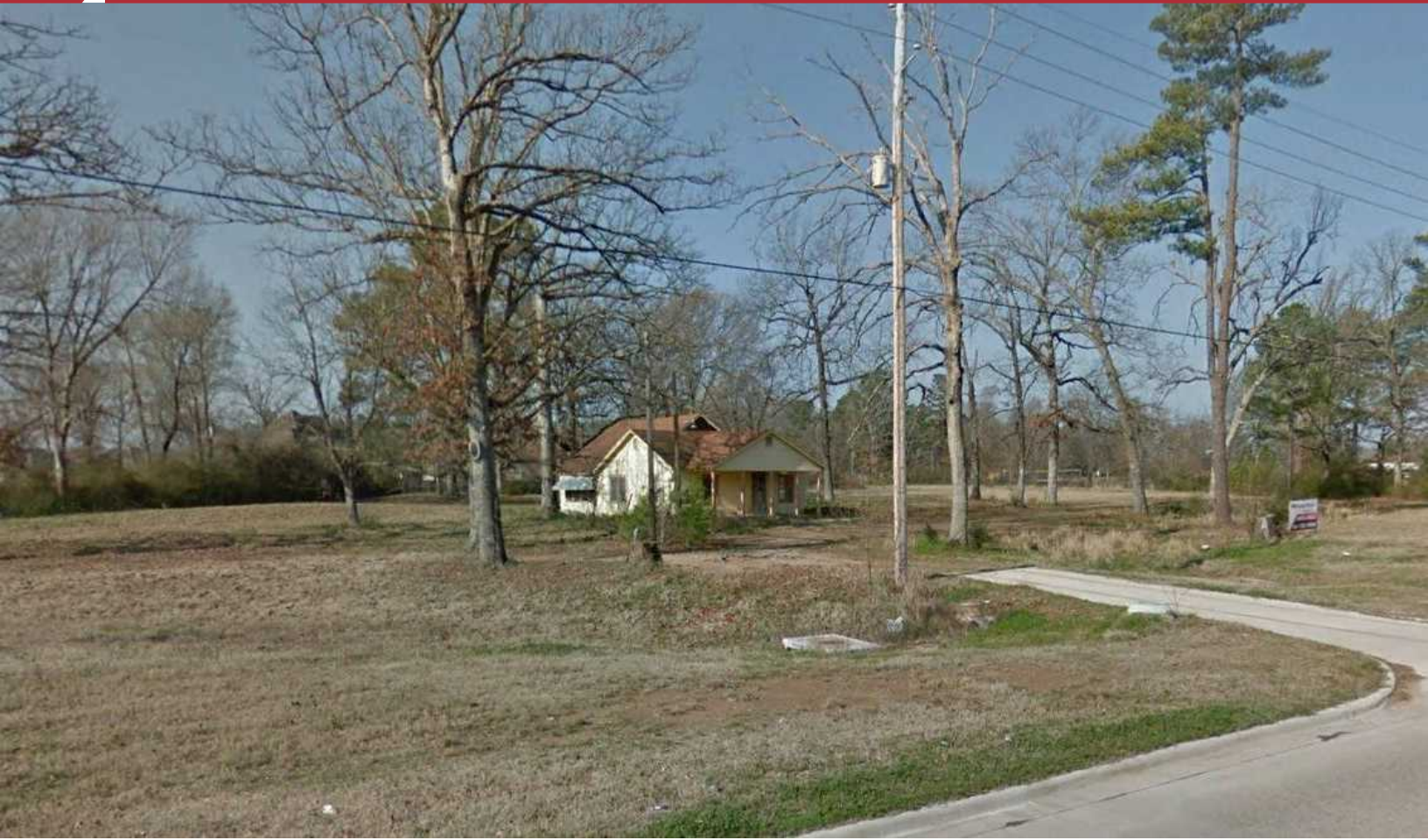
Approximately 4.44 acres of land for sale that is located in the residential area of Pleasant Grove close to Texas A&M-Texarkana. This land can either be purchased by itself or together with the property next to it. The property next door is an approximate 4,583 square foot office building that sits on approximately 1.21 acres of land. The building and land that it sits on is listed at \$1,000,000 and can also be leased at \$1.38/SF. These two properties are located on Richmond Road which is a great spot for visibility!

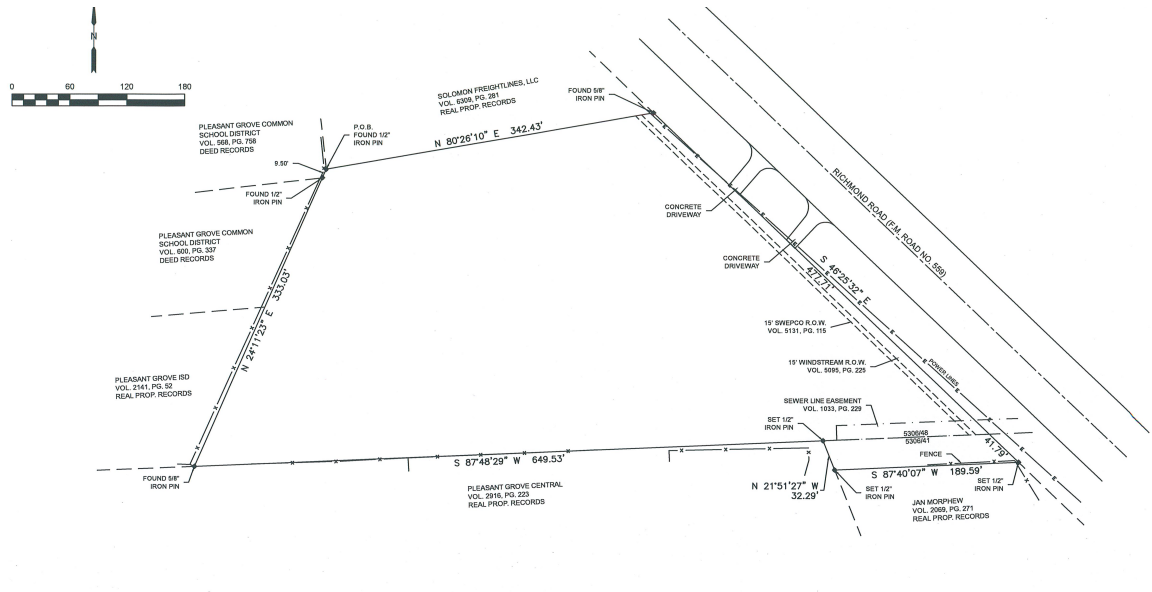
THE HOUSE IS NO LONGER ON THE 4.44 ACRES.

Location Overview

Located off Richmond Rd.







THIS IS TO CERTIFY: that this plat correctly reflects the results of a survey made on the ground covering all that certain tract or parcel of land being a part of the JOHN S. WARSDEN HEADRIGHT SURVEY, Abstract No. 743, Bowie County, Texas, and being a part of that certain 4.708 acre tract of land as conveyed to Jasper Stover by Quitclaim Deed recorded in Volume 5308, Page 48 of the Real Property Records of Bowie County, Texas, and also a part of that certain 0.134 acre tract of land as conveyed to Jasper Stover by Quitclaim Deed recorded in Volume 5308, Page 41 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin found for corner at the Northwest corner of said 4.708 acre tract, the Point of Beginning being the Southwest corner of a certain 1.2091 acre tract of land as conveyed to Solomon Freightlines, LLC by Warranty Deed with Vendor's Lien recorded in Volume 6309, Page 281 of the Real Property Records of Bowie County, Texas, and also being located at an angle point on the East line of a certain 1.297 acre tract of land as conveyed to Pleasant Grove Common School District #42 by Deed recorded in Volume 568, Page 758 of the Real Property Records of Bowie County, Texas;
THENCE: N 80°28'10" E, 342.43 feet with the North line of said 4.708 acre tract of land and the South line of said 1.2091 acre tract to a 5/8" iron pin found on the West right-of-way line of Richmond Road (F. M. Road No. 559);
THENCE: S 46°29'32" E, passing the South line of said 4.708 acre tract and the North line of said 0.134 acre tract at 477.71 feet and continuing 41.78 feet for a total distance of 519.50 feet to a 1/2" iron pin set for corner on the South line of said 0.134 acre tract, said corner also located on the North line of a certain 1.951 acre tract of land as conveyed to Jan Morphey by Warranty Deed recorded in Volume 2089, Page 271 of the Real Property Records of Bowie County, Texas;
THENCE: S 87°40'07" W, 189.59 feet with the South line of said 0.134 acre tract and the North line of said 1.951 acre tract to a 1/2" iron pin set for corner at the Southwest corner of said 0.134 acre tract, said corner also located on the East line of Pleasant Grove Central as recorded in Volume 2916, Page 223 of the Real Property Records of Bowie County, Texas;
THENCE: N 21°51'27" W, 32.29 feet with the West line of said 0.134 acre tract and the East line of Pleasant Grove Central to a 1/2" iron pin set for corner at the Northwest corner of said 0.134 acre tract and the Northeast corner of Pleasant Grove Central;
THENCE: S 87°48'29" W, 649.53 feet with the South line of said 4.708 acre tract and the North line of Pleasant Grove Central to a 5/8" iron pin found for corner at the Southwest corner of said 4.708 acre tract and the Southeast corner of a certain 1.910 acre tract of land as conveyed to Pleasant Grove Independent School District by Warranty Deed recorded in Volume 2141, Page 52 of the Real Property Records of Bowie County, Texas;
THENCE: N 24°11'23" E, 323.03 feet with the West line of said 4.708 acre tract, same being the East line of said 1.910 acre tract, on with the East line of East line of a certain 1.854 acre tract of land as conveyed to Pleasant Grove Common School District No. 42 by Deed recorded in Volume 600, Page 337 of the Deed Records of Bowie County, Texas, and on with the East line of said 1.297 acre tract to the Point of Beginning and containing 4.438 acres of land, more or less.

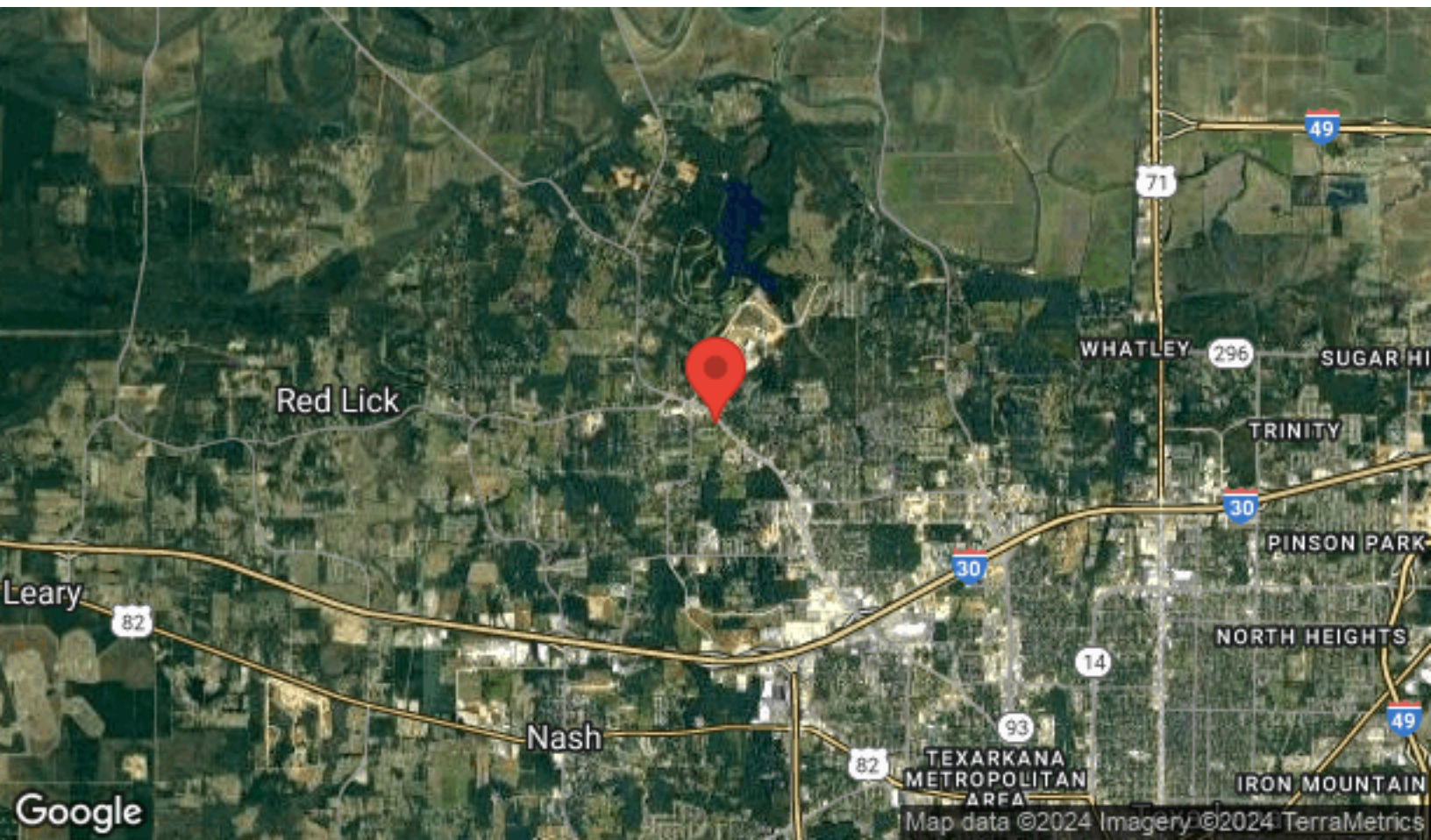
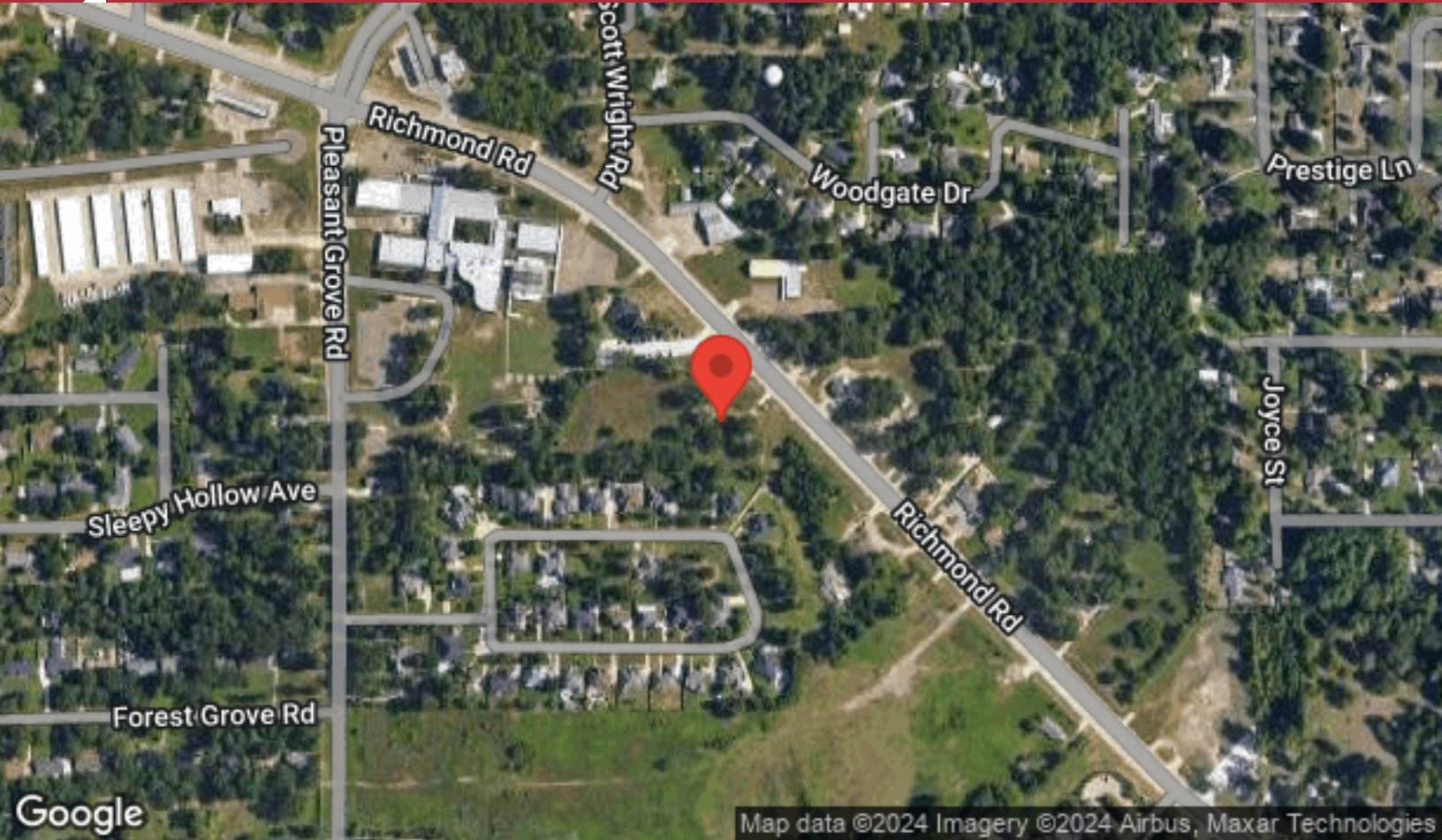
TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY. The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that any discrepancies, conflict, shortages in area, boundary line conflicts, attachments of improvements, appurtenant or visible easements or rights-of-way are as shown hereon and/or described herein as best can be determined by the documents provided and as per on the ground survey, and that said property appears to have access to and from a dedicated roadway.

JOHNNY E. PLUNK, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 5080


SURVEY FOR JASPER STOVER
6303 RICHMOND ROAD, TEXARKANA, TEXAS

PLUNK LAND SURVEYING
3603 AFFERSON AVENUE


4.438 ACRES
JOHN S. WARSDEN HRS., A-743
BOWIE COUNTY, TEXAS







 Ellis Home & Garden

 Learning Station Child Development Center


 E-Z Mart

 Lockaway Storage

 Lockaway Storage


Stayhaven Furnished Apartments

 Big Jake's BBQ

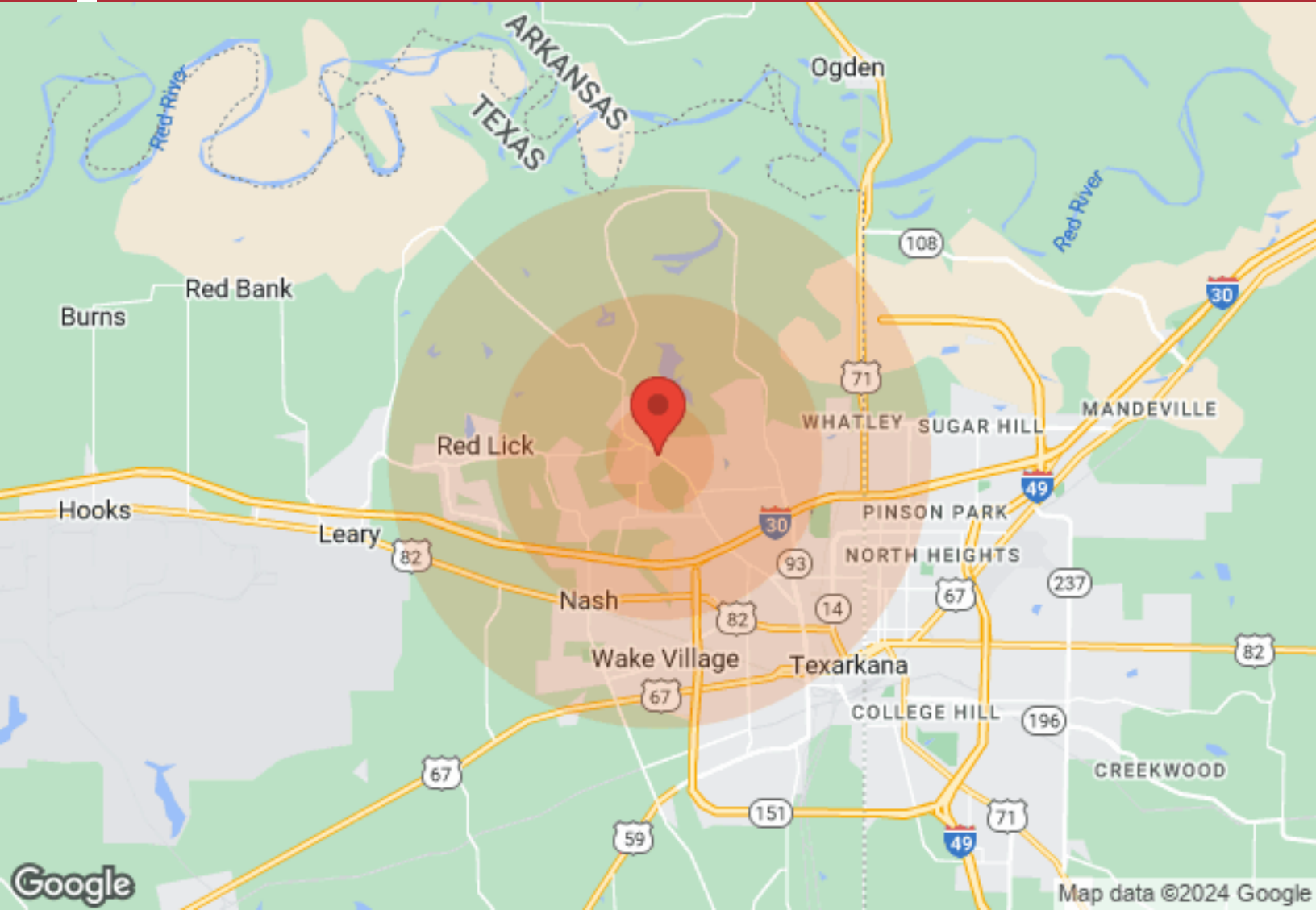
 Age Management & Aesthetics by HealthCARE Express

RocketFast! Car Wash

 Subway

 Sherwin-Williams Paint Store

Loca Luna Mexican Restaurant



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 1,288 | 8,150 | 22,332 |
| Female | 1,240 | 8,875 | 25,229 |
| Total Population | 2,528 | 17,025 | 47,561 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 408 | 3,332 | 10,297 |
| Ages 15-24 | 315 | 2,383 | 7,007 |
| Ages 25-54 | 1,008 | 6,570 | 17,910 |
| Ages 55-64 | 393 | 2,123 | 5,387 |
| Ages 65+ | 404 | 2,617 | 6,960 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 2,493 | 13,239 | 30,752 |
| Black | 16 | 2,786 | 14,050 |
| Am In/AK Nat | 1 | 16 | 49 |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | 45 | 938 | 2,874 |
| Multi-Racial | 20 | 1,500 | 4,808 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$66,306 | \$64,041 | \$44,400 |
| < \$15,000 | 81 | 845 | 3,159 |
| \$15,000-\$24,999 | 24 | 606 | 2,066 |
| \$25,000-\$34,999 | 86 | 776 | 2,278 |
| \$35,000-\$49,999 | 90 | 1,163 | 3,093 |
| \$50,000-\$74,999 | 280 | 1,471 | 3,812 |
| \$75,000-\$99,999 | 200 | 746 | 1,840 |
| \$100,000-\$149,999 | 173 | 816 | 1,770 |
| \$150,000-\$199,999 | 52 | 372 | 617 |
| > \$200,000 | 45 | 244 | 638 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 944 | 6,479 | 19,812 |
| Occupied | 907 | 6,068 | 17,941 |
| Owner Occupied | 688 | 3,621 | 10,436 |
| Renter Occupied | 219 | 2,447 | 7,505 |
| Vacant | 37 | 411 | 1,871 |

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.