



## Property Summary

Lot Size:	1.50 Acres
Price:	\$1,438,438
Zoning:	GR

## Property Overview

Approximate 1.5-acre commercial property located at the highly visible corner of Richmond Road and Moores Lane in Texarkana, TX. Positioned next to Rocketfast Car Wash, this property is ideal for retail use, particularly a restaurant. With great daily traffic flow due to its proximity to key locations like Walmart Neighborhood Market, Texas A&M University-Texarkana, and Pleasant Grove Middle School, this site offers unbeatable exposure in one of the busiest areas of the Texarkana metroplex. Perfect for a business looking to capitalize on high visibility and consistent foot traffic.

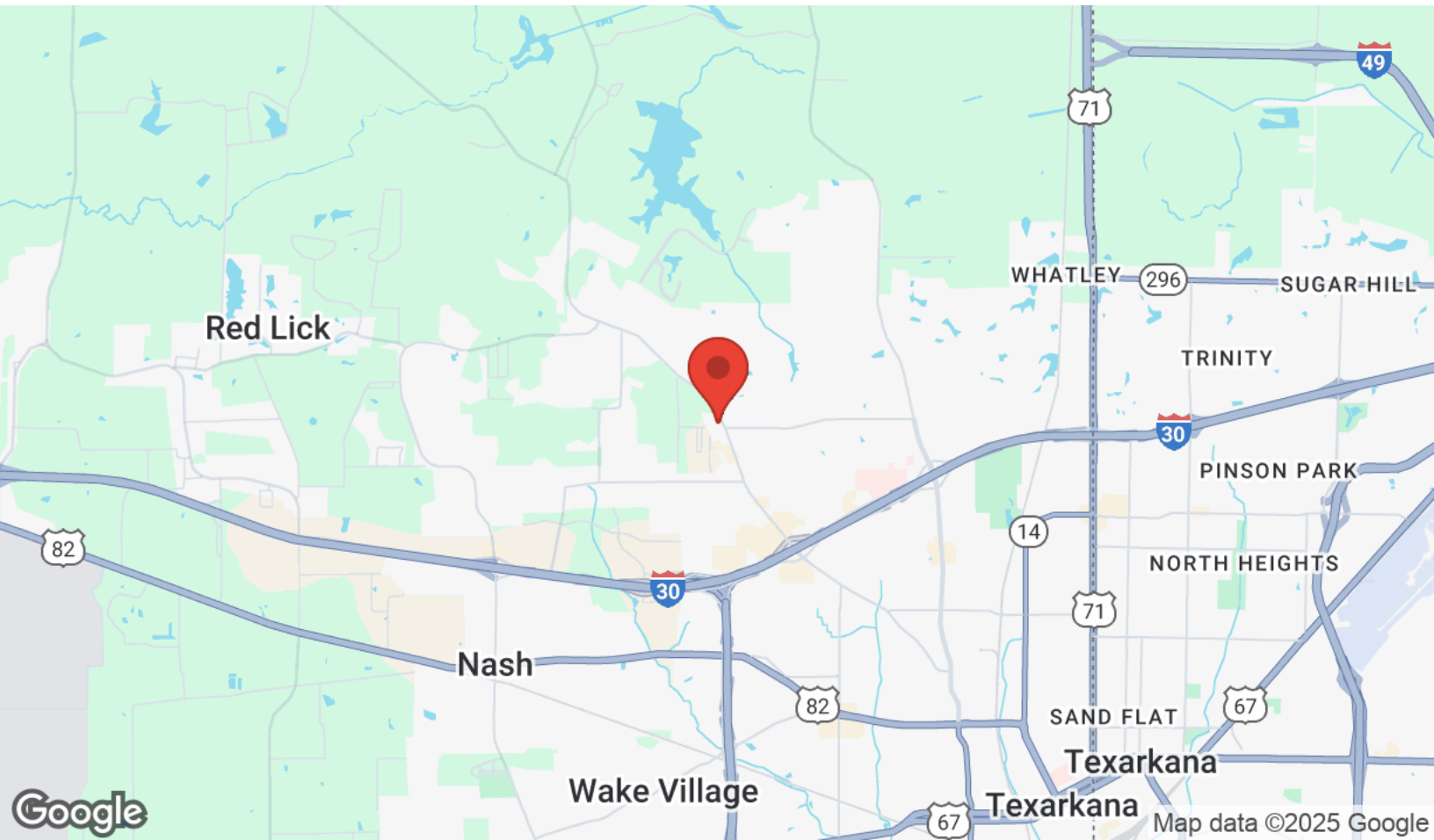
## Location Overview

Located at the intersection of Richmond Road and Moores Lane, directly next to Rocketfast Car Wash.

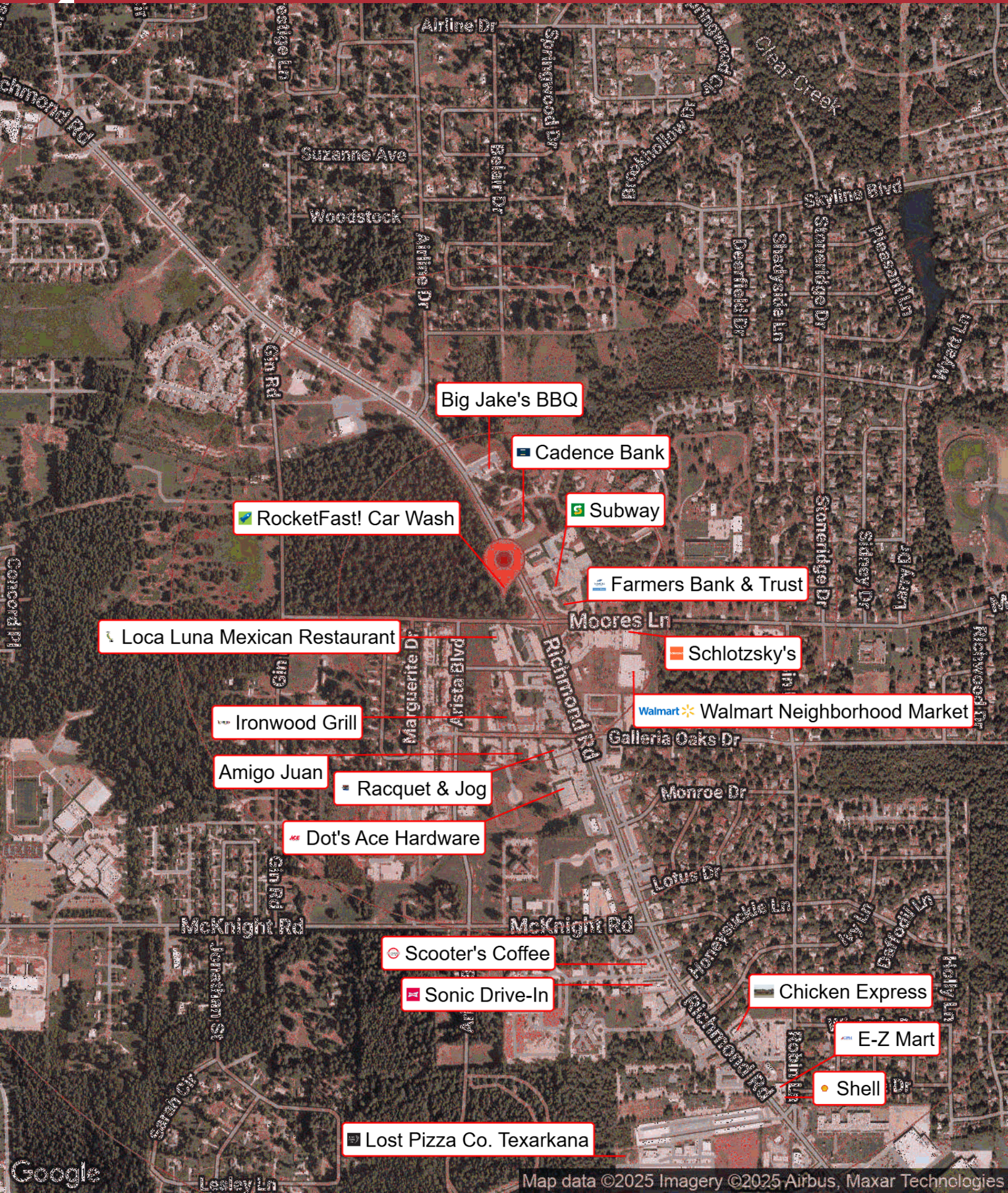




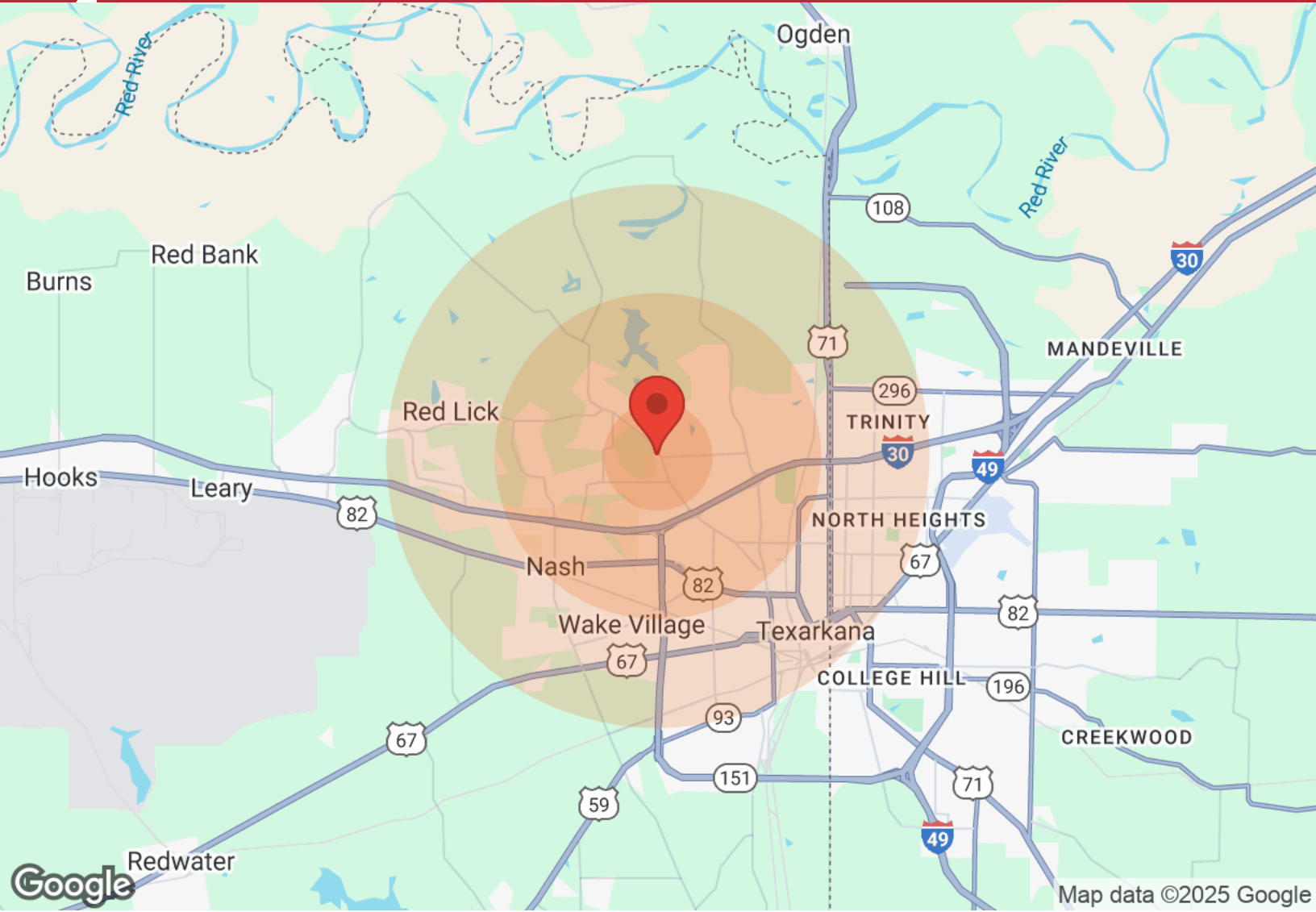












Population	1 Mile	3 Miles	5 Miles
Male	1,616	11,197	29,351
Female	1,833	12,440	32,036
Total Population	3,449	23,637	61,387

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	628	4,842	12,998
Ages 15-24	493	3,358	8,774
Ages 25-54	1,248	8,994	23,557
Ages 55-64	461	2,801	6,954
Ages 65+	619	3,642	9,104

Race	1 Mile	3 Miles	5 Miles
White	3,081	16,382	38,599
Black	219	5,768	19,516
Am In/AK Nat	N/A	20	58
Hawaiian	N/A	N/A	N/A
Hispanic	136	1,503	3,485
Multi-Racial	152	2,452	5,792

Income	1 Mile	3 Miles	5 Miles
Median	\$64,041	\$51,220	\$42,427
< \$15,000	243	1,334	4,261
\$15,000-\$24,999	72	996	2,931
\$25,000-\$34,999	86	1,065	2,852
\$35,000-\$49,999	147	1,618	3,867
\$50,000-\$74,999	410	2,033	4,716
\$75,000-\$99,999	169	980	2,212
\$100,000-\$149,999	217	953	2,194
\$150,000-\$199,999	80	391	650
> \$200,000	41	295	658

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,334	9,082	25,323
Occupied	1,278	8,423	22,870
Owner Occupied	808	4,804	13,106
Renter Occupied	470	3,619	9,764
Vacant	56	659	2,453

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

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



### LICENSE HOLDERS:

A license holder is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A license holder is also responsible for acts sponsored by a broker and works with clients on behalf of the broker.



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

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