



## Property Summary

|              |                  |
|--------------|------------------|
| Building SF: | Approx. 3,760 SF |
| Lot Size:    | Approx. 0.48 Ac  |
| Price:       | \$148,900        |
| Zoning:      | O                |

## Property Overview

Approximately 3,760 square feet of potential awaits in this former attorney's office, now stripped to the studs and ready for your vision. With 11 rooms—8 ideal for private offices and 3 formerly used as a conference room, lounge, and library—this layout offers flexibility for a variety of office uses. Features include 4 restrooms, a reception area, and front lobby.

Located in a high-traffic office/retail corridor just south of Christus Health (formerly Wadley Regional Medical Center) and minutes from the revitalized downtown Texarkana and the Rail Yard Entertainment District—home to local favorites like Zapata's, Hopkins Icehouse, and Crossties—this property is perfectly positioned for growth.

## Location Overview

Located at the corner of Pine Street and West Dr Martin Luther King Jr Boulevard in Texarkana, TX.

**Reduced  
Price!**

# 3,760 SF Office Building For Sale

803 Pine Street  
Texarkana, TX 75501

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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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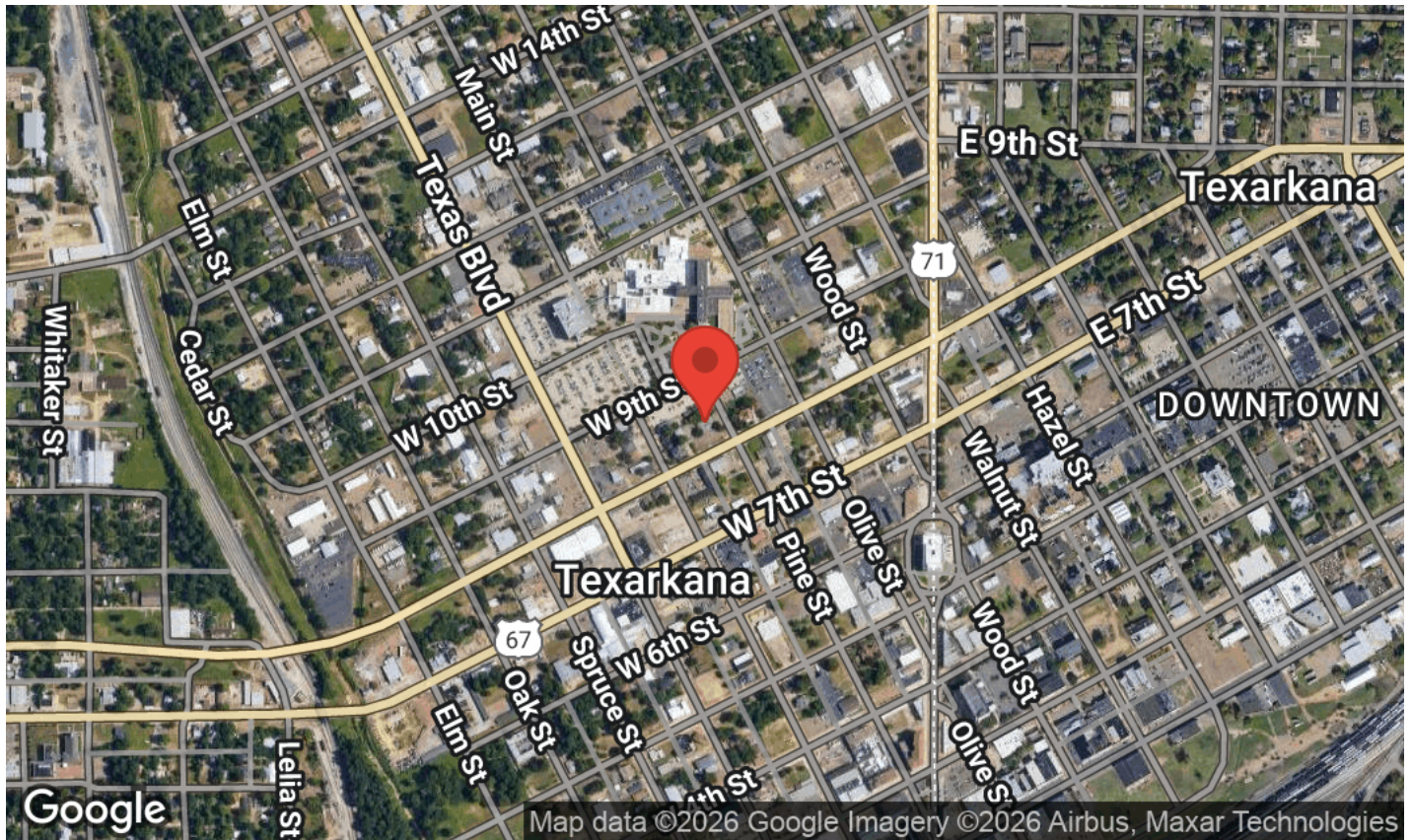
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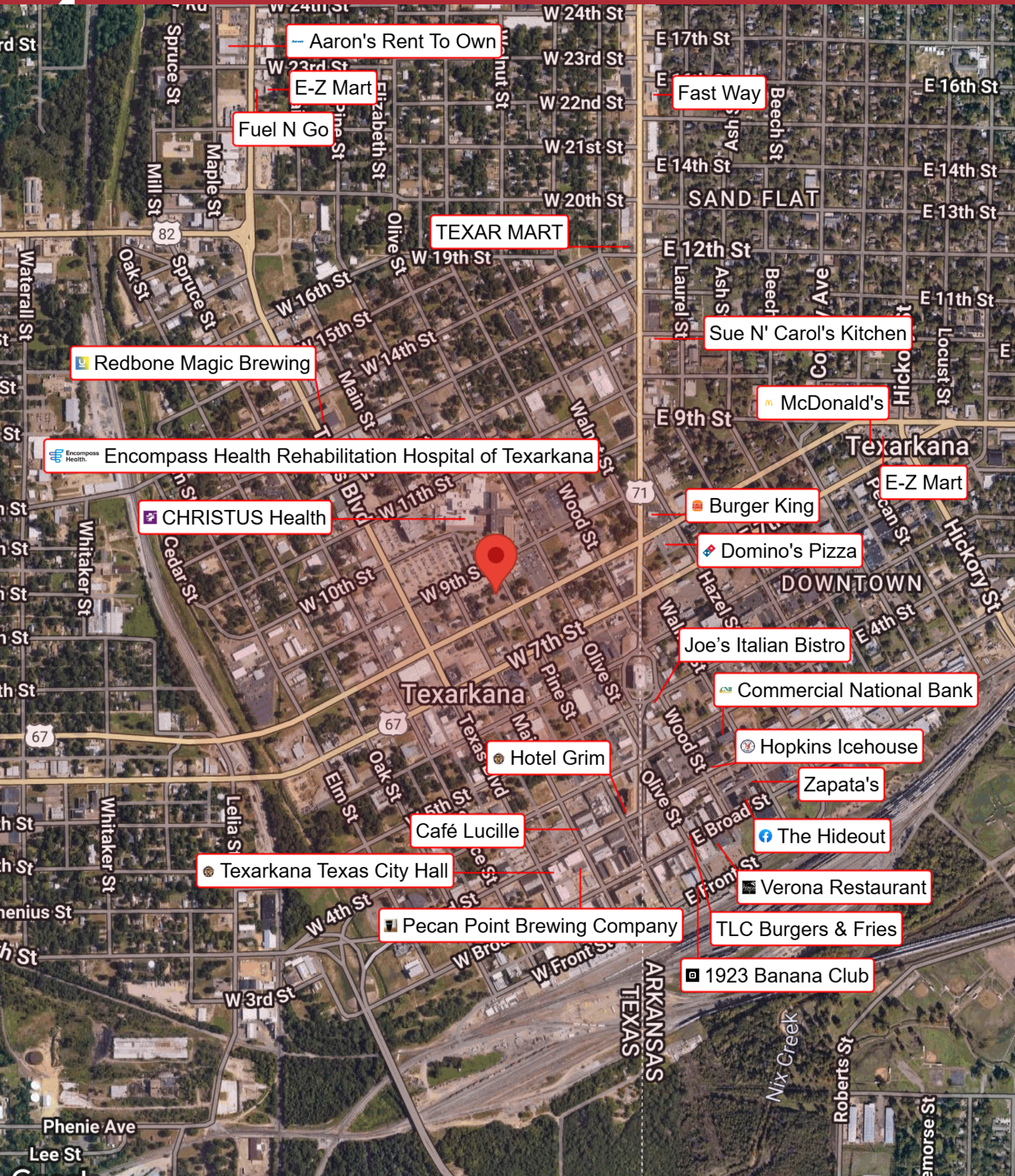
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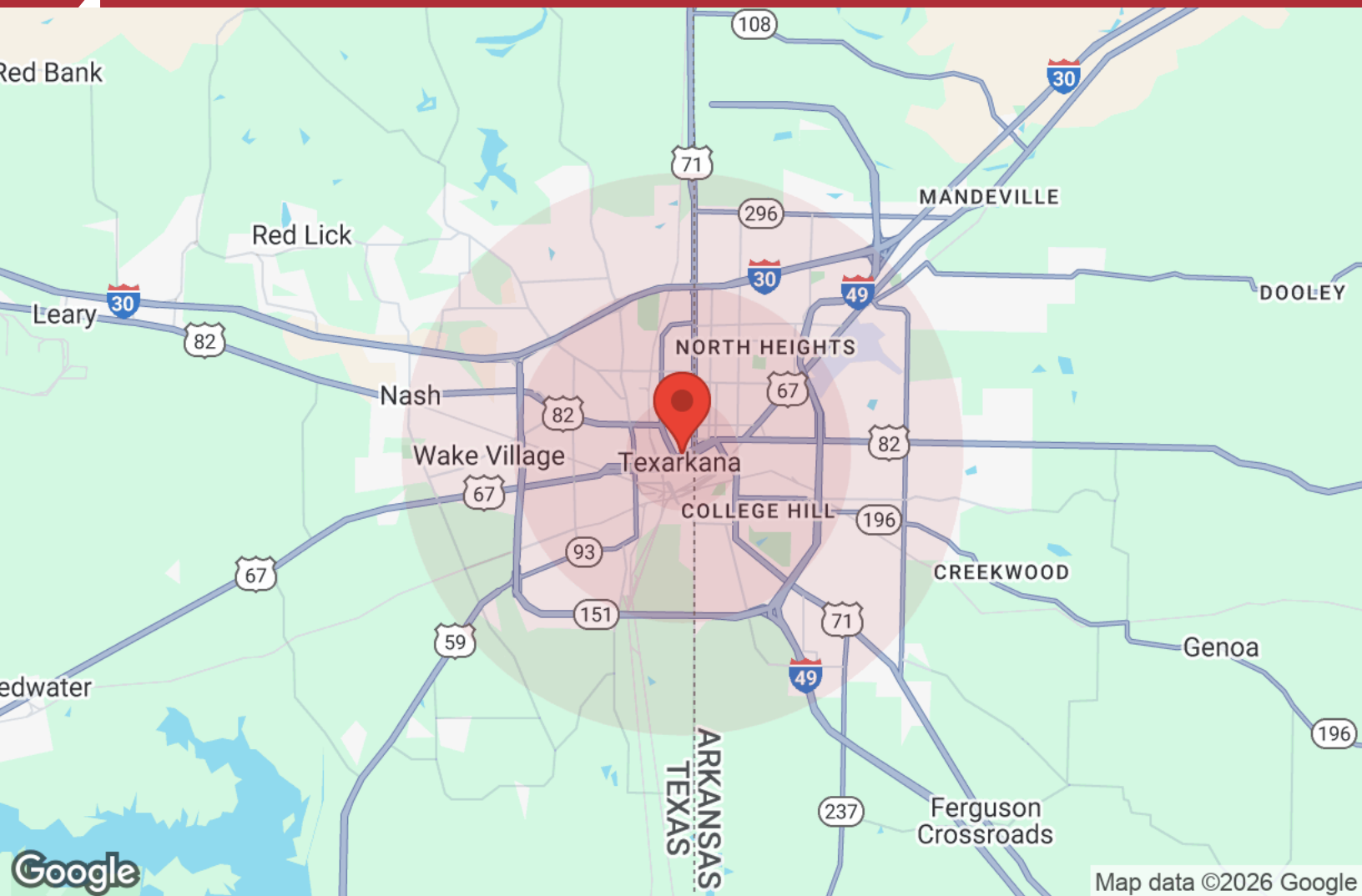
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| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 3,309  | 20,441  | 34,806  |
| Female           | 2,197  | 21,013  | 35,272  |
| Total Population | 5,506  | 41,453  | 70,078  |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 908    | 8,617   | 13,936  |
| Ages 15-24 | 734    | 5,663   | 9,231   |
| Ages 25-54 | 2,766  | 16,596  | 27,527  |
| Ages 55-64 | 526    | 4,520   | 7,860   |
| Ages 65+   | 571    | 6,056   | 11,526  |

| Race         | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White        | 2,573  | 19,271  | 36,980  |
| Black        | 2,307  | 17,493  | 24,850  |
| Am In/AK Nat | 12     | 116     | 217     |
| Hawaiian     | 2      | 12      | 14      |
| Hispanic     | 465    | 3,150   | 5,270   |
| Asian        | 33     | 336     | 883     |
| Multi-Racial | 112    | 1,049   | 1,822   |
| Other        | 2      | 21      | 28      |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$33,425 | \$39,606 | \$48,638 |
| < \$15,000          | 374      | 3,625    | 4,734    |
| \$15,000-\$24,999   | 342      | 1,992    | 2,951    |
| \$25,000-\$34,999   | 192      | 1,785    | 2,710    |
| \$35,000-\$49,999   | 273      | 2,546    | 3,873    |
| \$50,000-\$74,999   | 208      | 2,880    | 5,002    |
| \$75,000-\$99,999   | 247      | 1,846    | 3,162    |
| \$100,000-\$149,999 | 53       | 1,404    | 3,327    |
| \$150,000-\$199,999 | 43       | 277      | 1,179    |
| > \$200,000         | 37       | 253      | 1,037    |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 2,184  | 19,468  | 32,279  |
| Occupied        | 1,769  | 16,609  | 27,974  |
| Owner Occupied  | 750    | 6,809   | 13,709  |
| Renter Occupied | 1,019  | 9,800   | 14,265  |
| Vacant          | 414    | 2,859   | 4,306   |



## 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.

|  |                |                          |                     |
|--|----------------|--------------------------|---------------------|
| <b>NAI American Realty</b>   | <b>9015473</b> | <b>steven@amreal.com</b> | <b>903-793-2666</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                    | Phone               |
| <b>Steven Harvey</b>   | <b>617762</b>  | <b>steven@amreal.com</b> | <b>903-793-2666</b> |
| Designated Broker of Firm  | License No.    | Email                    | Phone               |
| <b>Steven Harvey</b>   | <b>617762</b>  | <b>steven@amreal.com</b> | <b>903-793-2666</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.    | Email                    | Phone               |
| <b>Connie Ruff Nations</b>   | <b>325387</b>  | <b>connie@amreal.com</b> | <b>903-277-0100</b> |
| 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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