



Property Summary

Building SF:	1,584
Lot Size:	5.23 Acres
Price:	\$489,000
Zoning:	GR



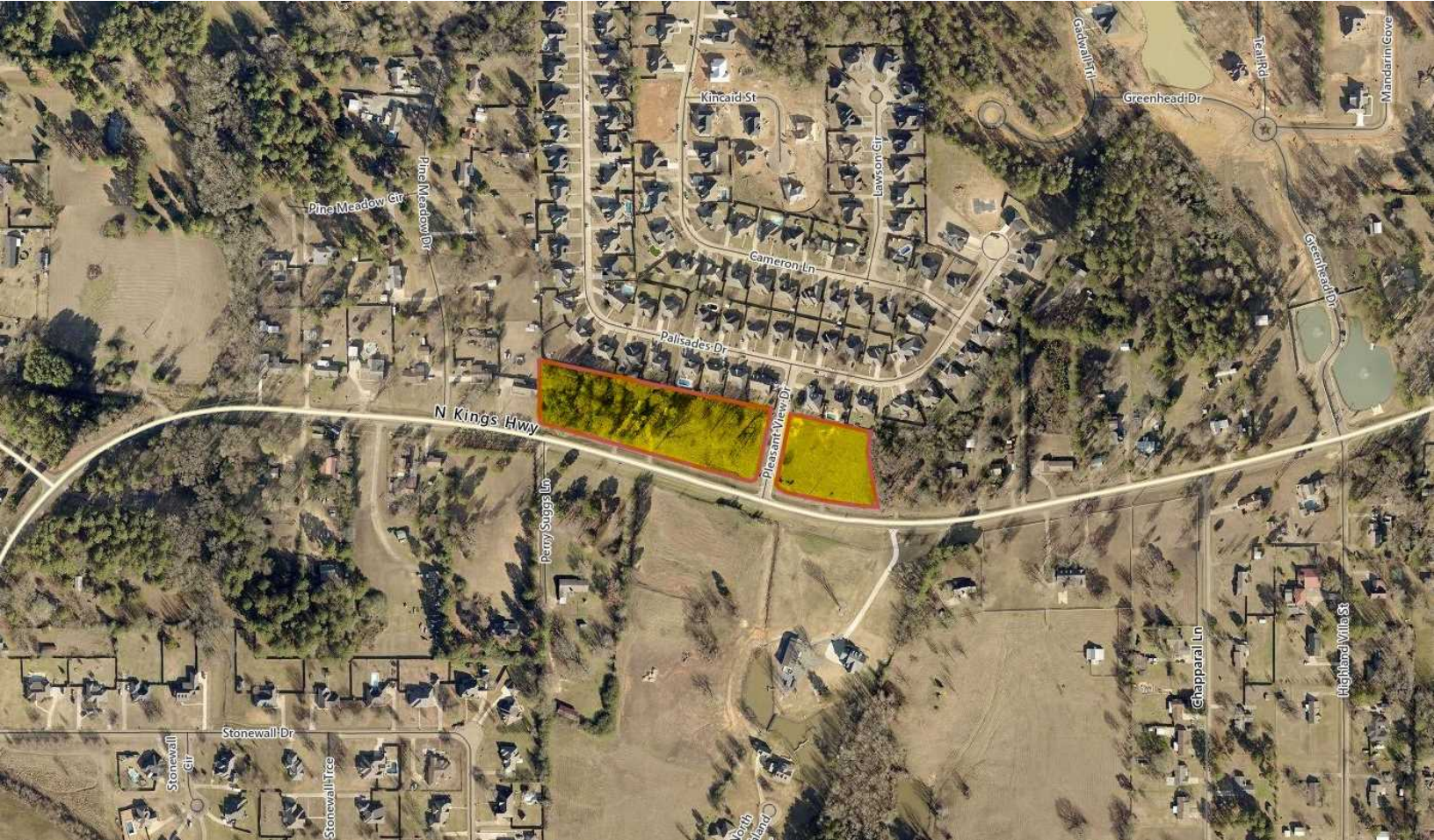
Property Overview

This land can be bought in part OR all.

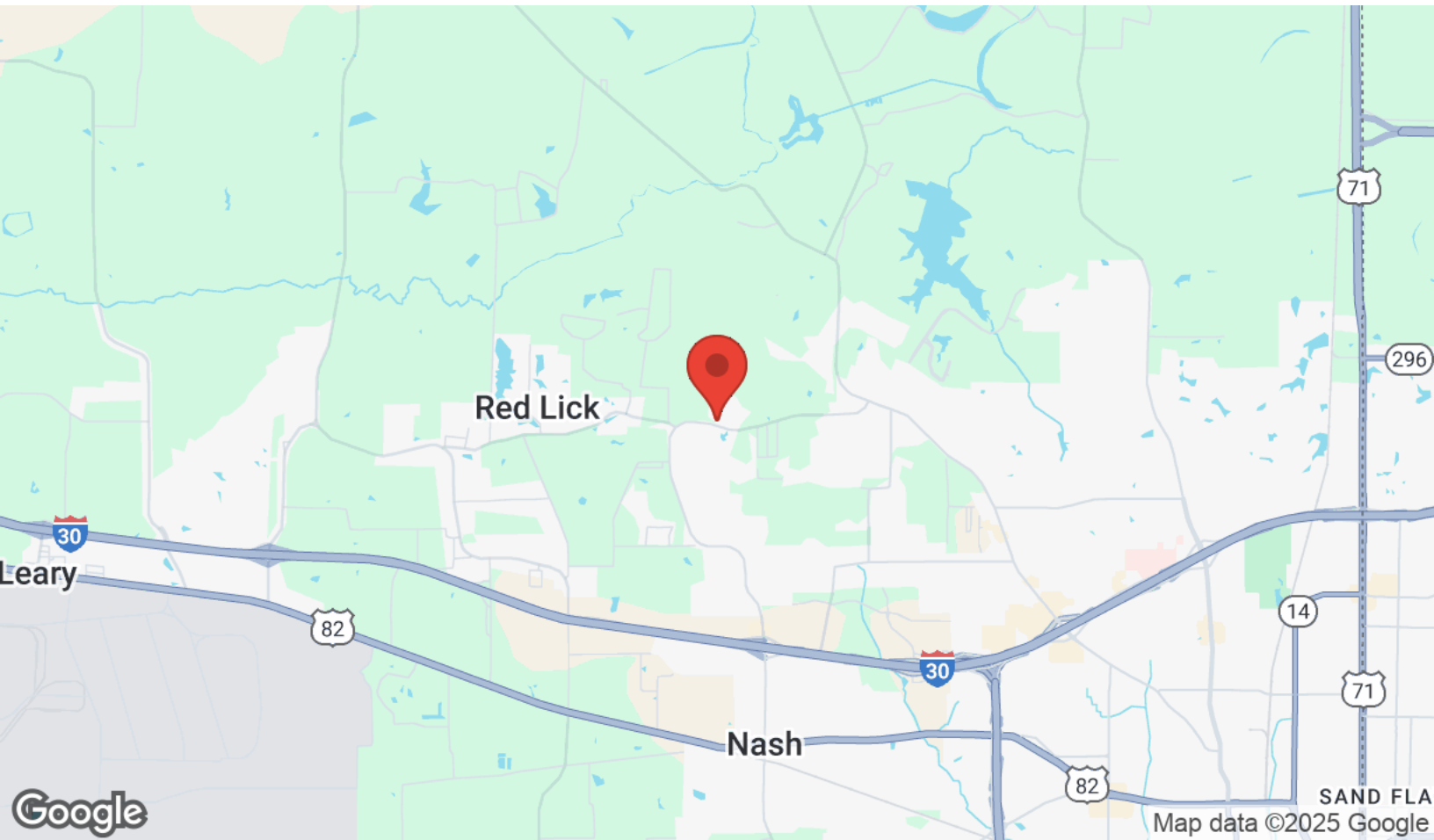
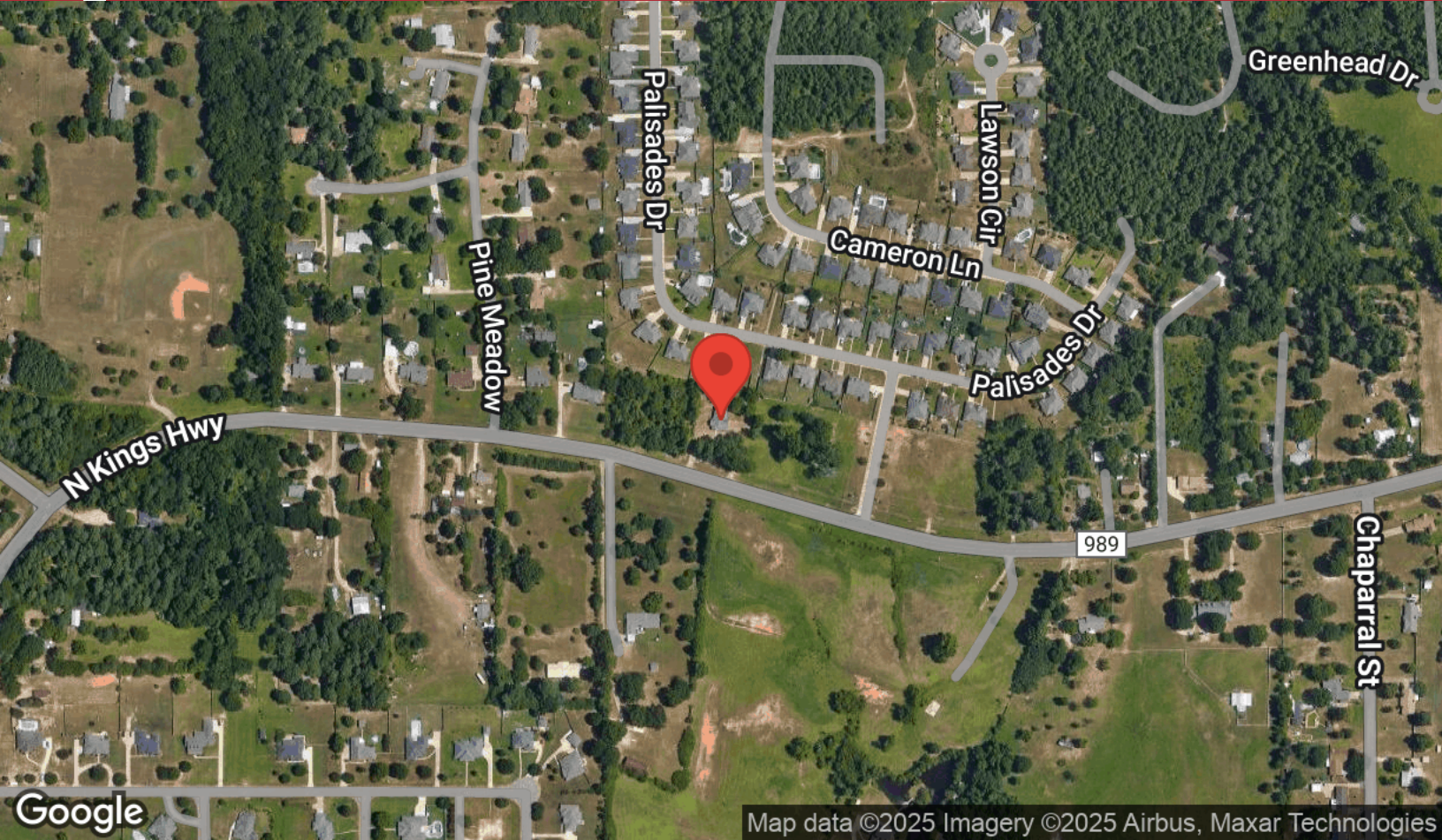
Approximate 5.23-acre parcel on N Kings Hwy in Texarkana, TX, situated at the entrance of a residential subdivision. This property features a 1,584 square foot house and offers excellent potential for both retail and multi-family development. Located in the highly sought-after Pleasant Grove area, this land benefits from high visibility and traffic, as N Kings Hwy connects to Richmond Road, one of the most traveled routes in the Texarkana metroplex!

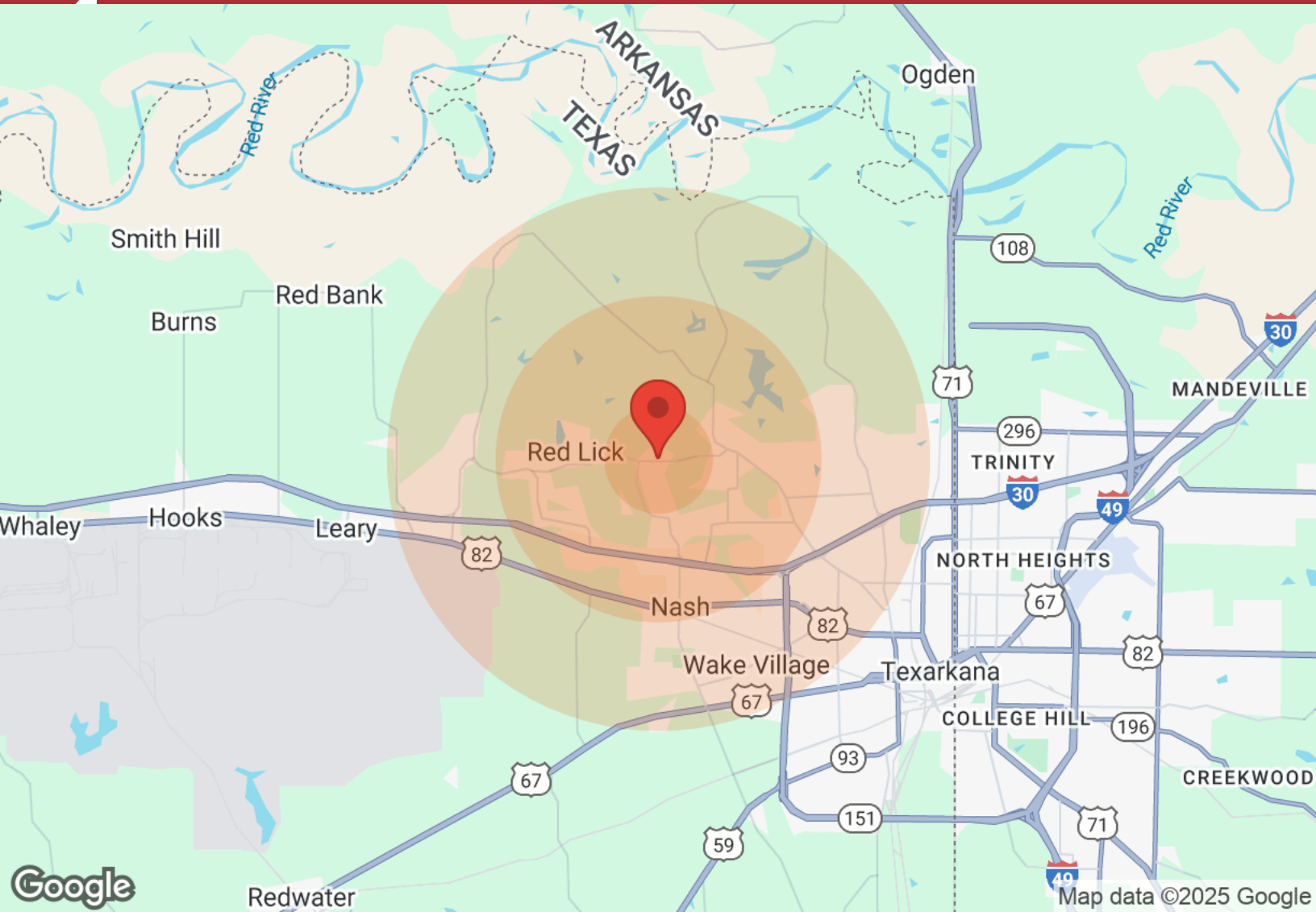
Location Overview

Located on North Kings Highway between Myrtle Springs Road and Pleasant Grove Intermediate School.









Population	1 Mile	3 Miles	5 Miles
Male	380	5,628	18,151
Female	375	5,960	19,858
Total Population	755	11,588	38,009

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	126	2,262	7,852
Ages 15-24	100	1,697	5,489
Ages 25-54	269	4,238	14,164
Ages 55-64	117	1,493	4,597
Ages 65+	143	1,898	5,907

Race	1 Mile	3 Miles	5 Miles
White	751	10,367	27,510
Black	4	754	8,416
Am In/AK Nat	N/A	17	38
Hawaiian	N/A	N/A	N/A
Hispanic	9	493	2,189
Multi-Racial	N/A	668	3,530

Income	1 Mile	3 Miles	5 Miles
Median	\$65,497	\$65,497	\$51,220
< \$15,000	19	484	1,979
\$15,000-\$24,999	N/A	185	1,415
\$25,000-\$34,999	24	365	1,501
\$35,000-\$49,999	N/A	455	2,442
\$50,000-\$74,999	109	992	3,279
\$75,000-\$99,999	74	636	1,682
\$100,000-\$149,999	58	724	1,798
\$150,000-\$199,999	13	261	620
> \$200,000	N/A	410	619

Housing	1 Mile	3 Miles	5 Miles
Total Units	284	4,589	15,298
Occupied	270	4,367	14,217
Owner Occupied	242	3,299	9,130
Renter Occupied	28	1,068	5,087
Vacant	14	222	1,081

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.

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Steven Harvey	617762	steven@amreal.com	903-793-2666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mike Ingram	726048	mike@amreal.com	903-277-2179
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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