



Property Summary

Price: \$21/SF
Lot Size: Approx. 5.34 Acres

Property Overview

Approximately 5.34 acres of land located between Orr Honda and a new hospital site. This property faces and has direct access to I-30. This location is perfectly suited for retail, medical, or hotel development, with build-to-suit also available as an option.

This property can be divided if needed.

Location Overview

Located to the west of Orr Honda on Guss Orr Drive in Texarkana, TX.





New Hospital
Site

Subject
Property
(5.34 AC)

Gibson Ln

West Park Blvd

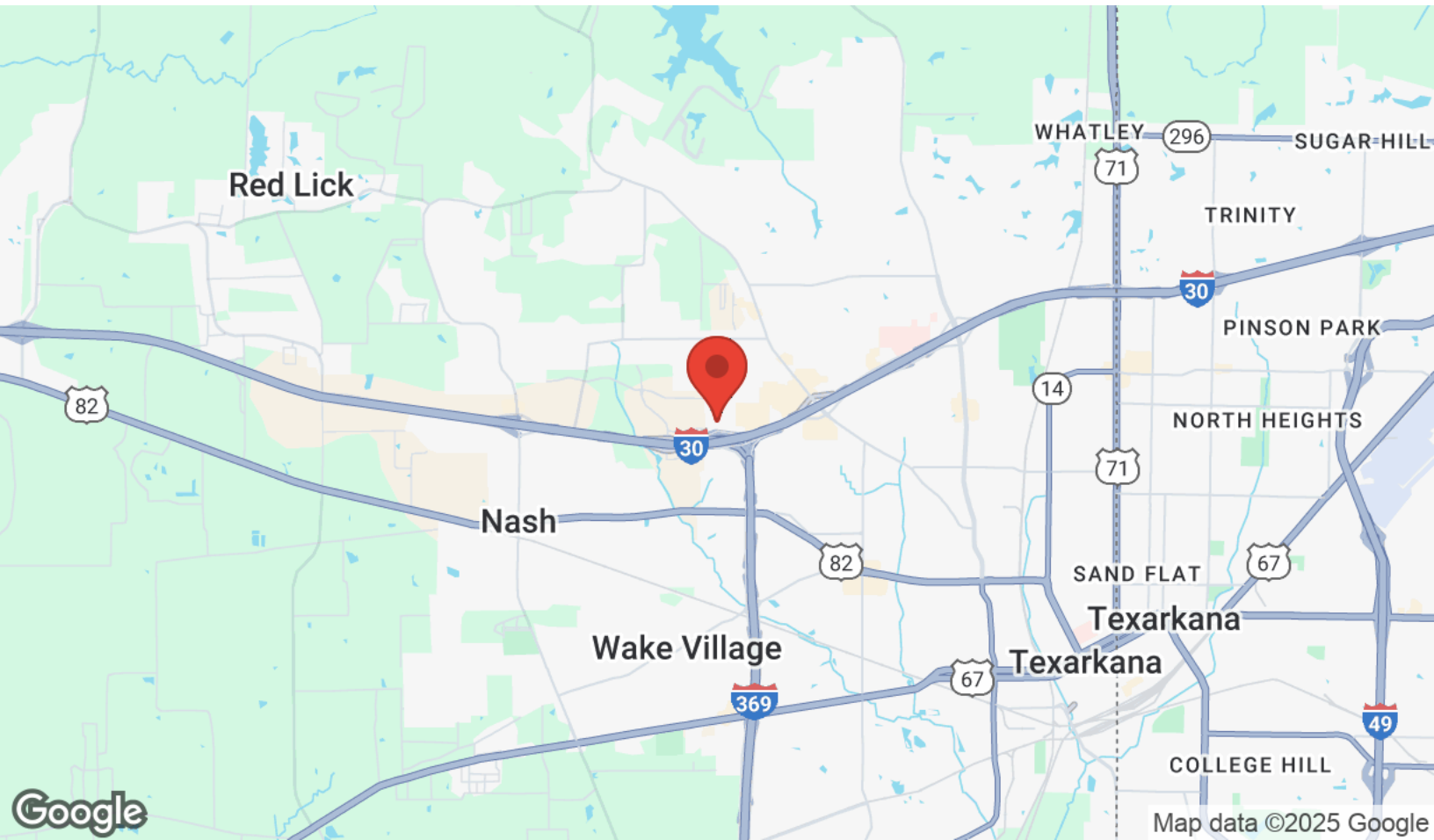
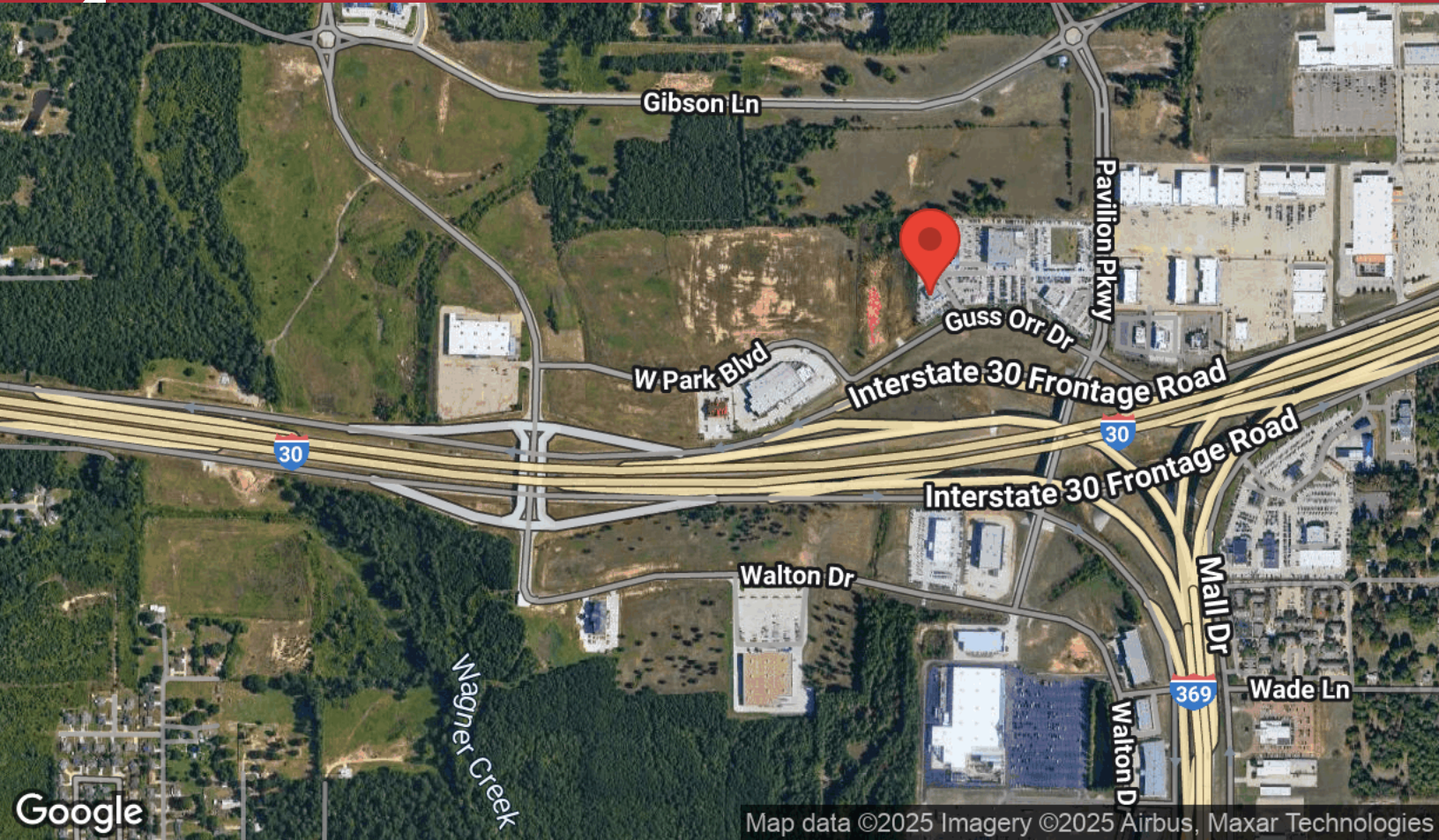
Guss Orr Dr

St Michael Dr

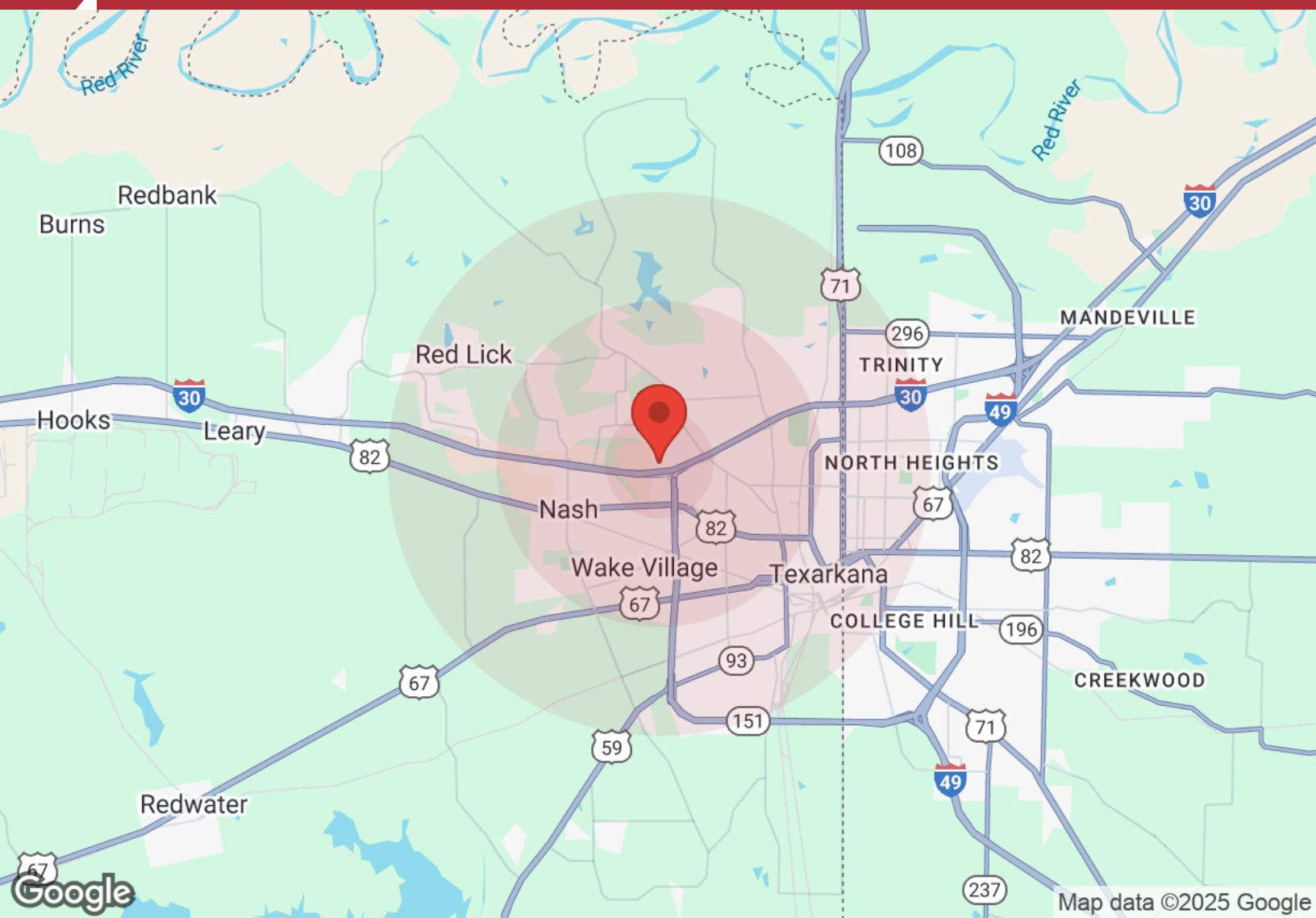
Mall Dr

Walton Dr

30







Population	1 Mile	3 Miles	5 Miles
Male	2,373	15,685	31,598
Female	2,759	17,601	34,426
Total Population	5,132	33,286	66,024

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,081	7,253	14,006
Ages 15-24	711	4,983	9,477
Ages 25-54	1,996	12,824	25,240
Ages 55-64	586	3,719	7,522
Ages 65+	758	4,507	9,779

Race	1 Mile	3 Miles	5 Miles
White	3,419	20,364	41,959
Black	1,364	10,733	20,746
Am In/AK Nat	N/A	33	58
Hawaiian	N/A	N/A	N/A
Hispanic	356	2,287	3,612
Multi-Racial	564	3,826	5,886

Income	1 Mile	3 Miles	5 Miles
Median	\$53,858	\$45,752	\$42,427
< \$15,000	315	2,369	4,582
\$15,000-\$24,999	234	1,510	3,134
\$25,000-\$34,999	283	1,547	3,014
\$35,000-\$49,999	406	2,263	4,186
\$50,000-\$74,999	545	2,886	5,039
\$75,000-\$99,999	173	1,233	2,352
\$100,000-\$149,999	210	1,250	2,369
\$150,000-\$199,999	26	399	717
> \$200,000	10	229	699

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,087	13,454	27,360
Occupied	1,912	12,181	24,713
Owner Occupied	924	6,545	14,482
Renter Occupied	988	5,636	10,231
Vacant	175	1,273	2,647



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.

NAI American Realty	9015473	steven@amreal.com	903-793-2666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Designated Broker of Firm	License No.	Email	Phone
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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