

6014 North Kings Highway

Texarkana, Texas 75503

partners
OFFERING MEMORANDUM

FOR SALE



Court Powell

Vice President

tel +1 214 851 0556

court.powell@partnersrealestate.com

Lic. #590196

partners

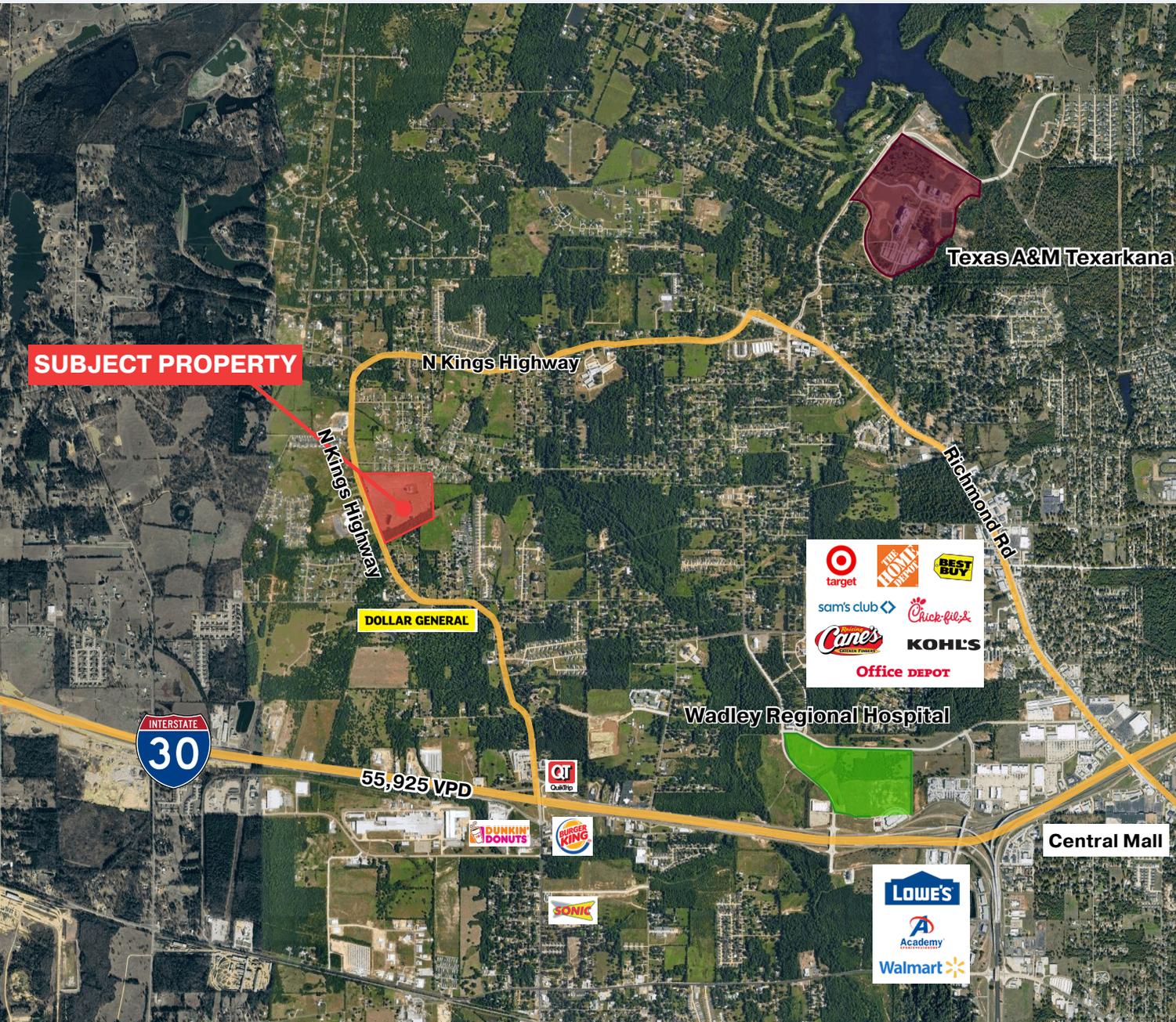
214.550.2990

1717 McKinney Ave, Suite 1480

Dallas, Texas USA 75202

WWW.PARTNERSREALESTATE.COM

PROPERTY DETAILS



6014 N Kings Hwy
Texarkana, TX 75503

Texas East Area
Submarket

Bowie
County

41.00 AC
Land Size (AC)

1,785,960 SF
Land Size (SF)

7,814 VPD
North Kings Highway

Highlights

City water and sewer to site

Zoned AG in the city limits

Road construction underway to expand N. Kings Hwy to four lanes

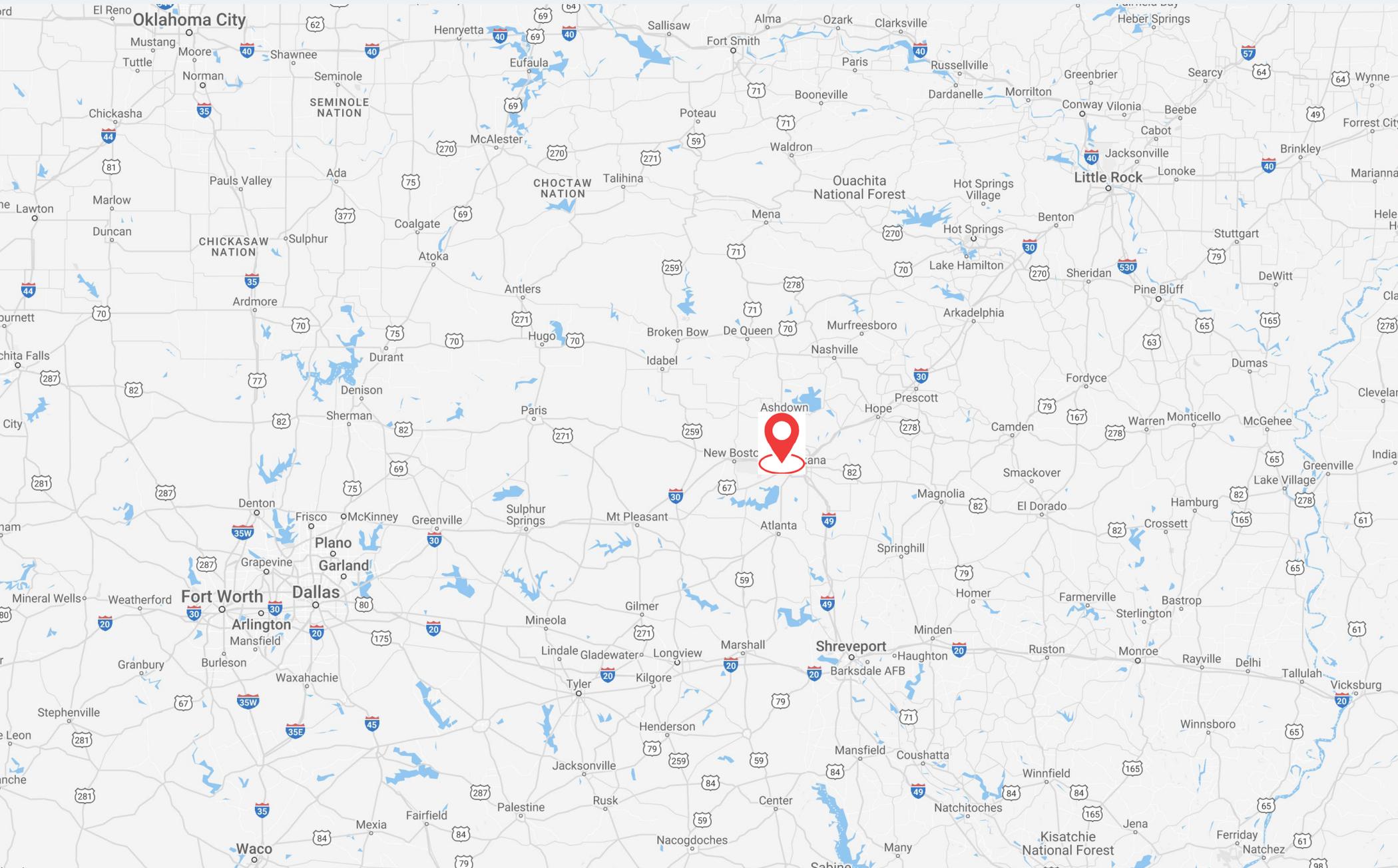
2.5 miles from Texas A&M Texarkana

2.3 miles from Wadley Regional Hospital site

Site in growth path of Texarkana, TX

Call for pricing details

LOCATION MAP

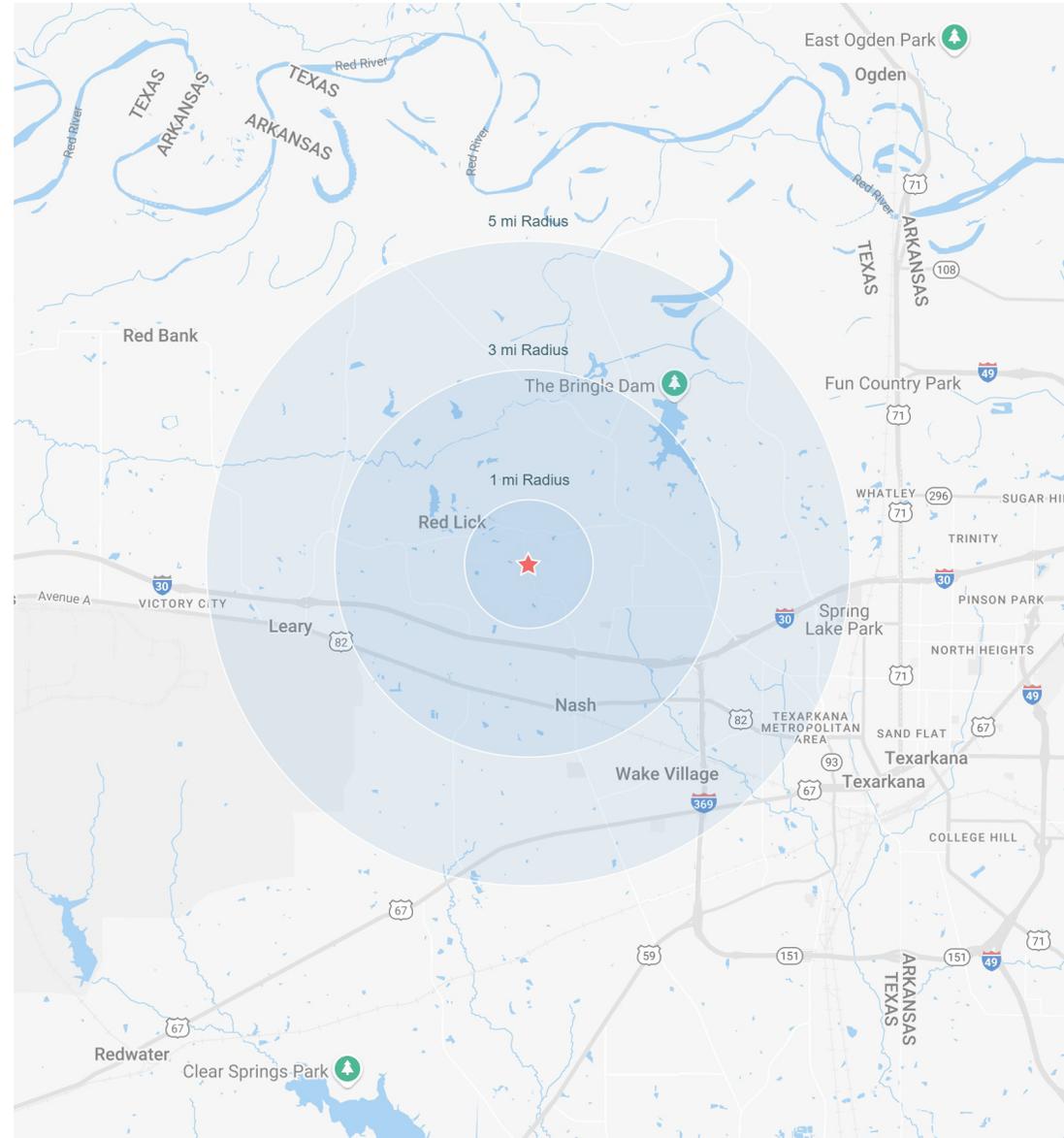


DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
Estimated Population (2024)	2,037	14,034	38,490
Projected Population (2029)	1,834	13,853	37,715
Projected Annual Growth (2024-2029)	-10%	-1.30%	-2%

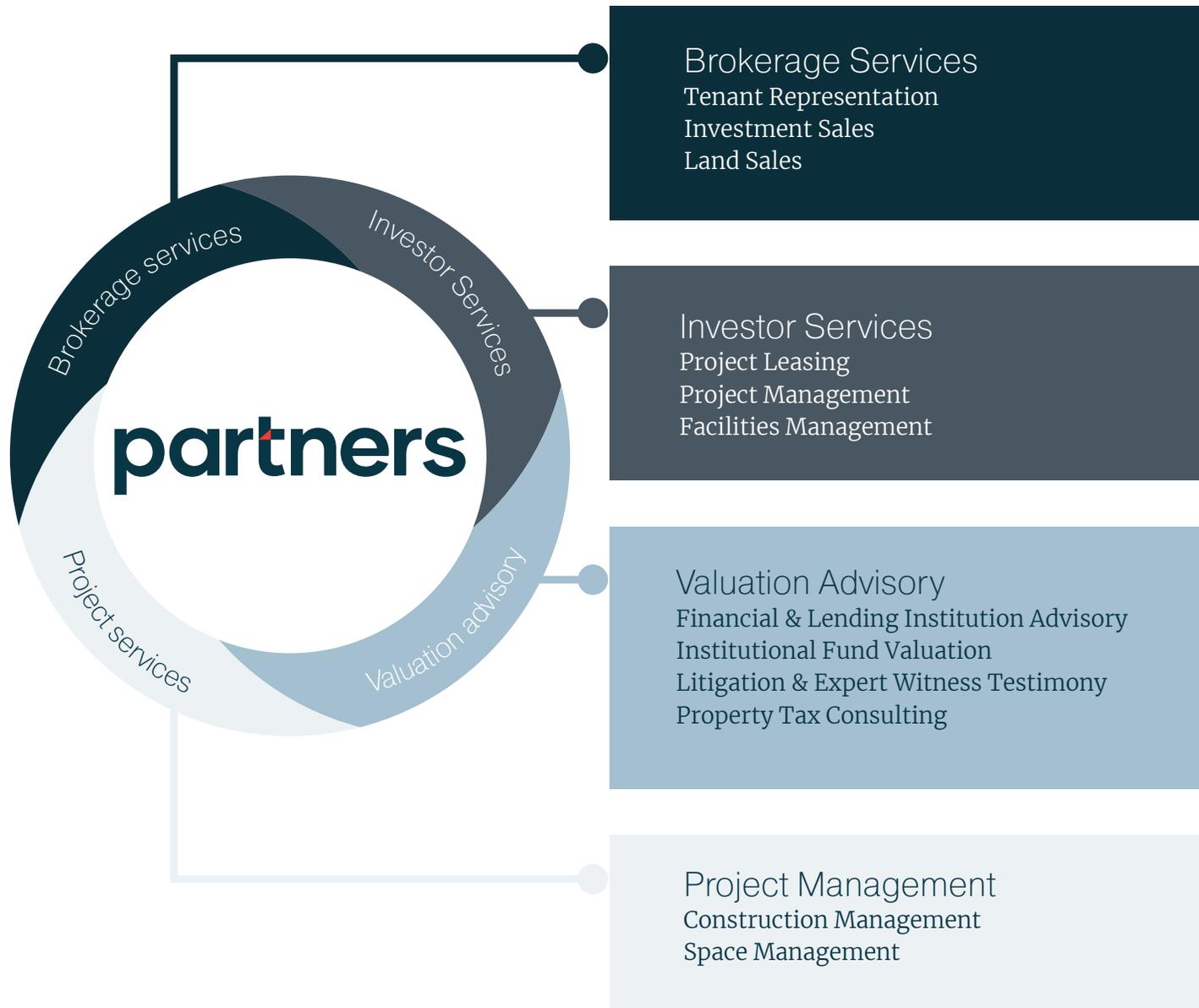
HOUSEHOLD INCOME	#	#	#
\$35K - \$49.9K	69	666	1,878
\$50K - \$74.9K	118	856	2,508
\$75K - \$99.9K	90	604	1,708
\$100K - \$124.9K	73	373	999
\$125K - \$149.9K	73	316	1,177
\$150K - \$199.9K	162	870	1,442
\$200K or More	79	777	1,291

HOUSEHOLD SIZE	1 mile	3 miles	5 miles
Estimated Household (2023)	793	5,575	15,467
Projected Households (2028)	705	5,437	14,964



Source: SitesUSA

OUR SERVICES





PARTNERSREALSTATE.COM

HOUSTON

+ 713 629 0500

**1360 Post Oak Blvd, Suite 1900
Houston, TX 77056**

AUSTIN

+1 512 580 6025

**901 South MoPac Expressway
Building 1, Suite 550
Austin, TX 78746**

SAN ANTONIO

+1 210 446 3655

**112 E Pecan, Suite 1515
San Antonio, TX 78205**

DALLAS

+1 214 550 2990

**1717 McKinney Ave, Suite 1480
Dallas, TX 75202**

ATLANTA

+1 404 595 0500

**999 Peachtree Rd NE #850,
Atlanta, GA 30309**



DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

partners

Court Powell

Vice President

tel +1 214 851 0556

court.powell@partnersrealestate.com

Lic. #590196