



Property Summary

Lot Size:	107.82 Total Ac
Price:	107.82 Ac: \$5,190,000
	105.82 Ac: \$5,100,000
	2 Ac: \$90,000

Property Overview

This approximately 105.82-acre property offers an excellent opportunity for commercial development in a rapidly growing area of Texarkana. Situated just west of Texarkana Aluminum and with easy access to Interstate-30 to the north, this location provides high visibility and convenient connectivity. With strong growth and development happening in the surrounding area, this site is ideal for a variety of commercial ventures!

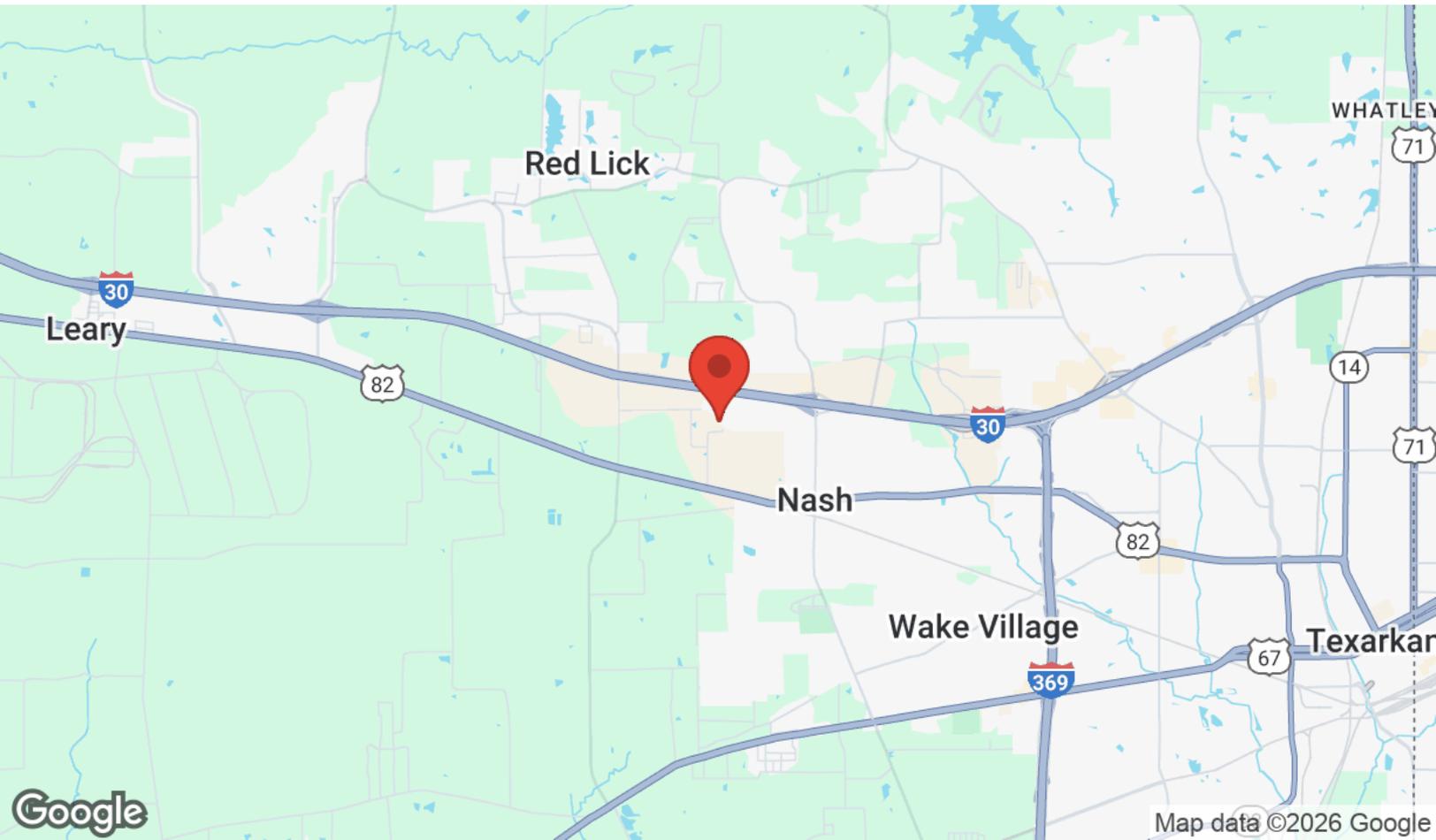
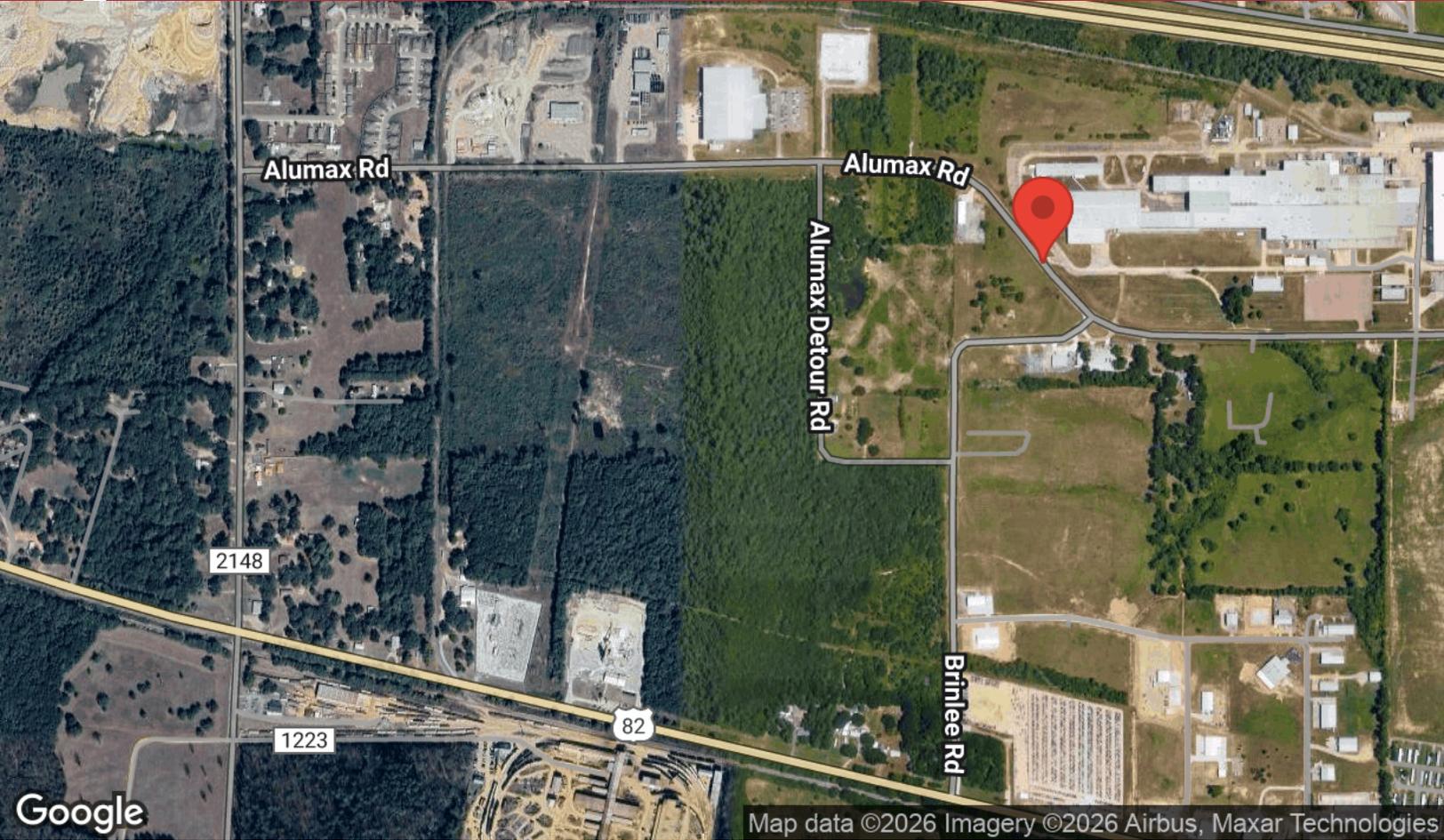
The 2-acre property to the east of Brinlee Road can be purchased together with the 105.82 acres making a total of 107.82 acres or can be purchased separately.

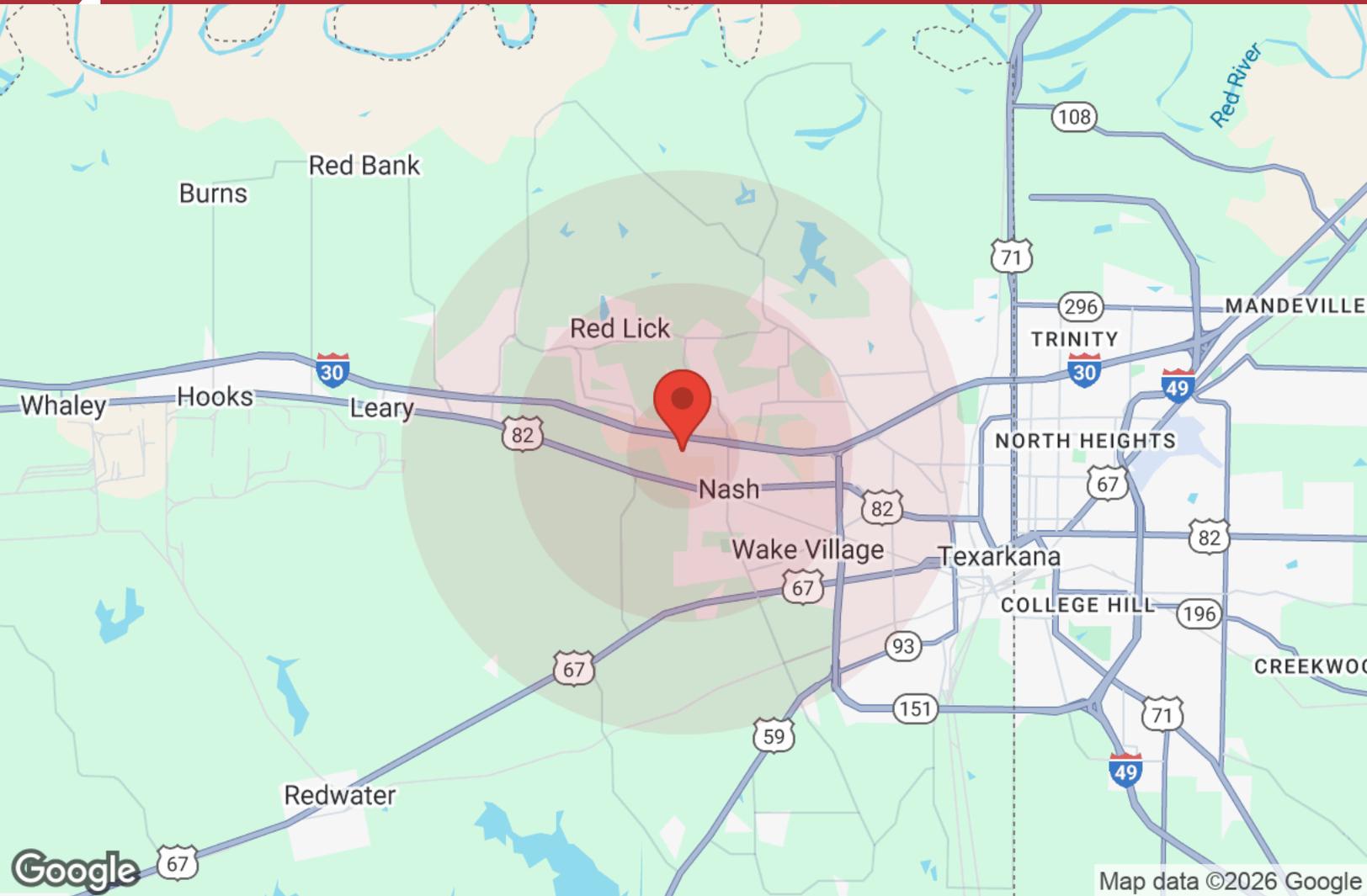
Location Overview

Located to the west of Texarkana Aluminum with frontage on Alumax Road, Steele Lane, Brinlee Road, and Highway 82 (New Boston Road) in Nash, TX.









Population	1 Mile	3 Miles	5 Miles
Male	562	9,089	21,218
Female	612	9,986	22,935
Total Population	1,173	19,076	44,153

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	292	3,873	9,159
Ages 15-24	218	2,601	6,115
Ages 25-54	459	7,357	16,402
Ages 55-64	84	2,010	4,857
Ages 65+	120	3,235	7,620

Race	1 Mile	3 Miles	5 Miles
White	617	12,006	25,450
Black	286	4,225	12,363
Am In/AK Nat	3	61	137
Hawaiian	1	6	18
Hispanic	214	1,684	3,908
Asian	12	547	1,033
Multi-Racial	40	544	1,236
Other	N/A	4	4

Income	1 Mile	3 Miles	5 Miles
Median	\$64,017	\$70,017	\$62,072
< \$15,000	11	403	1,986
\$15,000-\$24,999	101	712	1,732
\$25,000-\$34,999	31	634	1,439
\$35,000-\$49,999	45	905	2,179
\$50,000-\$74,999	74	1,539	3,260
\$75,000-\$99,999	22	717	1,782
\$100,000-\$149,999	21	1,096	2,527
\$150,000-\$199,999	134	945	1,436
> \$200,000	7	722	1,366

Housing	1 Mile	3 Miles	5 Miles
Total Units	508	8,555	20,042
Occupied	447	7,674	17,707
Owner Occupied	175	4,629	9,806
Renter Occupied	272	3,045	7,901
Vacant	61	881	2,335

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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jerry L Brewer	164935	jerry@amreal.com	903-691-0941
Name of Sales Agent/Associate	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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