



Property Summary

Building SF:	1,030 SF, 4,608 SF
Lot Size:	Approx. 7.79 Ac
Price:	\$4,100,000

Property Overview

Positioned along highly traveled Highway 67 (West 7th Street), this ±7.79-acre commercially zoned property offers great visibility, access, and redevelopment potential in one of Texarkana's most active retail corridors. Located just west of I-369, the site benefits from strong traffic counts and connectivity.

The property includes two existing structures — approximately 1,030 square feet and 4,608 square feet — providing immediate usability for an owner-user or tenant, while also offering flexibility for redevelopment. Whether repurposed, renovated, or removed to make way for new construction, the site presents an opportunity to secure a sizeable commercial tract in a proven retail trade area.

Surrounded by established national retailers including Walmart Neighborhood Market, Albertsons, McDonald's, and AutoZone, the location supports a wide range of commercial uses such as retail, medical, office, service-based businesses, restaurant, or mixed-use development.

Location Overview

Located on Highway 67 (West 7th Street) between O'Reilly Auto Parts and Road Runner Store in Texarkana, TX.

7th Street 7.79 Acres

4815 West 7th Street
Texarkana, TX 75501



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.

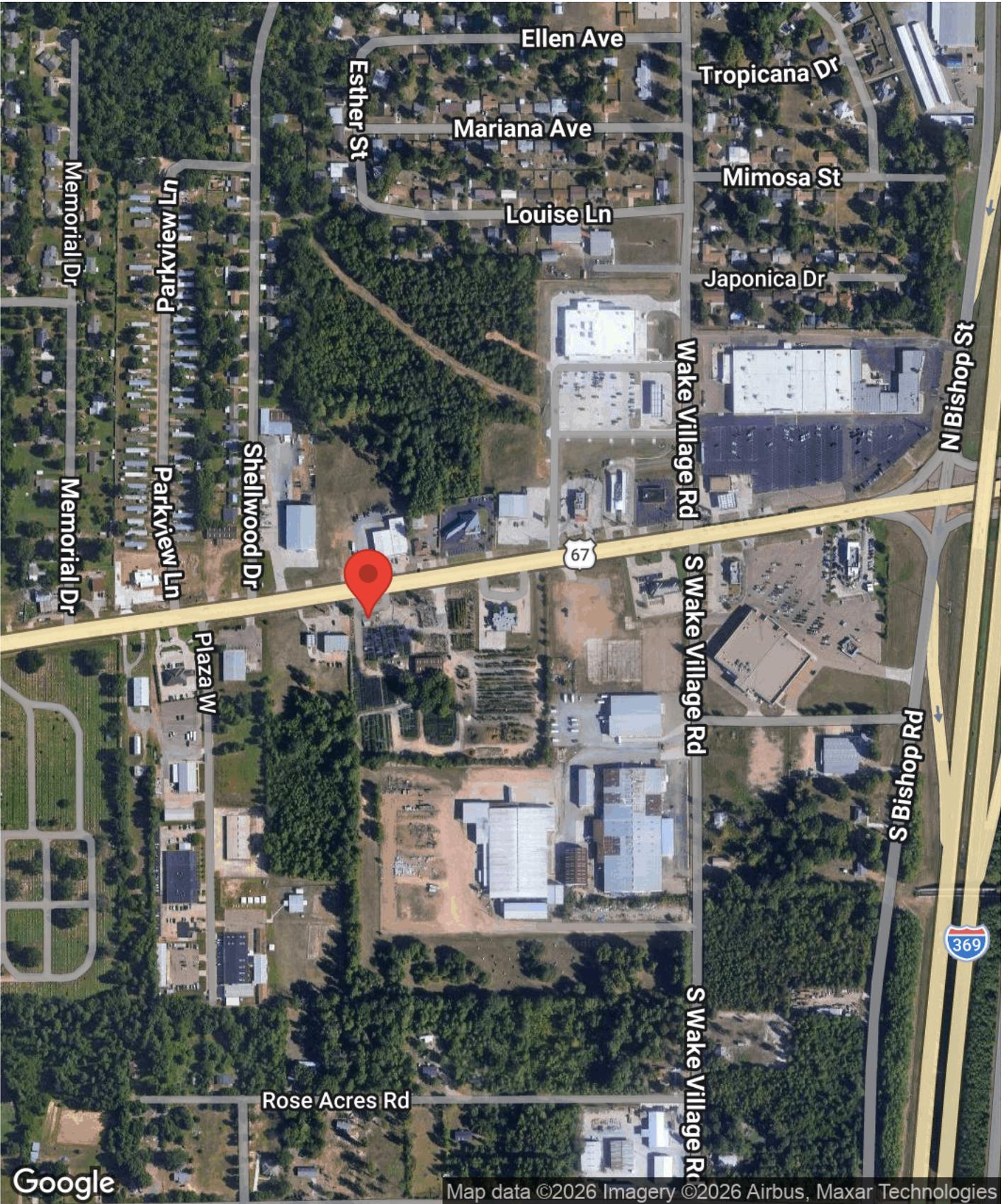
Steven Harvey, Broker

(903) 793-2666



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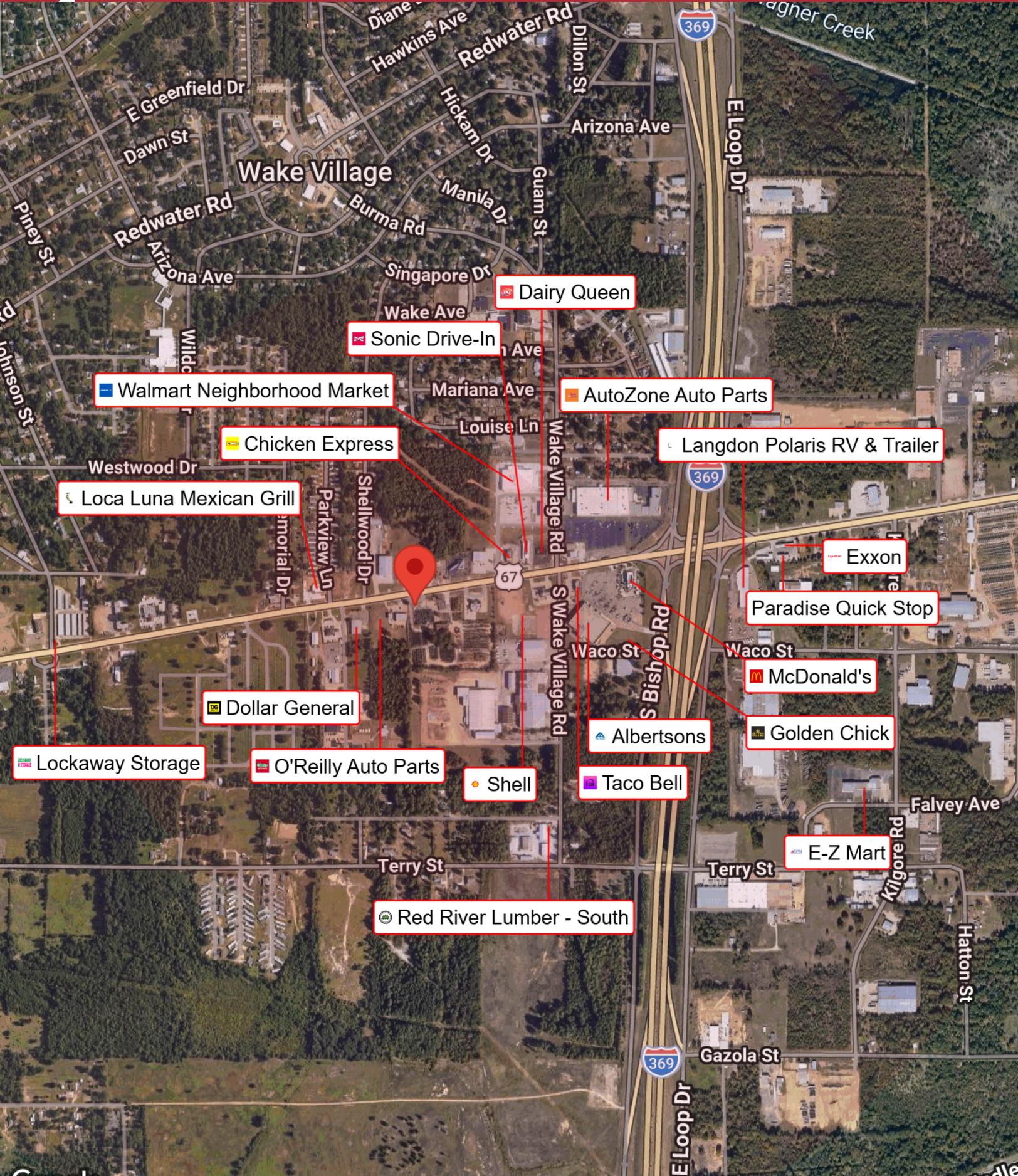


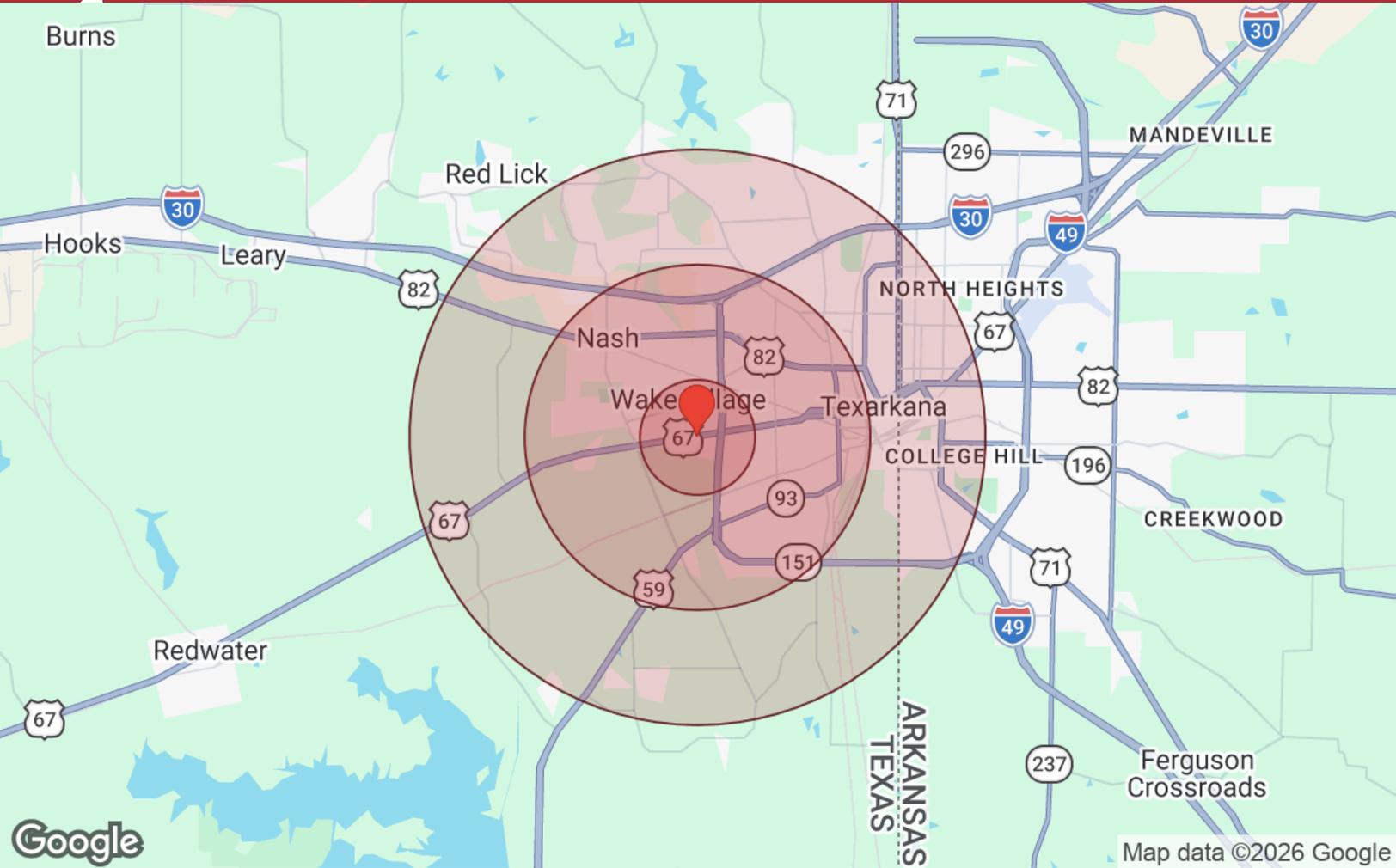
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,547	13,884	33,182
Female	1,790	14,567	33,152
Total Population	3,337	28,451	66,335

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,892	12,792	35,629
Black	1,013	11,474	21,957
Am In/AK Nat	12	100	212
Hawaiian	N/A	14	27
Hispanic	282	3,007	5,652
Asian	34	273	1,055
Multiracial	104	780	1,771
Other	N/A	11	27

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,448	12,764	29,954
Occupied	1,294	11,142	25,989
Owner Occupied	778	5,088	13,210
Renter Occupied	516	6,054	12,779
Vacant	153	1,622	3,965

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	769	6,151	13,325
Ages 15 - 24	441	3,835	8,827
Ages 25 - 54	1,306	11,314	26,228
Ages 55 - 64	340	3,062	7,312
Ages 65+	481	4,089	10,643

Income	1 Mile	3 Miles	5 Miles
Median	\$62,985	\$43,204	\$50,600
Under \$15k	115	1,867	3,910
\$15k - \$25k	66	1,533	2,893
\$25k - \$35k	198	1,201	2,398
\$35k - \$50k	123	1,530	3,671
\$50k - \$75k	308	2,185	4,678
\$75k - \$100k	199	1,132	2,741
\$100k - \$150k	232	1,097	3,103
\$150k - \$200k	38	403	1,447
Over \$200k	17	194	1,149

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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.

NAI American Realty	9015473	steven@amreal.com	903-793-2666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
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

IABS 1-2