



Property Summary

Building SF:	Approx. 1,757 SF
Lot Size:	Approx. 2.1 Ac
Price:	\$369,900
Year Built:	1973
Zoning:	SF-1

Property Overview

This ±2.1-acre property offers a rare opportunity for both residential enjoyment and future commercial redevelopment. The site is improved with an approximately 1,757 square foot, 3-bedroom single-family home and 30x40 shop, making it ideal for continued residential use, an owner-occupant, or an interim income-producing asset.

Positioned with direct frontage along North Kings Highway and located just southwest of the intersection of North Kings Highway and Richmond Road, the property benefits from convenient access to one of the area’s primary thoroughfares. The nearby intersection sees an average daily traffic count of approximately 4,625 vehicles, providing steady visibility and accessibility.

Given its location and size, the property is well-suited for a variety of potential uses, including professional office, boutique retail, or multifamily development.

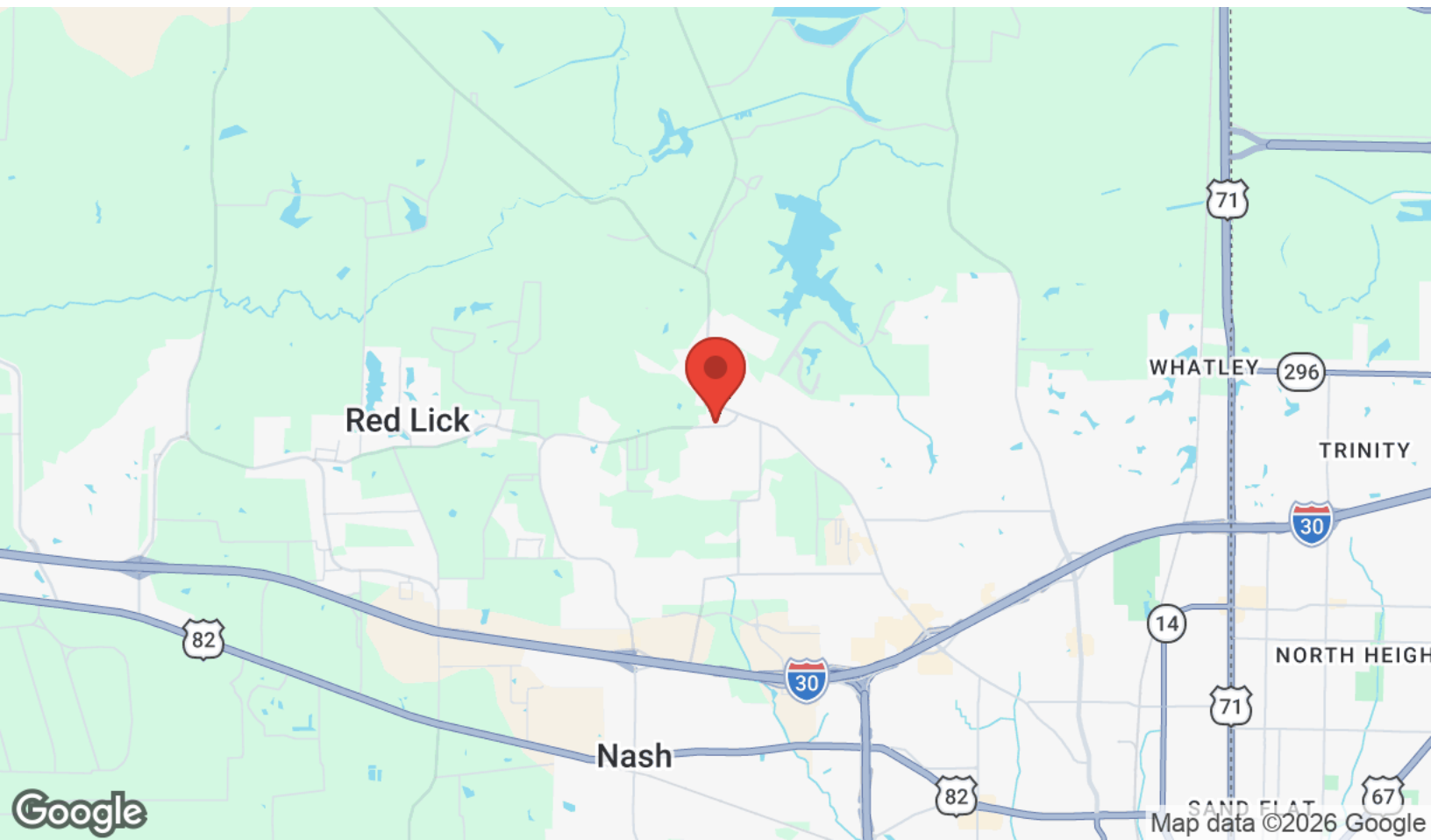
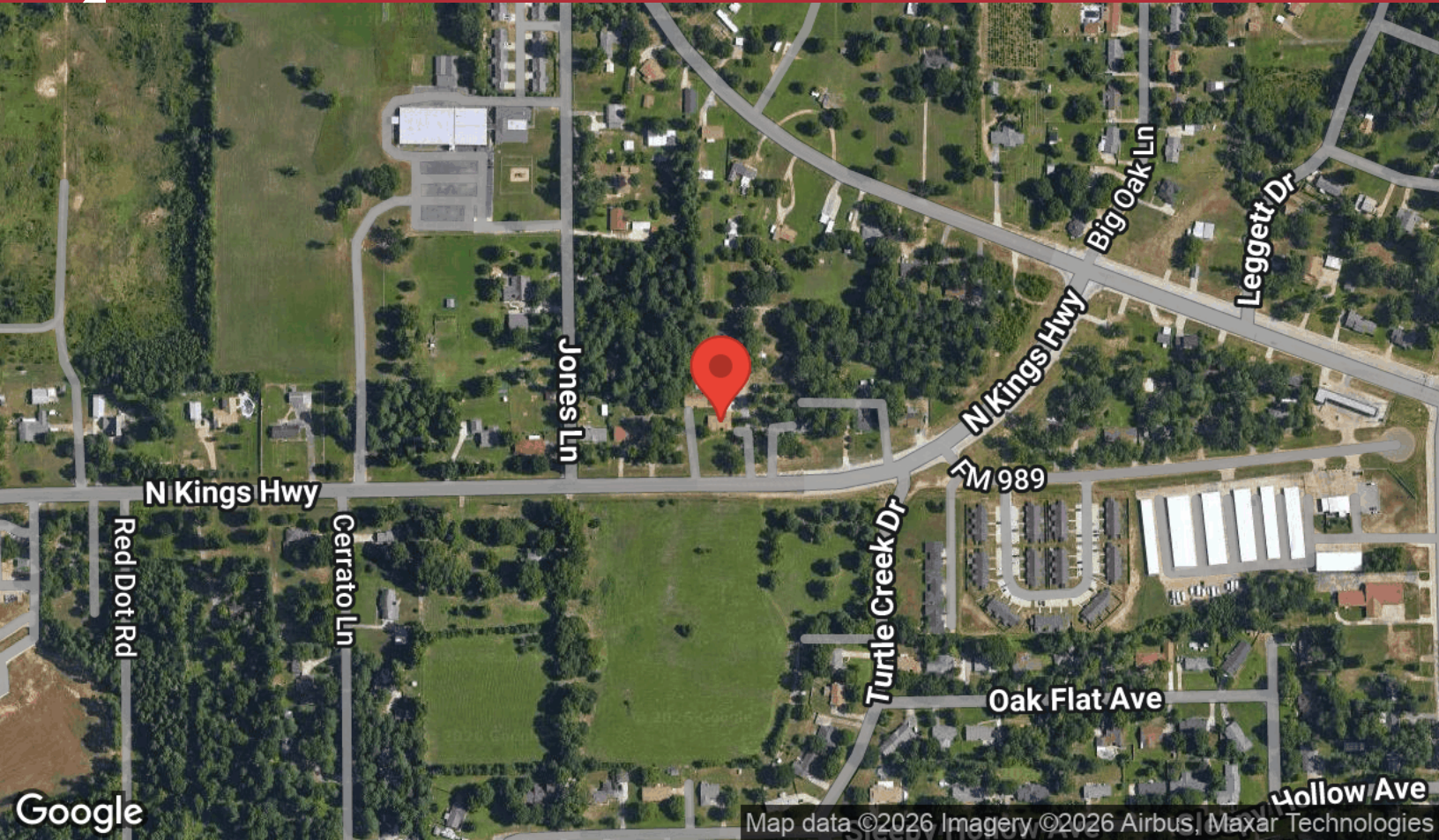
Location Overview

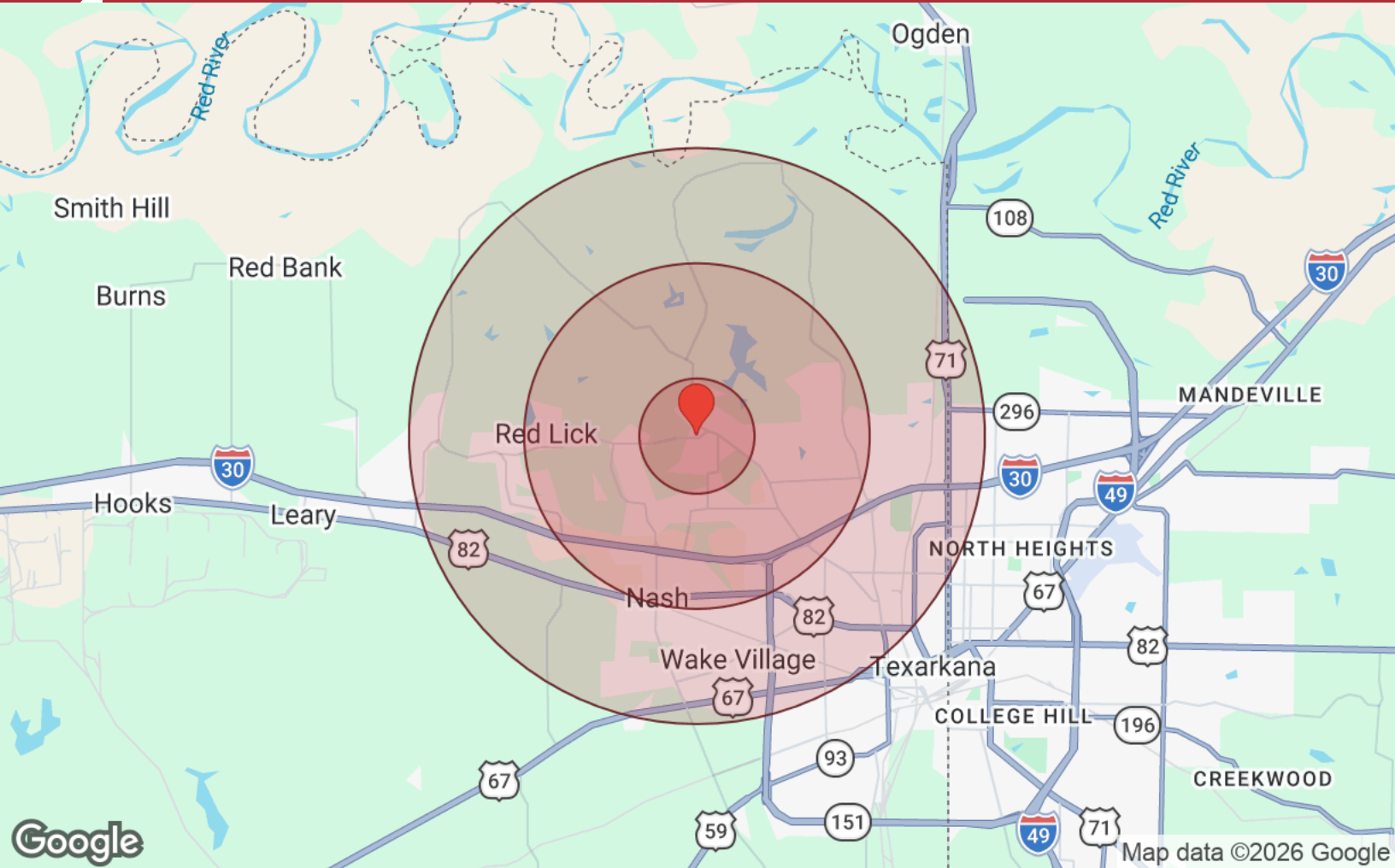
Located on North Kings Highway between Jones Lane and Richmond Road in Texarkana, TX.











Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,152	9,120	22,917
Female	1,158	9,554	24,792
Total Population	2,310	18,674	47,710

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,615	12,028	27,052
Black	349	3,824	13,865
Am In/AK Nat	9	56	138
Hawaiian	N/A	6	19
Hispanic	141	1,488	4,170
Asian	131	741	1,126
Multiracial	63	528	1,336
Other	1	4	5

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,071	8,409	21,839
Occupied	946	7,503	19,249
Owner Occupied	606	4,267	10,114
Renter Occupied	340	3,236	9,135
Vacant	125	906	2,590

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	403	3,655	9,860
Ages 15 - 24	336	2,703	6,588
Ages 25 - 54	792	6,908	17,756
Ages 55 - 64	262	1,955	5,202
Ages 65+	516	3,452	8,303

Income	1 Mile	3 Miles	5 Miles
Median	\$128,174	\$76,171	\$61,056
Under \$15k	31	461	2,145
\$15k - \$25k	73	690	1,796
\$25k - \$35k	21	444	1,645
\$35k - \$50k	144	850	2,363
\$50k - \$75k	100	1,273	3,555
\$75k - \$100k	53	712	2,135
\$100k - \$150k	134	1,169	2,658
\$150k - \$200k	158	960	1,518
Over \$200k	231	944	1,434

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.

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
Connie Nations	325387	connie@amreal.com	(903)277-0100
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____ IABS 1-2
 Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov TXR 2501
 NAI American Realty, 2603 Texas Blvd #101 Texarkana TX 75503 Phone: 9037932666 Fax: 9037933094 Thiago
 Steven Harvey Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com