



**Property Summary**

Lot Size: 8.03 Acres  
 Price: Full acreage: \$721,491  
 Lot 1: \$4.00/SF  
 Lot 2: \$3.75/SF  
 Lot 3: \$1.15/SF

**Property Overview**

Prime Retail Development Opportunity – 8.03 Acres on Richmond Road, Texarkana, TX.

Commercial land available on one of Texarkana’s busiest corridors—Richmond Road. Zoned General Retail, this approximately 8.03-acre property offers ideal potential for retail development and is surrounded by thriving businesses, including Road Runner convenience store.

The property can be purchased in full or in individual lots:

Lot 1: ±1 acre (front left next to Road Runner) – \$4.00/SF

Lot 2: ±1.62 acres (front right) – \$3.75/SF

Lot 3: ±5.62 acres (rear and right side wraparound) – \$1.15/SF

With great visibility, high daily traffic counts, and flexible lot options, this site is perfect for retailers, restaurants, or commercial investors looking to capitalize on a premium location.

**Location Overview**

Located on Richmond Road between Road Runner and the Creekside Apartments in Texarkana, TX.





Cowhorn Creek Road

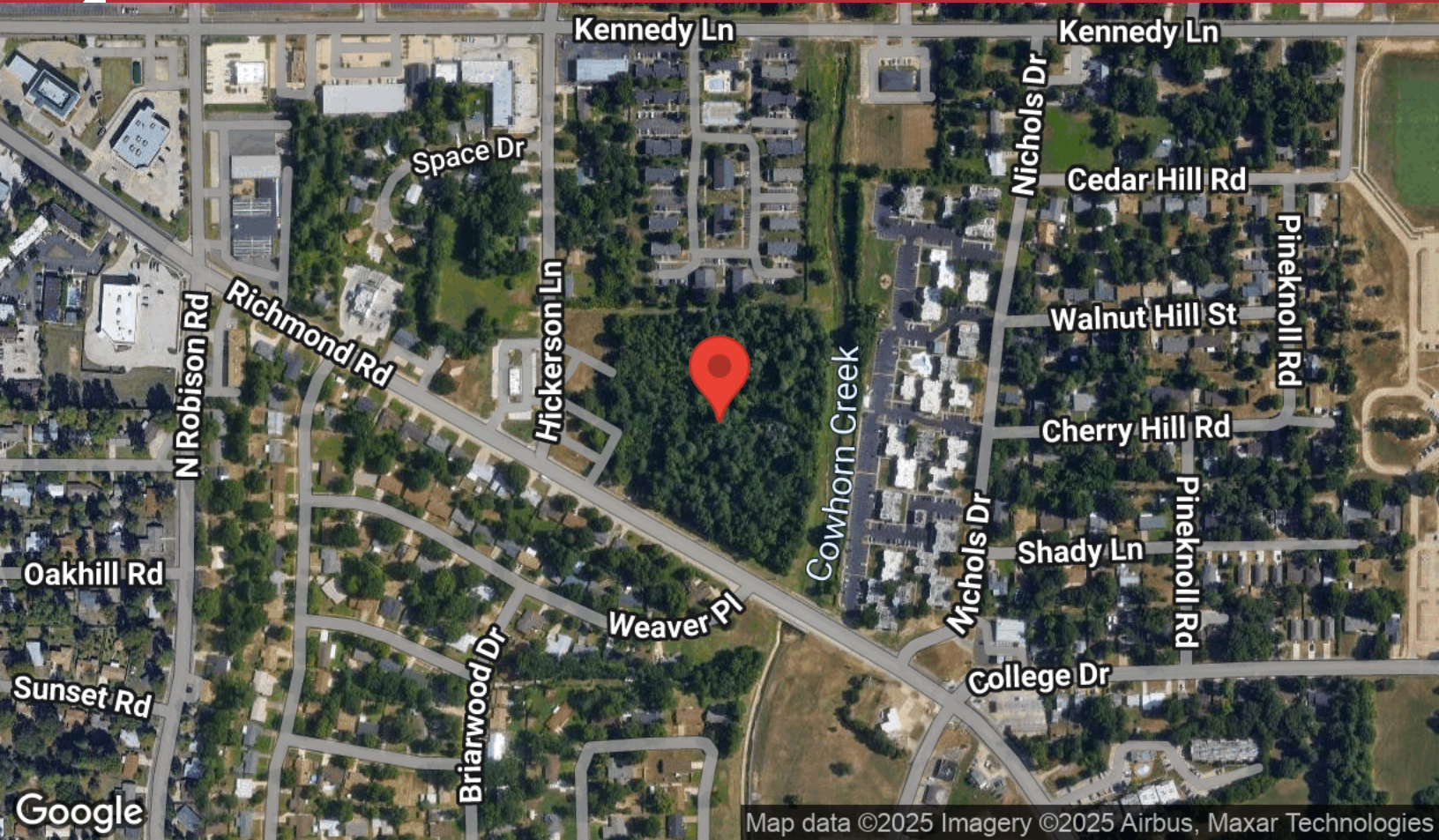
Road Runner

Lot 3  
5.62 Ac  
\$1.15/Sf

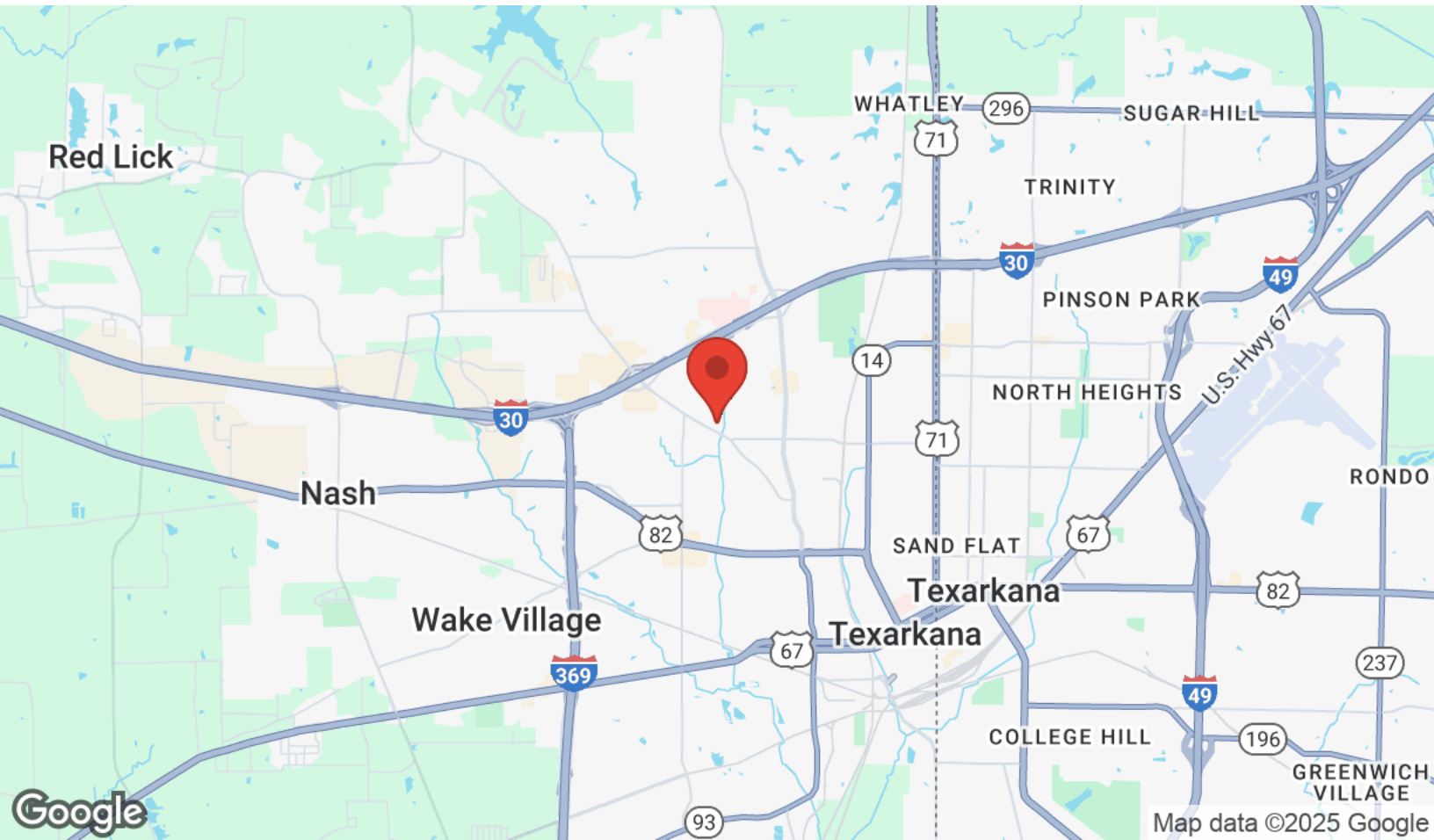
Lot 1  
1.00 Ac  
\$4.00/Sf

Lot 2  
1.62 Ac  
\$3.75/Sf

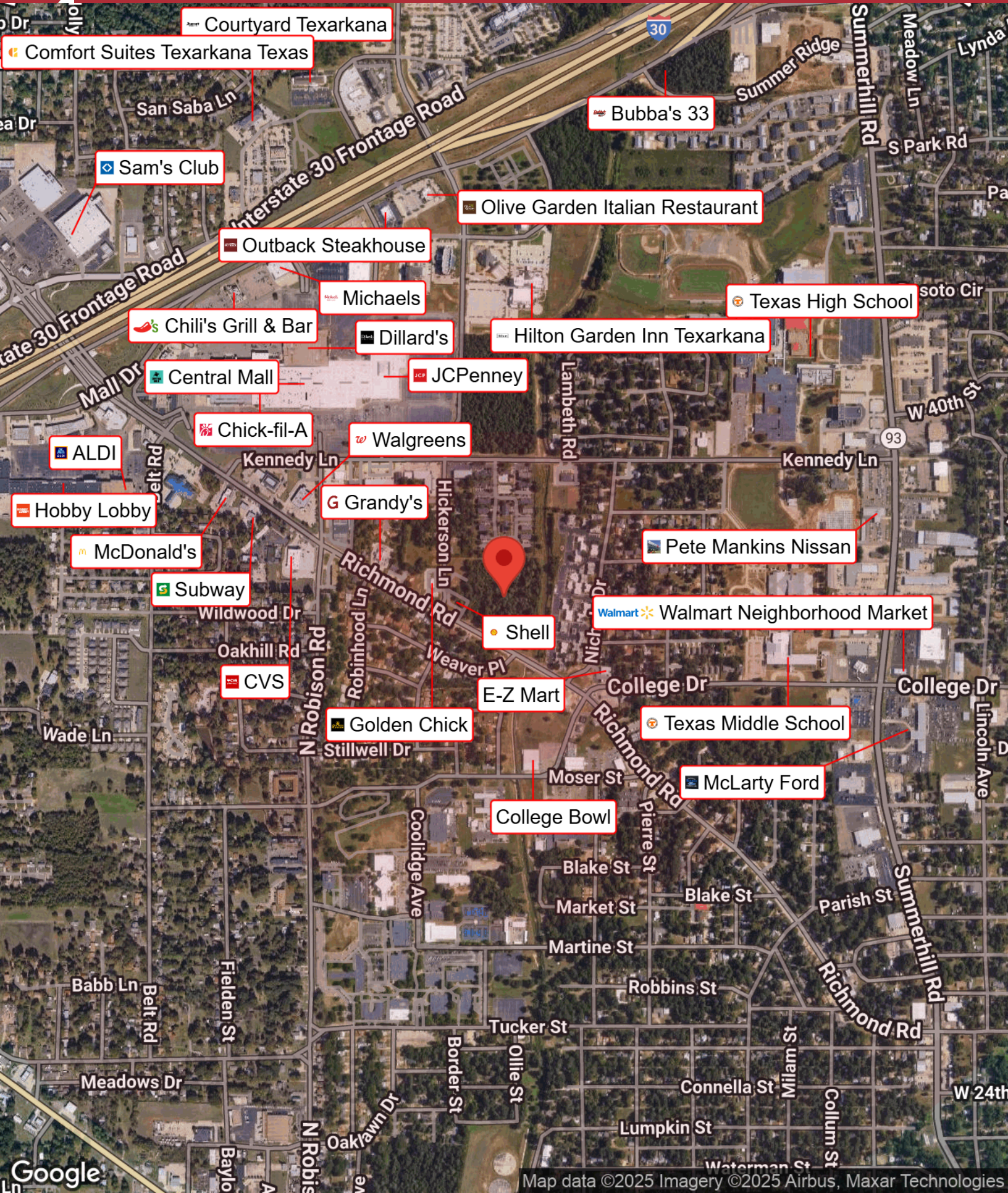
Richmond Road

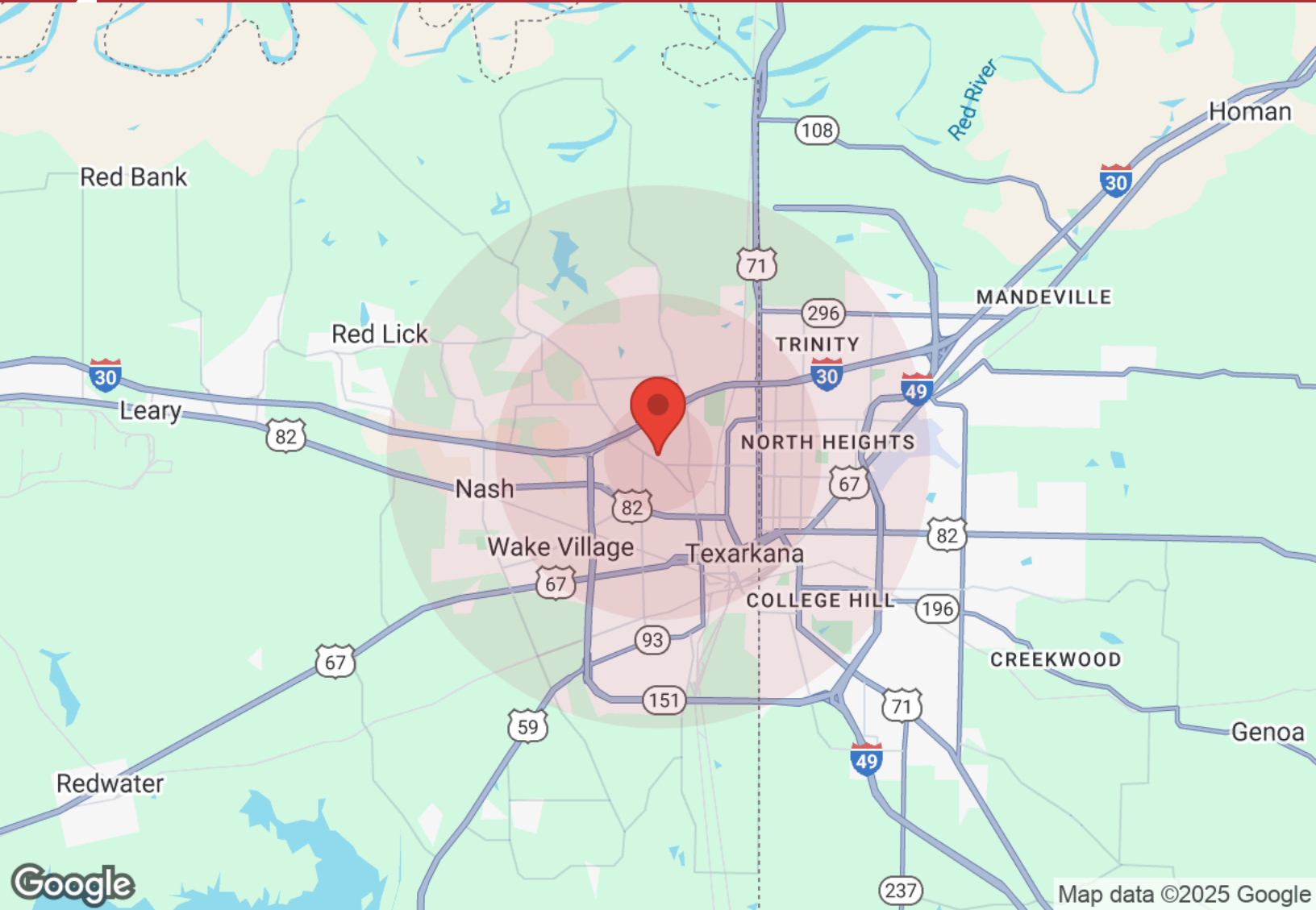


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Map data ©2025 Google





Population	1 Mile	3 Miles	5 Miles
Male	2,780	17,545	35,717
Female	3,158	20,075	37,162
Total Population	5,938	37,620	72,879

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,408	8,144	15,355
Ages 15-24	866	5,439	10,125
Ages 25-54	2,490	14,364	28,359
Ages 55-64	547	4,118	8,176
Ages 65+	627	5,555	10,864

Race	1 Mile	3 Miles	5 Miles
White	2,197	21,443	42,928
Black	3,147	13,932	26,140
Am In/AK Nat	7	25	108
Hawaiian	N/A	N/A	N/A
Hispanic	623	2,367	4,285
Multi-Racial	1,092	3,980	6,694

Income	1 Mile	3 Miles	5 Miles
Median	\$40,740	\$39,877	\$40,545
< \$15,000	435	2,945	5,807
\$15,000-\$24,999	469	2,108	3,566
\$25,000-\$34,999	305	1,918	3,288
\$35,000-\$49,999	683	2,470	4,626
\$50,000-\$74,999	342	2,899	5,408
\$75,000-\$99,999	162	1,262	2,396
\$100,000-\$149,999	79	1,084	2,274
\$150,000-\$199,999	46	318	707
> \$200,000	10	232	436

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,364	15,786	29,405
Occupied	2,120	14,016	26,473
Owner Occupied	742	7,088	14,127
Renter Occupied	1,378	6,928	12,346
Vacant	244	1,770	2,932

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.

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.

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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](http://www.trec.texas.gov)

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