



**Property Summary**

Building SF:	Approx. 22,047 SF
Lot Size:	Approx. 0.71 Ac
Price:	\$750,000
Zoning:	Commercial

**Property Overview**

Positioned along high-visibility Texas Boulevard, this ±22,047 square foot facility offers a versatile opportunity ideal for an auto body shop, service-based user, or industrial warehouse operator. The property is well-equipped with functional improvements and a layout that supports both customer-facing operations and back-of-house production or storage.

Key Features:

- ±22,047 SF total building area
- Excellent visibility on Texas Boulevard
- Traffic count: ±8,765 vehicles per day
- Two (2) reception/showroom areas
- Five to six (5–6) private offices
- Approximately three (3) restrooms
- Multiple overhead doors
- Functional layout for automotive, service retail, or industrial use
- Ample on-site parking in front of building

**Location Overview**

Located on Texas Boulevard across from Aaron's Rent To Own in Texarkana, TX.

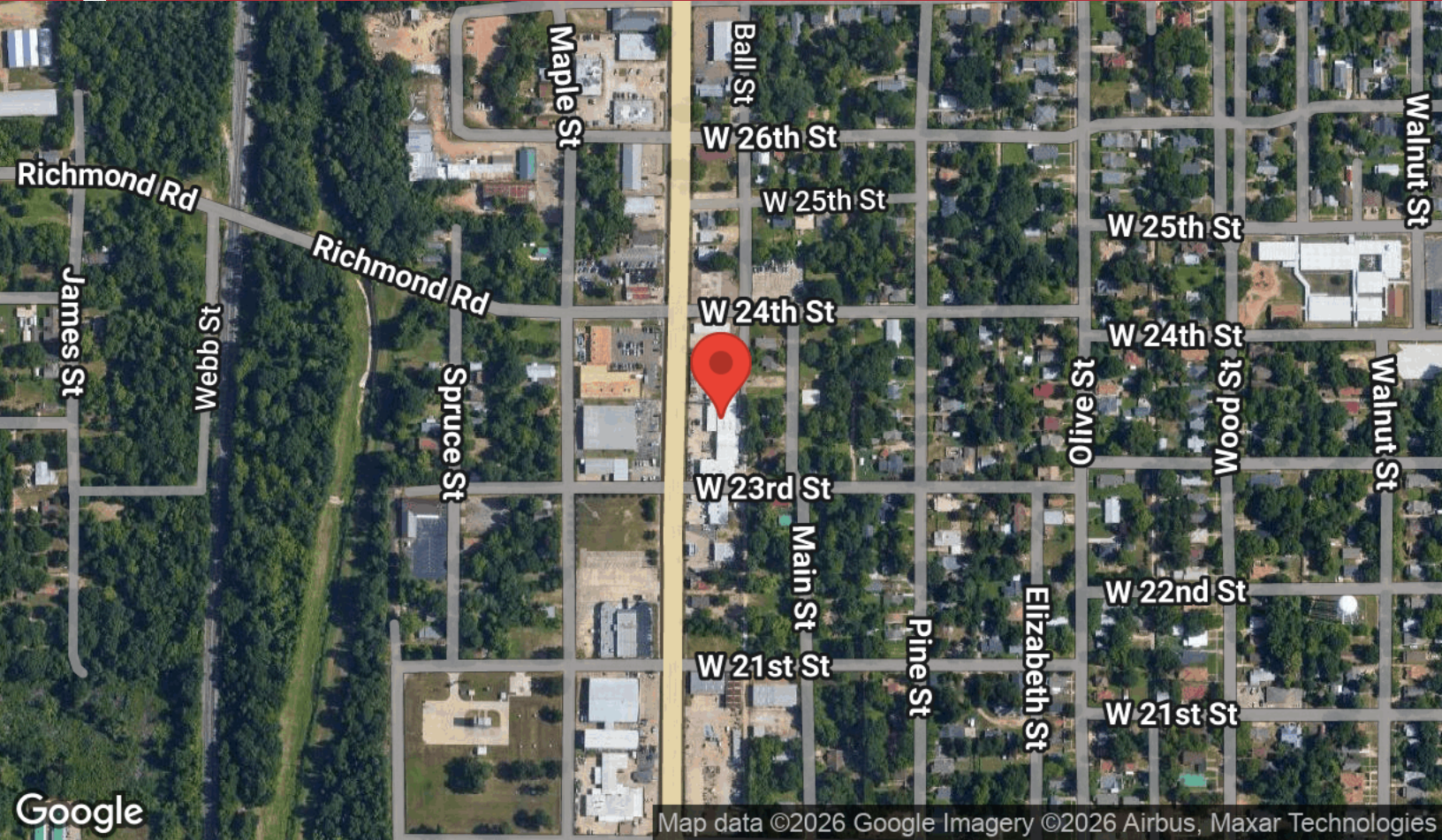




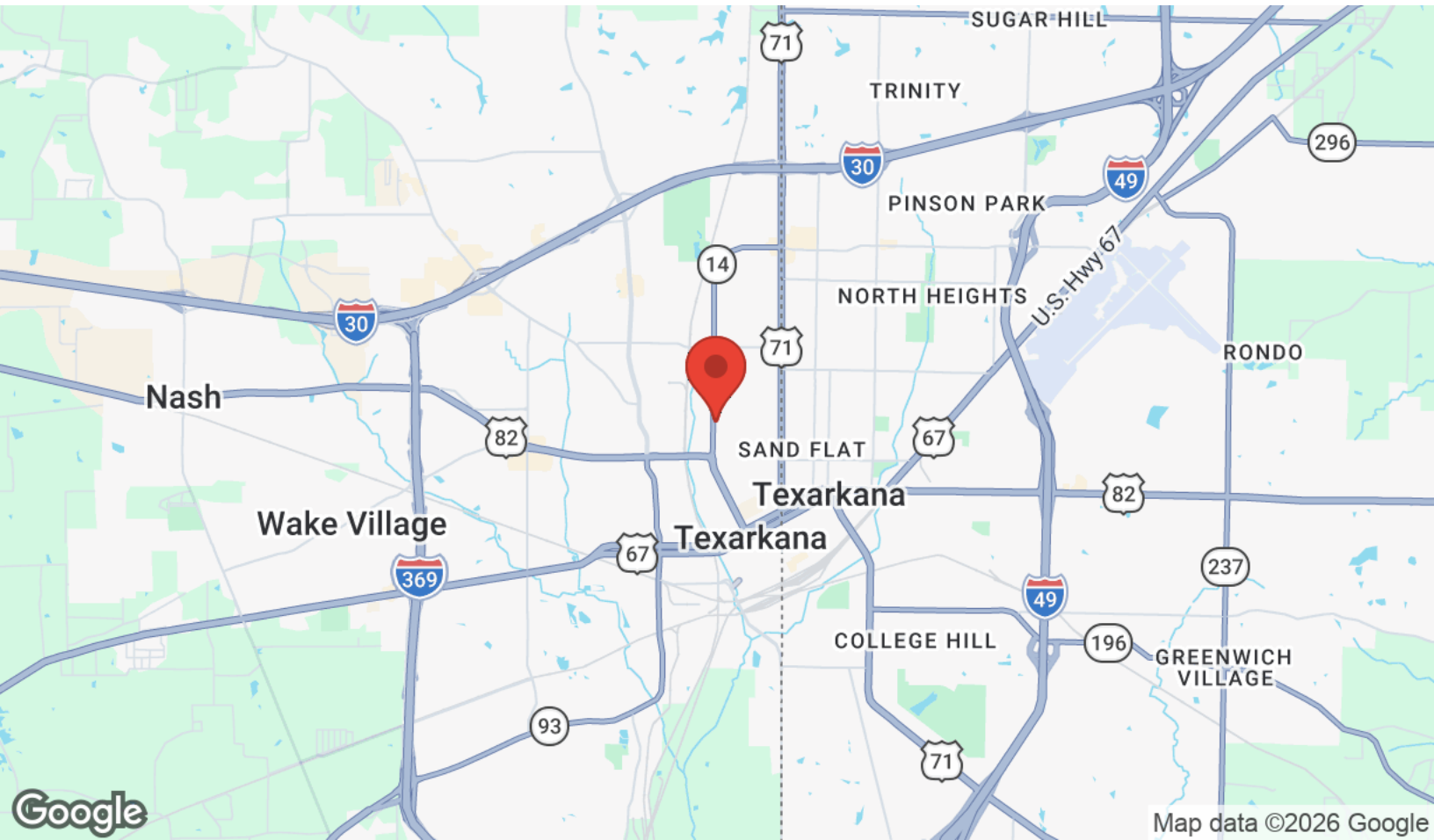




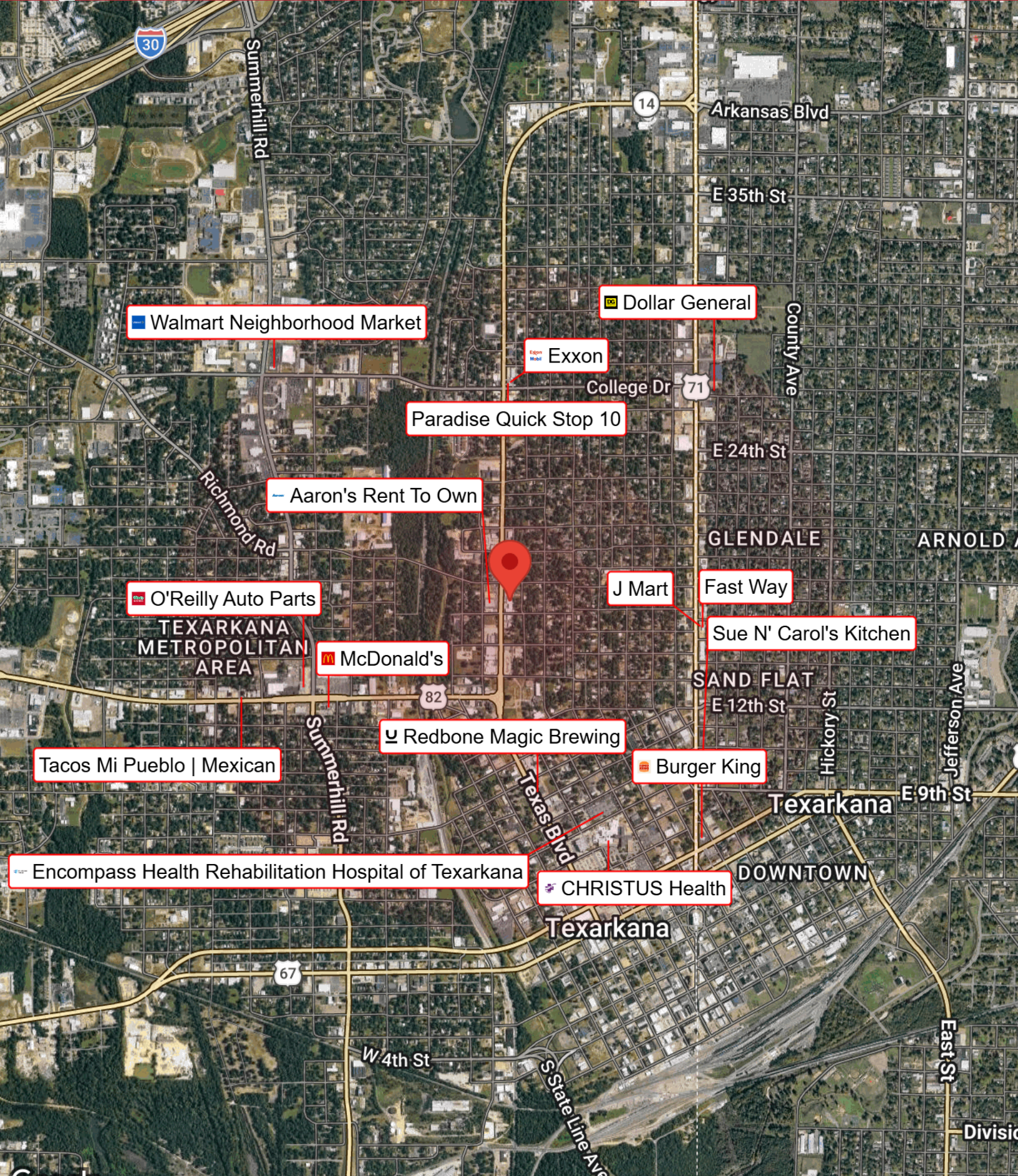




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Map data ©2026 Google



Walmart Neighborhood Market

Dollar General

Exxon

Paradise Quick Stop 10

Aaron's Rent To Own

O'Reilly Auto Parts

J Mart

Fast Way

Sue N' Carol's Kitchen

TEXARKANA METROPOLITAN AREA

McDonald's

Redbone Magic Brewing

Burger King

Tacos Mi Pueblo | Mexican

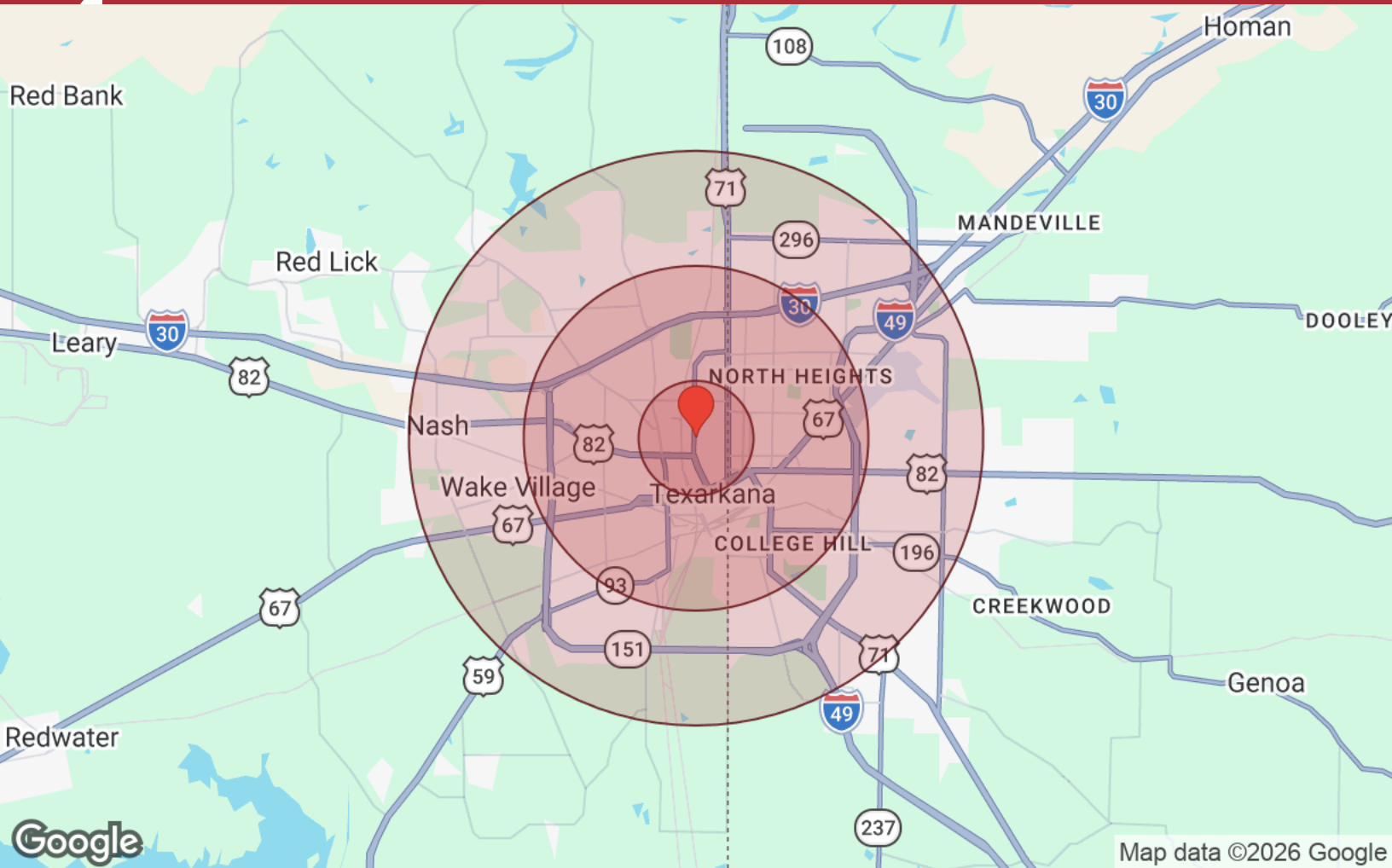
Encompass Health Rehabilitation Hospital of Texarkana

CHRISTUS Health

Texarkana

DOWNTOWN

Texarkana



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,572	22,624	36,546
Female	3,646	23,185	37,011
Total Population	7,218	45,809	73,557

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,234	22,222	39,147
Black	2,947	18,314	25,576
Am In/AK Nat	16	124	228
Hawaiian	4	14	15
Hispanic	777	3,449	5,576
Asian	48	481	1,067
Multiracial	188	1,177	1,920
Other	3	27	37

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,468	21,685	33,922
Occupied	2,906	18,755	29,663
Owner Occupied	1,254	7,936	14,580
Renter Occupied	1,652	10,819	15,083
Vacant	562	2,930	4,259

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,528	9,392	14,639
Ages 15 - 24	980	6,270	9,776
Ages 25 - 54	3,020	18,141	28,800
Ages 55 - 64	767	4,923	8,170
Ages 65+	922	7,084	12,172

Income	1 Mile	3 Miles	5 Miles
Median	\$44,443	\$43,544	\$52,186
Under \$15k	479	3,345	4,345
\$15k - \$25k	325	2,250	3,204
\$25k - \$35k	336	2,155	2,867
\$35k - \$50k	434	2,536	3,923
\$50k - \$75k	478	3,289	5,071
\$75k - \$100k	448	2,233	3,487
\$100k - \$150k	273	1,925	3,486
\$150k - \$200k	65	583	1,613
Over \$200k	68	440	1,667

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
Mike Ingram	726048	mike@amreal.com	903-277-2179
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](http://www.trec.texas.gov)

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