



Property Summary

Building SF:	4,100
Lease Rate:	\$19.20/SF
	= \$6,560/Mo

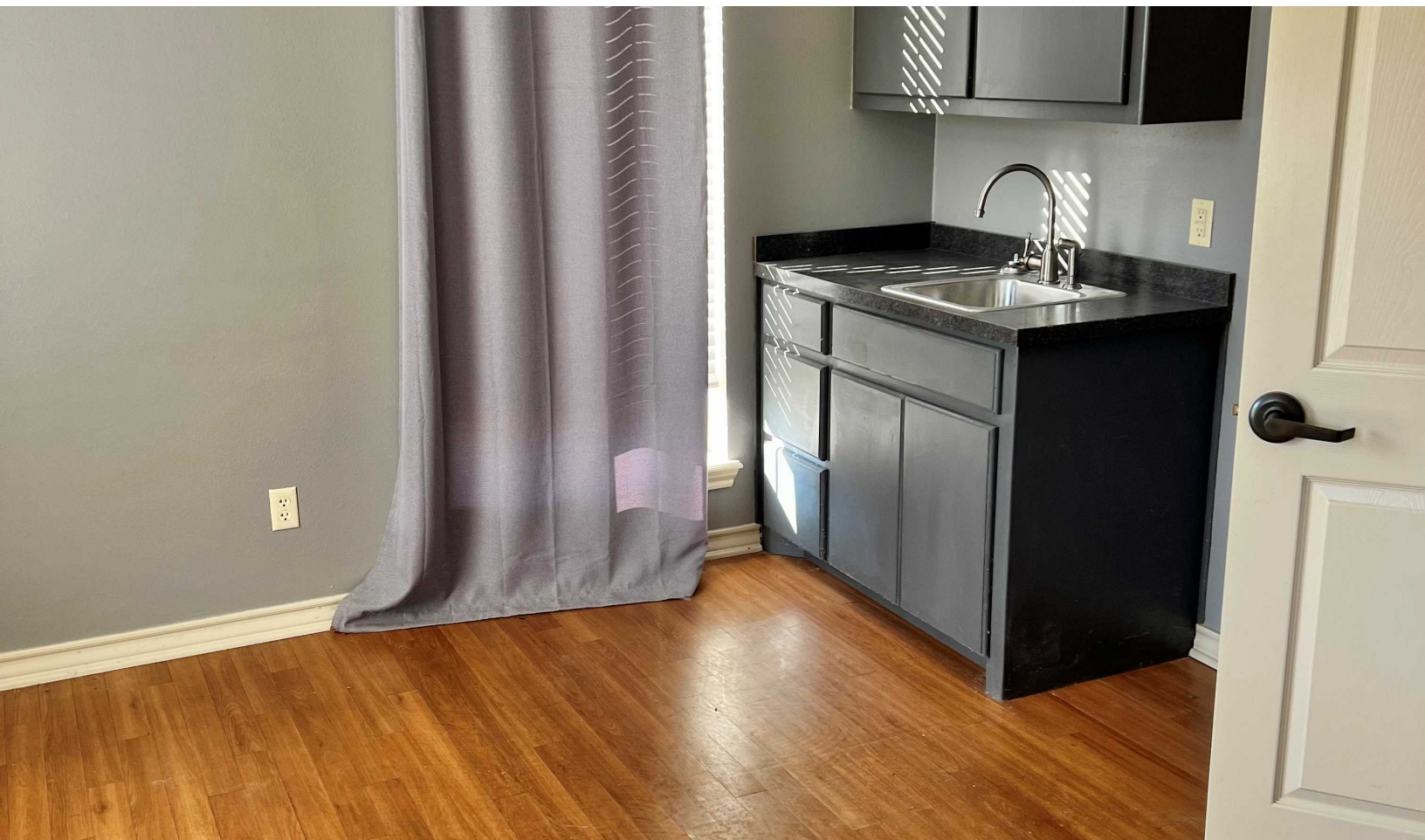
Property Overview

Elevate your business in this prestigious 4,100 square foot office space, now available for lease at an all-inclusive rate of \$19.20 per square foot. This contemporary office environment offers a seamless blend of functionality and style, providing the ideal backdrop for productivity. Don't miss the chance to make this space your own – schedule a viewing today.

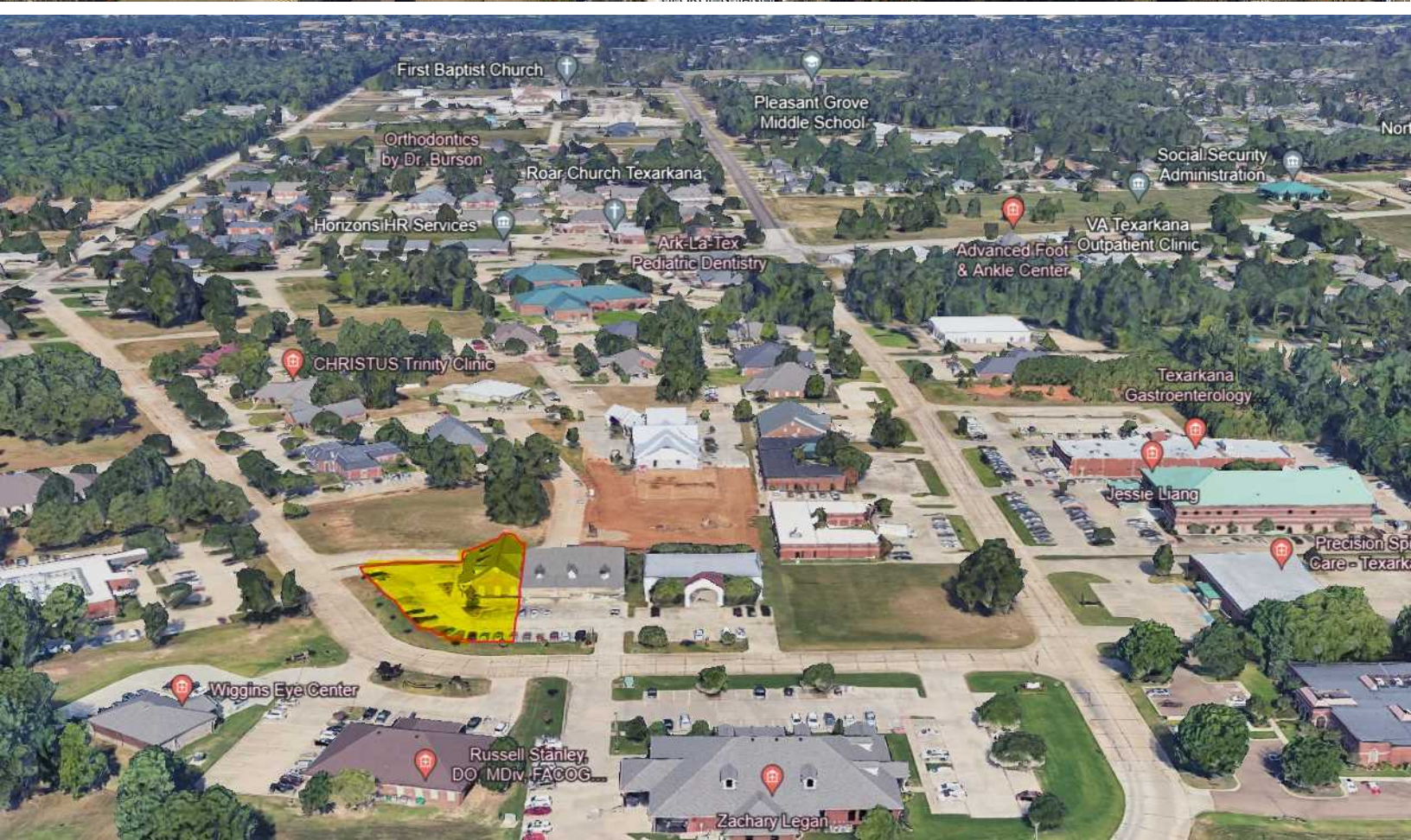
Location Overview

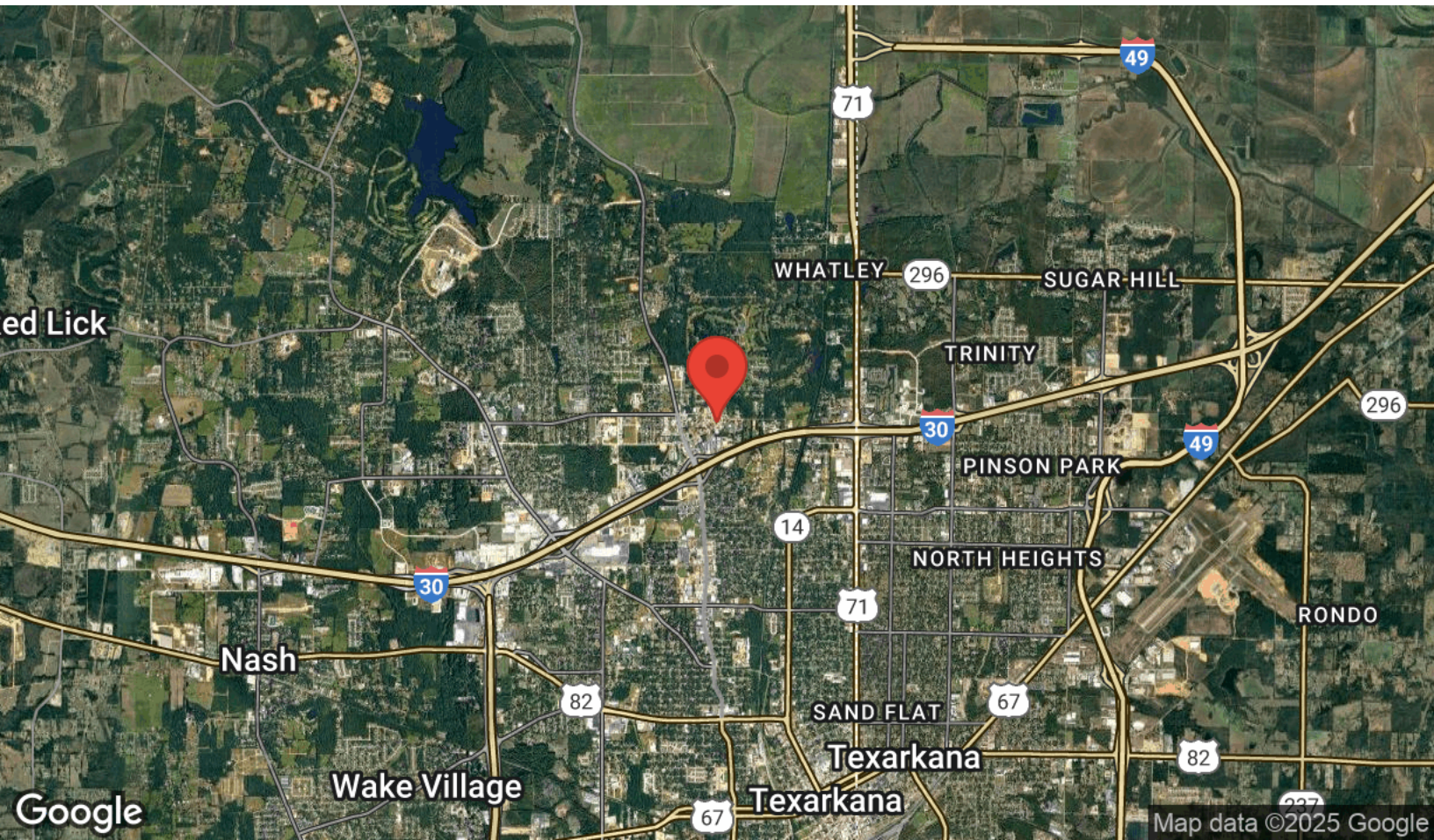
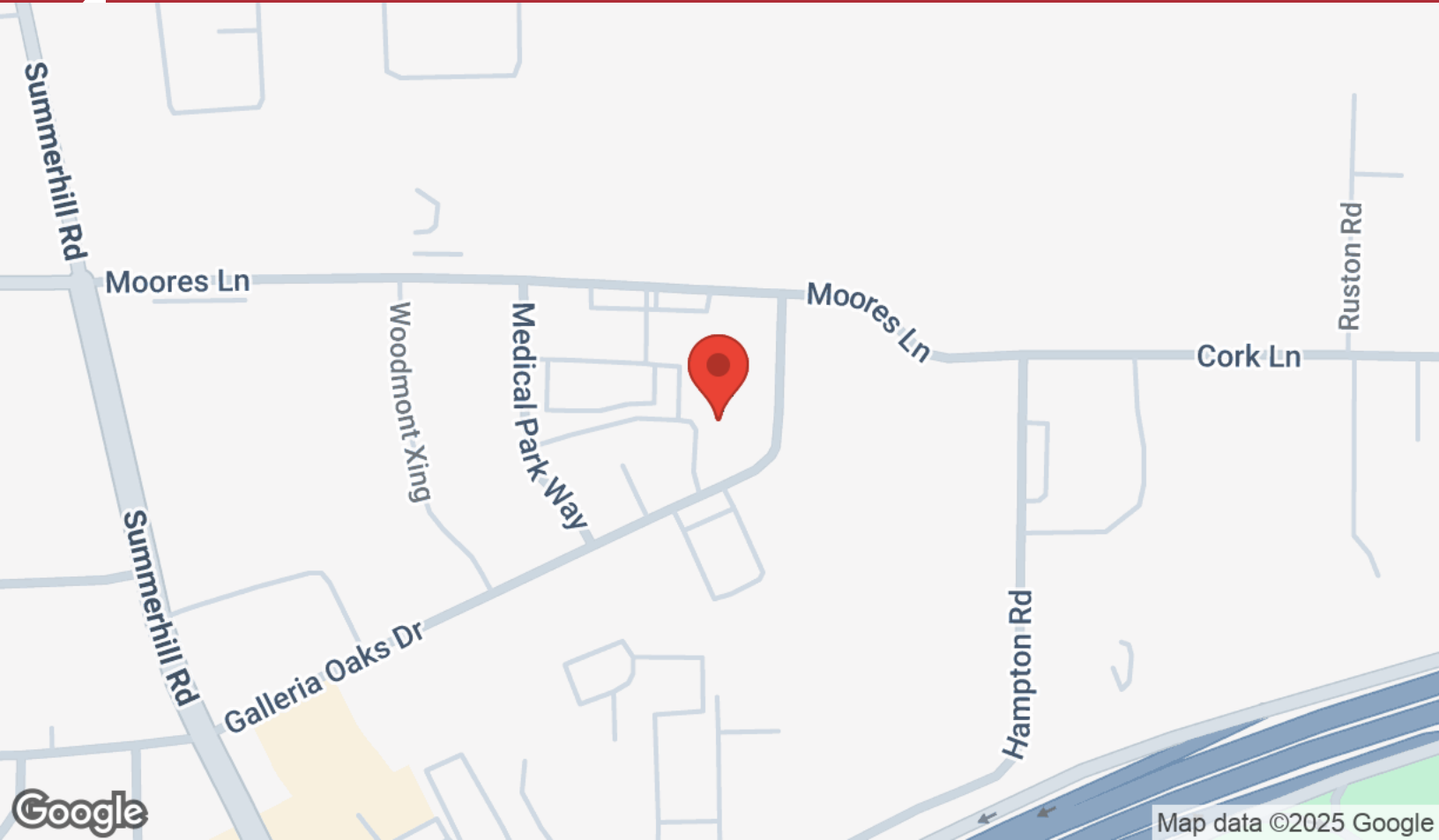
Located on Galleria Oaks Drive across from Wiggins Eye Center and Christus St. Michael Wound Care Center in Texarkana, TX.



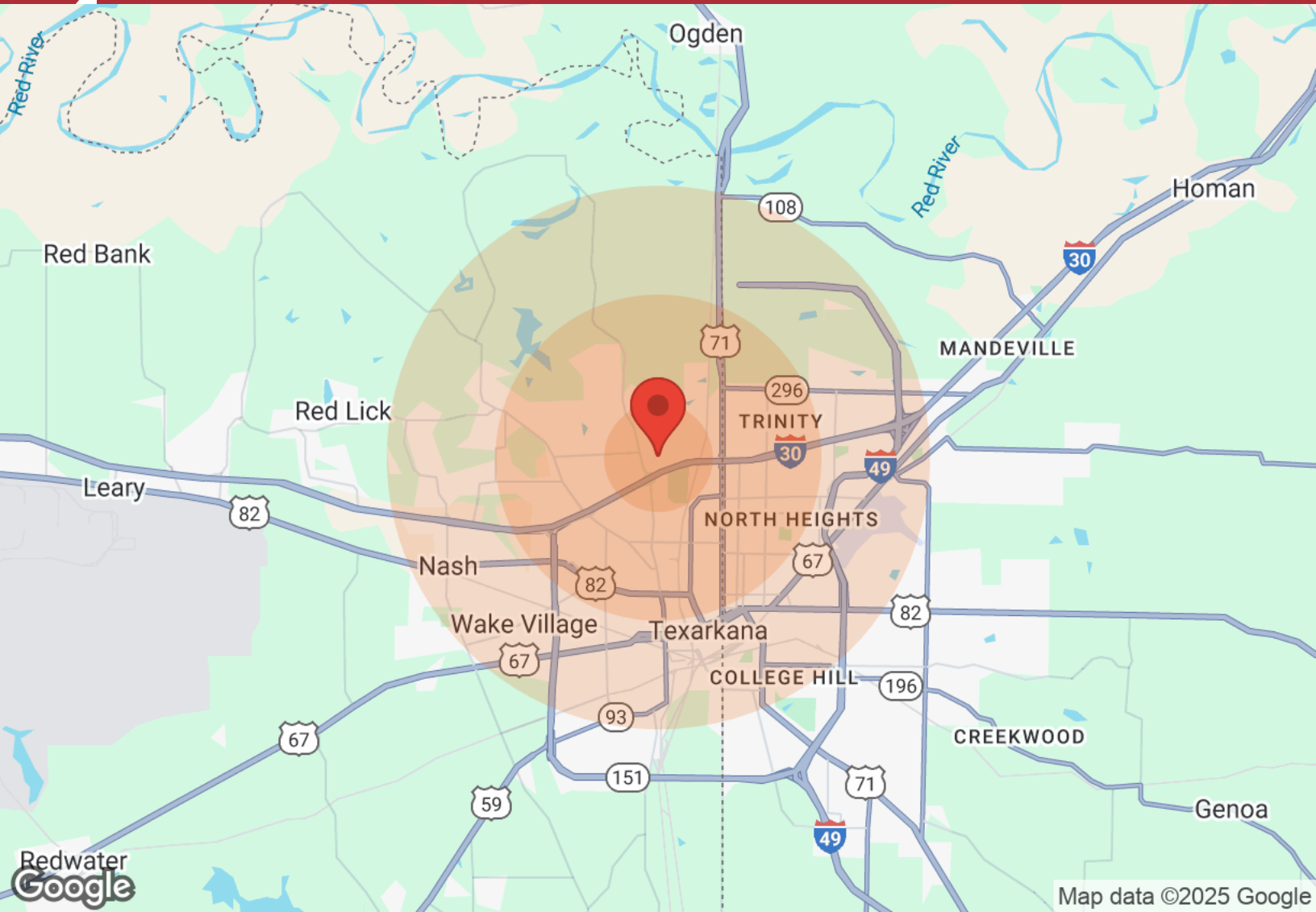


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Population	1 Mile	3 Miles	5 Miles
Male	2,205	16,329	30,932
Female	2,455	18,668	33,711
Total Population	4,660	34,997	64,643
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	804	7,355	13,899
Ages 15-24	612	4,862	9,174
Ages 25-54	1,524	13,406	24,769
Ages 55-64	667	3,999	7,125
Ages 65+	1,053	5,375	9,676
Race	1 Mile	3 Miles	5 Miles
White	3,939	21,754	38,148
Black	521	11,466	23,207
Am In/AK Nat	N/A	22	55
Hawaiian	N/A	N/A	N/A
Hispanic	153	1,800	3,413
Multi-Racial	224	3,020	5,794

Income	1 Mile	3 Miles	5 Miles
Median	\$72,129	\$44,257	\$40,643
< \$15,000	88	2,661	5,305
\$15,000-\$24,999	131	1,801	3,230
\$25,000-\$34,999	188	1,856	3,052
\$35,000-\$49,999	286	2,443	4,140
\$50,000-\$74,999	518	2,912	5,063
\$75,000-\$99,999	274	1,355	2,124
\$100,000-\$149,999	264	1,074	2,080
\$150,000-\$199,999	101	355	693
> \$200,000	93	269	411

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,868	15,053	26,823
Occupied	1,755	13,498	24,107
Owner Occupied	1,160	6,948	12,585
Renter Occupied	595	6,550	11,522
Vacant	113	1,555	2,716

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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Steven Harvey	617762	steven@amreal.com	903-793-2666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mike Ingram	726048	mike@amreal.com	903-277-2179
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

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