



Property Summary

Building SF:	Approx. 1,757 SF
Lot Size:	Approx. 2.1 Ac
Price:	\$359,900
Year Built:	1973
Zoning:	SF-1

Property Overview

This approximately 2.1-acre property offers a rare opportunity for both residential enjoyment and future commercial redevelopment. The property is ideal for an owner-occupant, investor, or interim income-producing asset.

Positioned on North Kings Highway near Richmond Road, the site offers excellent accessibility and long-term redevelopment potential.

Property Highlights:

- Approx. 1,757 square foot, 3-bedroom home
- 30' x 40' Shop
- North Kings Highway Frontage
- Residential Use with Future Commercial Redevelopment Potential
- Convenient Access to Richmond Road

Location Overview

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



2.1 Acres | Commercial Potential

8809 North Kings Highway
Texarkana, TX 75503



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

NAIAmerican Realty

2.1 Acres | Commercial Potential

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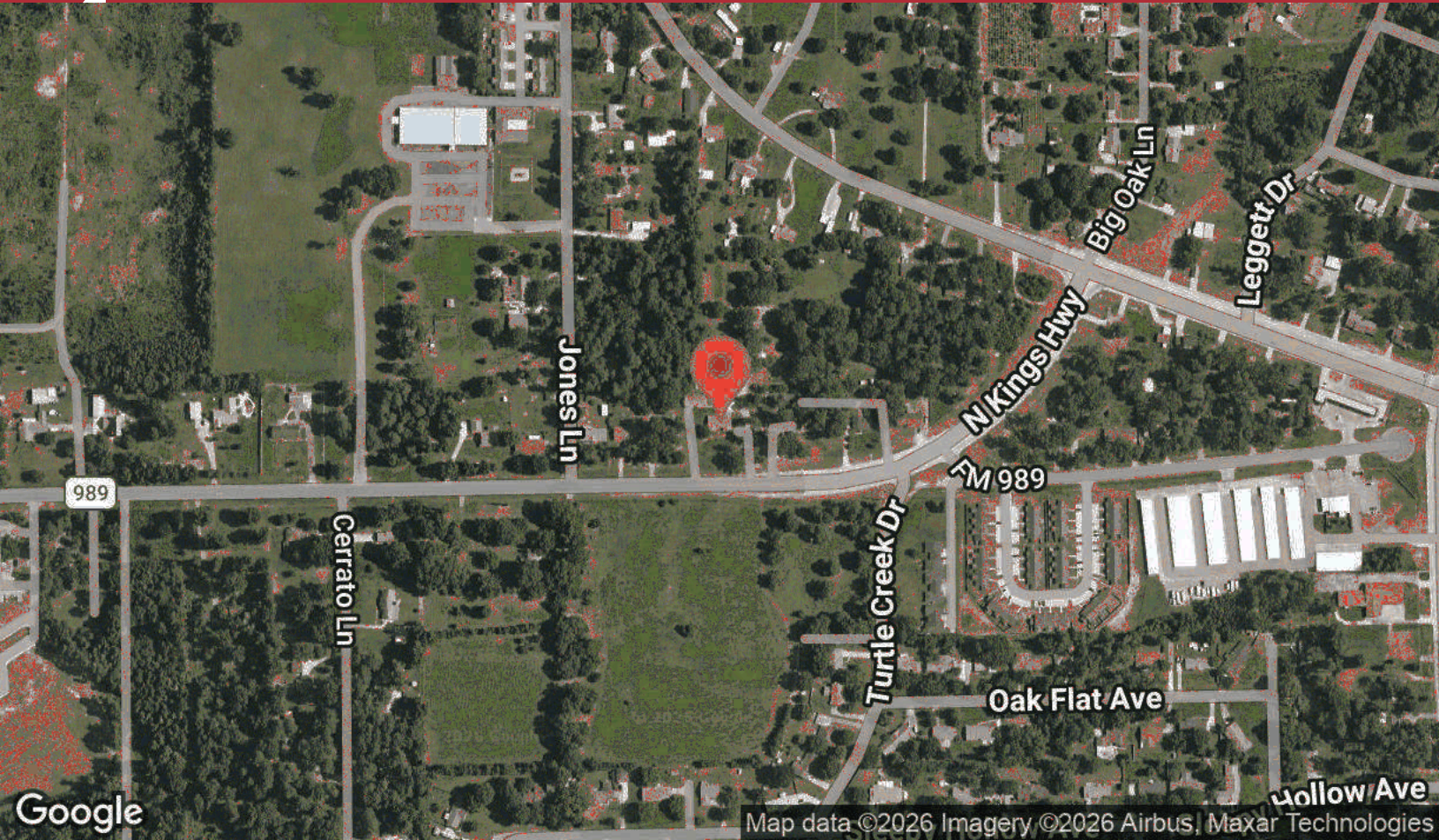


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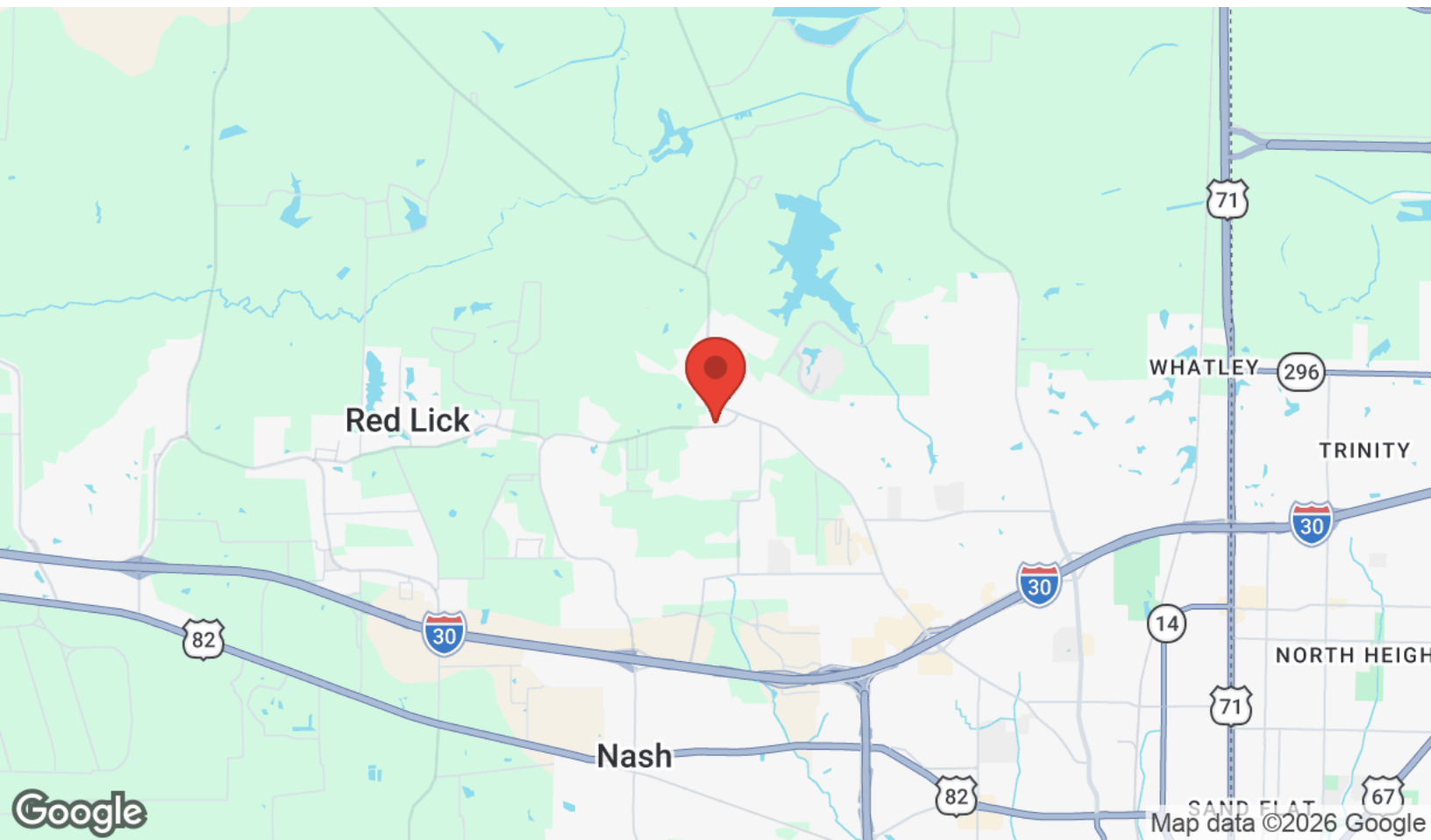
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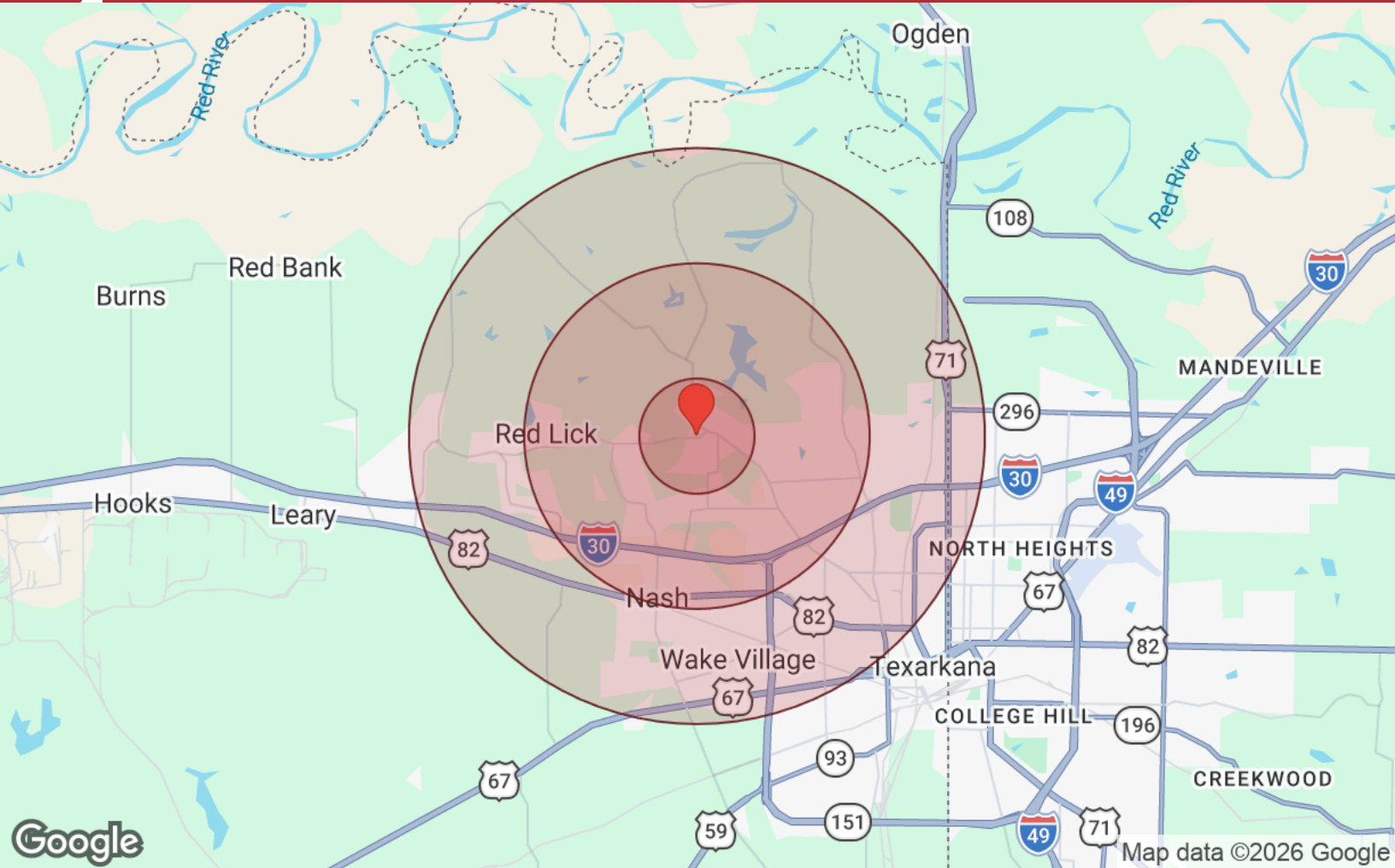
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,208	9,150	22,836
Female	1,200	9,580	24,698
Total Population	2,408	18,730	47,534

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,690	12,103	26,928
Black	366	3,806	13,842
Am In/AK Nat	9	56	138
Hawaiian	N/A	6	19
Hispanic	148	1,476	4,145
Asian	129	749	1,122
Multiracial	64	530	1,331
Other	1	4	10

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,088	8,460	21,896
Occupied	970	7,597	19,418
Owner Occupied	626	4,338	10,174
Renter Occupied	344	3,259	9,244
Vacant	118	863	2,478

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	420	3,657	9,830
Ages 15 - 24	351	2,718	6,562
Ages 25 - 54	841	6,931	17,690
Ages 55 - 64	271	1,968	5,166
Ages 65+	523	3,457	8,284

Income	1 Mile	3 Miles	5 Miles
Median	\$112,752	\$85,649	\$64,862
Under \$15k	41	458	1,973
\$15k - \$25k	50	580	1,901
\$25k - \$35k	19	444	1,460
\$35k - \$50k	164	878	2,375
\$50k - \$75k	90	1,081	3,307
\$75k - \$100k	103	837	2,437
\$100k - \$150k	138	1,115	2,529
\$150k - \$200k	159	1,043	1,683
Over \$200k	205	1,160	1,753

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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
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		TXR 2501
<small>NAI American Realty, 2603 Texas Blvd #101 Texarkana TX 75503</small>	<small>Information available at www.trec.texas.gov</small>	<small>Thiago</small>
<small>Steven Harvey</small>	<small>Phone: 9037932666 Fax: 9037933094</small>	<small>Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com</small>

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