



Property Summary

Price: \$21/SF
 Lot Size: Approx. 5.34 Acres
 Zoning: General Retail

Property Overview

Rare ±5.34-acre development opportunity adjacent to the new Regional Hospital Campus in one of Texarkana's primary growth corridors. The site offers direct access to Interstate 30 and is surrounded by major retailers, restaurants, hotels, and healthcare providers. Ideal for medical, retail, hospitality, and mixed-use development. Divisible and build-to-suit opportunities available.

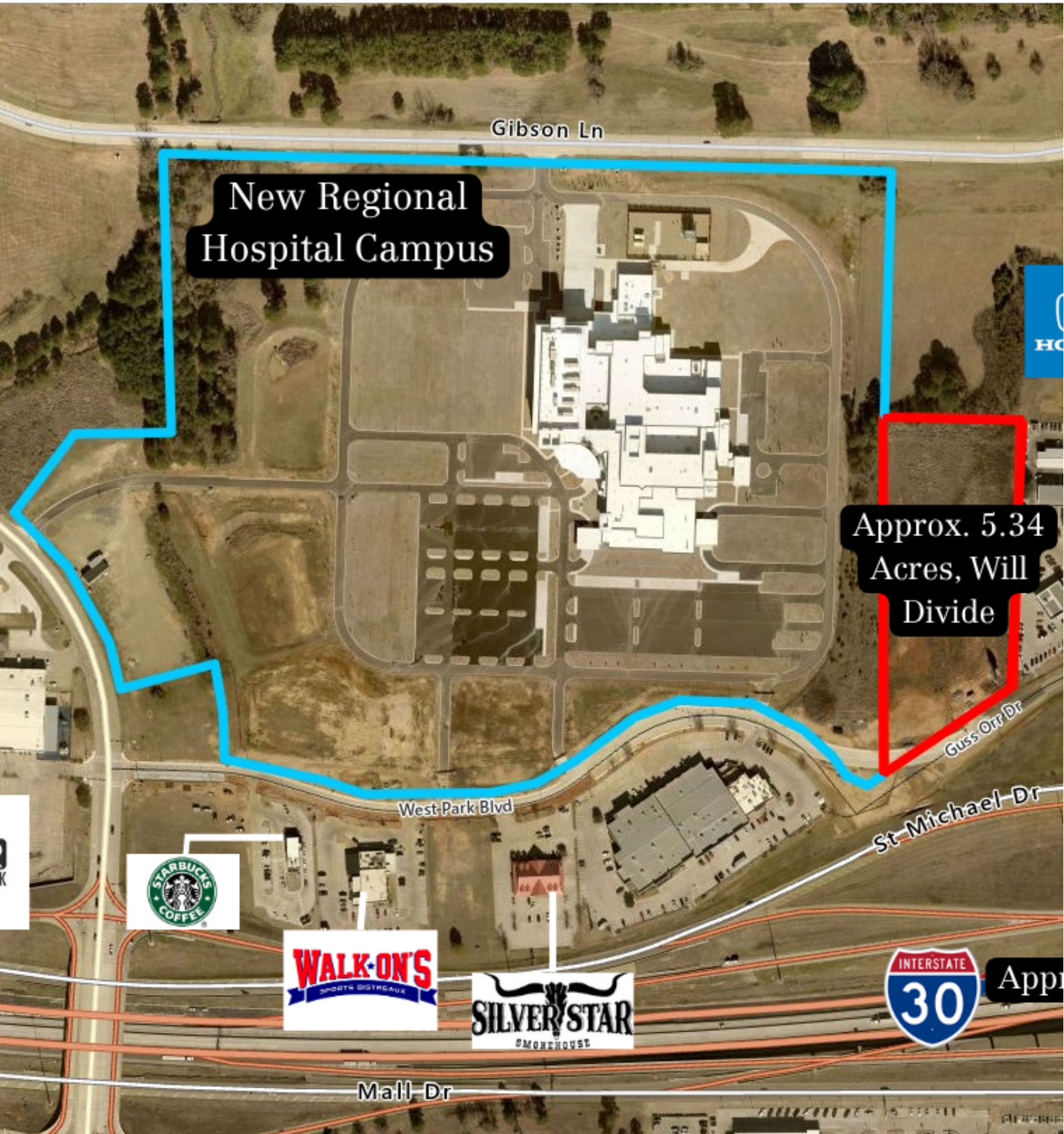
Highlights:

- Divisible Tracts Available
- Adjacent to New Regional Hospital Campus
- Direct Access to Interstate 30
- Medical, Retail, Hospitality & Mixed-Use Potential
- Build-to-Suit Opportunities Available
- Surrounded by National Retailers & Restaurants

Location Overview

Located to the west of Orr Honda on Guss Orr Drive in Texarkana, TX.





New Regional
Hospital Campus

Approx. 5.34
Acres, Will
Divide

Gibson Ln

West Park Blvd

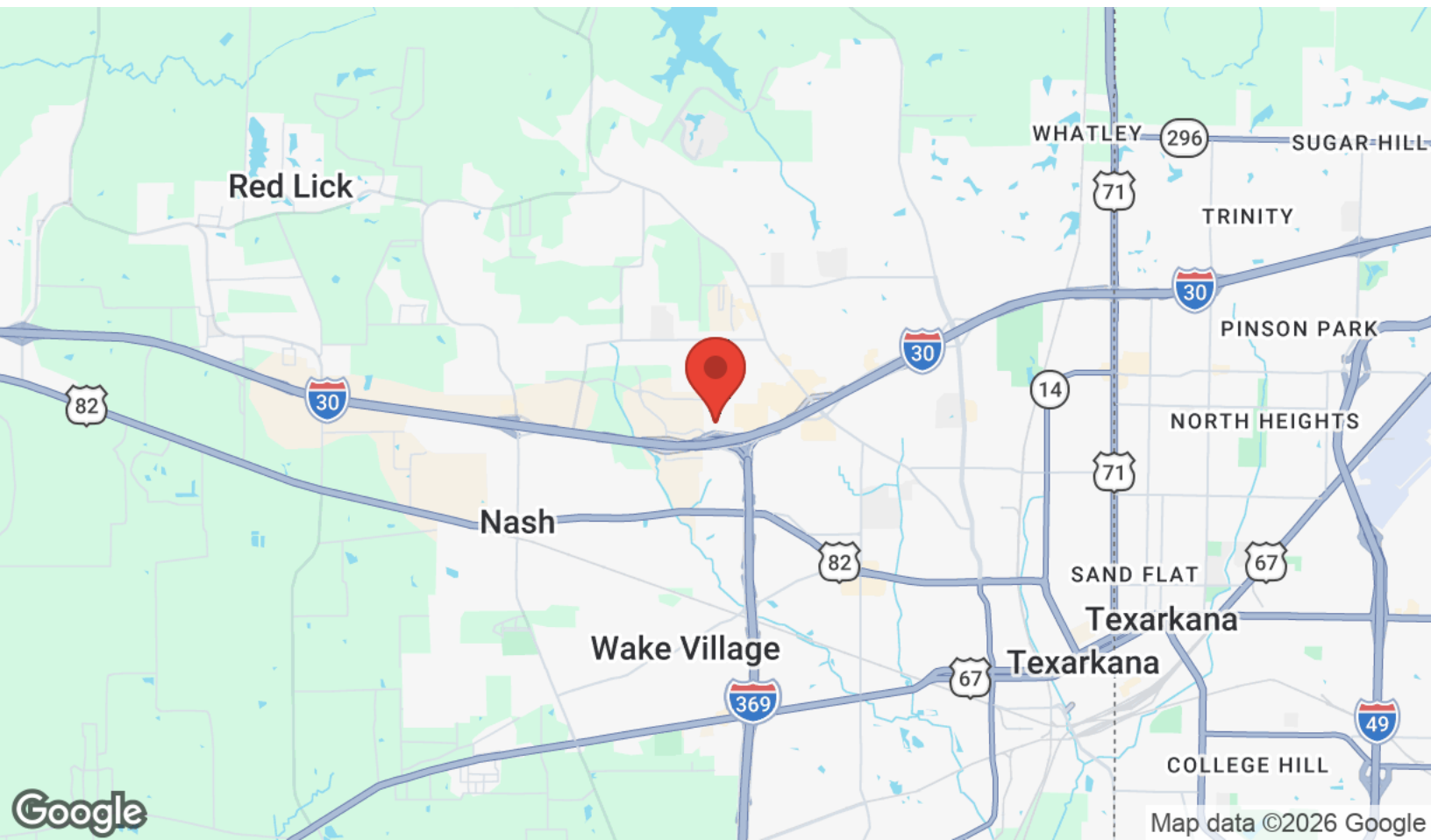
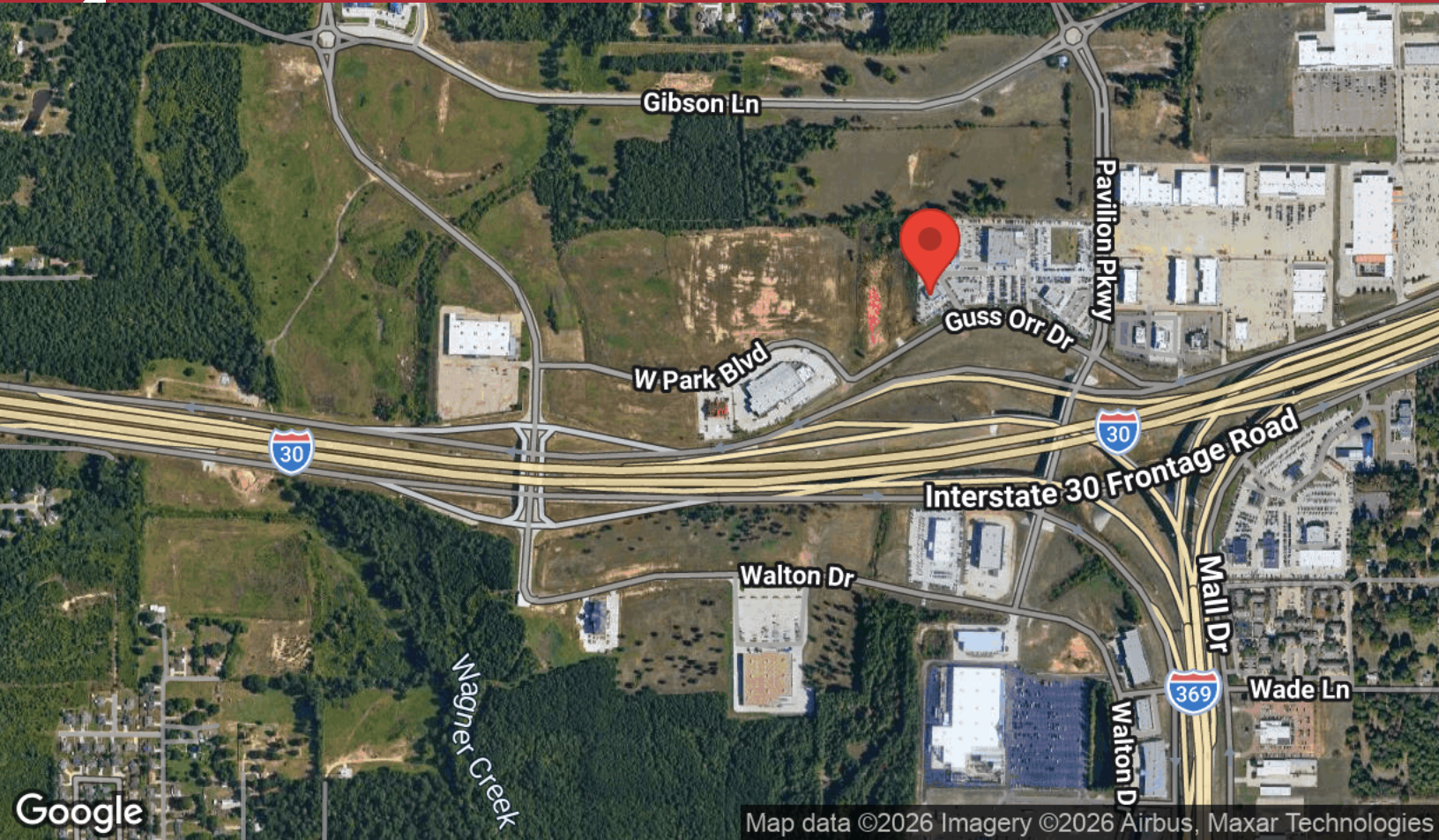
Guss Orr Dr

St Michael Dr

Mall Dr



App





Pleasant Grove High School

Dot's Ace Hardware

Dollar General

Sonic Drive-In

Lost Pizza Co.

Kohl's

Cave Wave Car Wash

Shell

E-Z Mart

Cinemark Texarkana 14

Best Buy

7 Brew Coffee

Sam's Club

Starbucks

Silver Star Smokehouse

Target

LongHorn Steakhouse

Osaka Japanese Steakhouse

The Home Depot

Blue Ember Smokehouse

Academy Sports + Outdoors

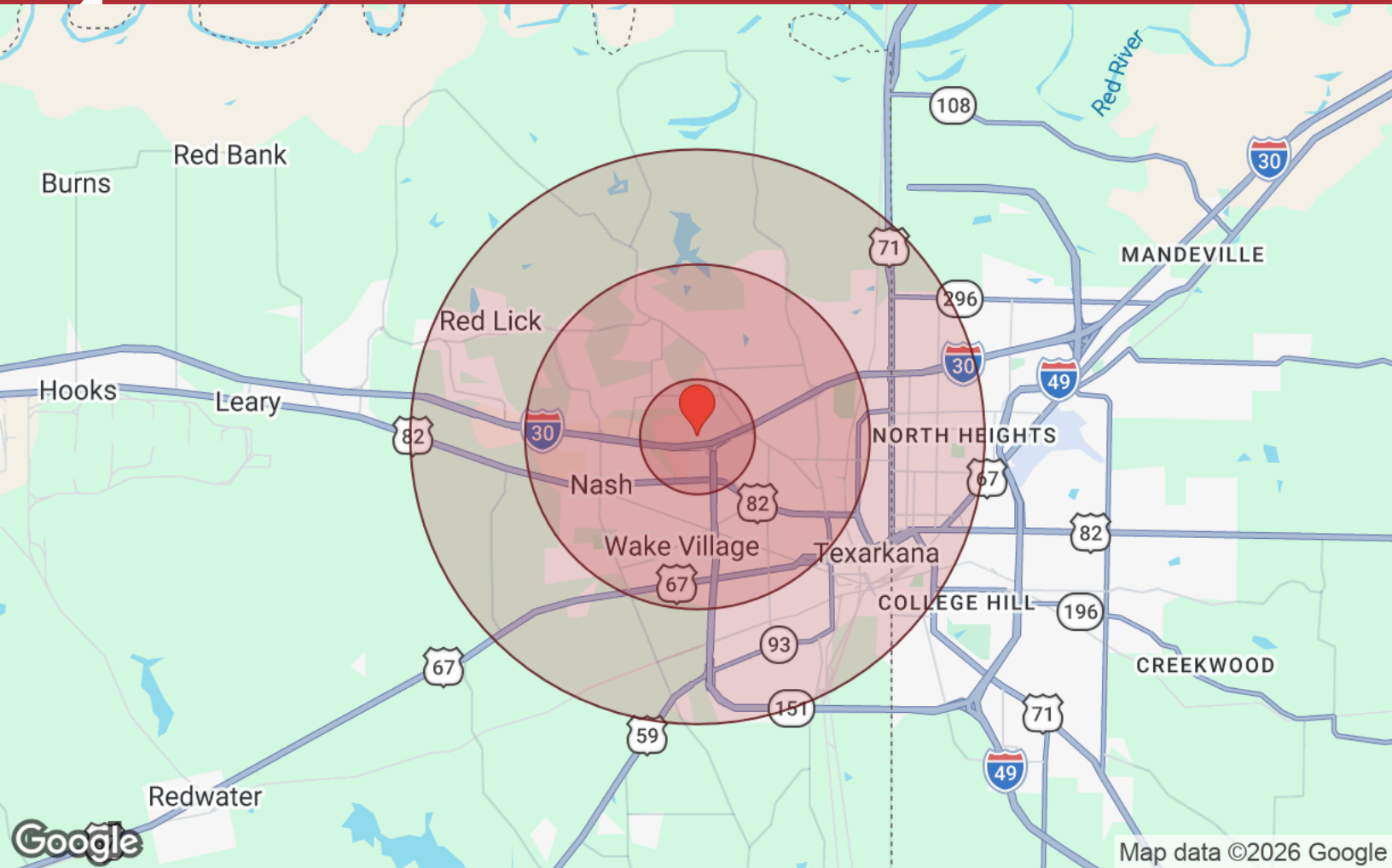
Lowe's Home Improvement

Lockaway Storage

Lockaway Storage

Walmart Supercenter Texarkana

Exxon Mobil Fuels Exxon



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,171	17,457	33,259
Female	1,282	19,061	34,702
Total Population	2,453	36,518	67,961

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,336	19,723	36,971
Black	721	11,342	22,223
Am In/AK Nat	5	113	197
Hawaiian	1	15	20
Hispanic	198	3,378	5,464
Asian	115	902	1,223
Multiracial	77	1,037	1,828
Other	1	7	27

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,258	17,048	31,469
Occupied	1,111	15,077	27,657
Owner Occupied	413	7,410	14,031
Renter Occupied	698	7,667	13,626
Vacant	147	1,971	3,813

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	492	7,660	13,766
Ages 15 - 24	384	5,134	9,253
Ages 25 - 54	984	13,671	26,222
Ages 55 - 64	230	3,877	7,400
Ages 65+	363	6,177	11,322

Income	1 Mile	3 Miles	5 Miles
Median	\$57,177	\$61,743	\$56,073
Under \$15k	78	1,653	3,514
\$15k - \$25k	107	1,607	2,859
\$25k - \$35k	130	1,141	2,616
\$35k - \$50k	180	1,937	3,611
\$50k - \$75k	162	2,531	4,647
\$75k - \$100k	122	1,925	3,328
\$100k - \$150k	147	1,898	3,281
\$150k - \$200k	91	1,198	1,855
Over \$200k	95	1,187	1,946



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.

<u>NAI American Realty</u>	<u>9015473</u>	<u>steven@amreal.com</u>	<u>903-793-2666</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Steven Harvey</u>	<u>617762</u>	<u>steven@amreal.com</u>	<u>903-793-2666</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Steven Harvey</u>	<u>617762</u>	<u>steven@amreal.com</u>	<u>903-793-2666</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Mike Ingram</u>	<u>726048</u>	<u>mike@amreal.com</u>	<u>903-277-2179</u>
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

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