



Property Summary

Lot Size:	0.32 Acres
Price:	\$18,000



Property Overview

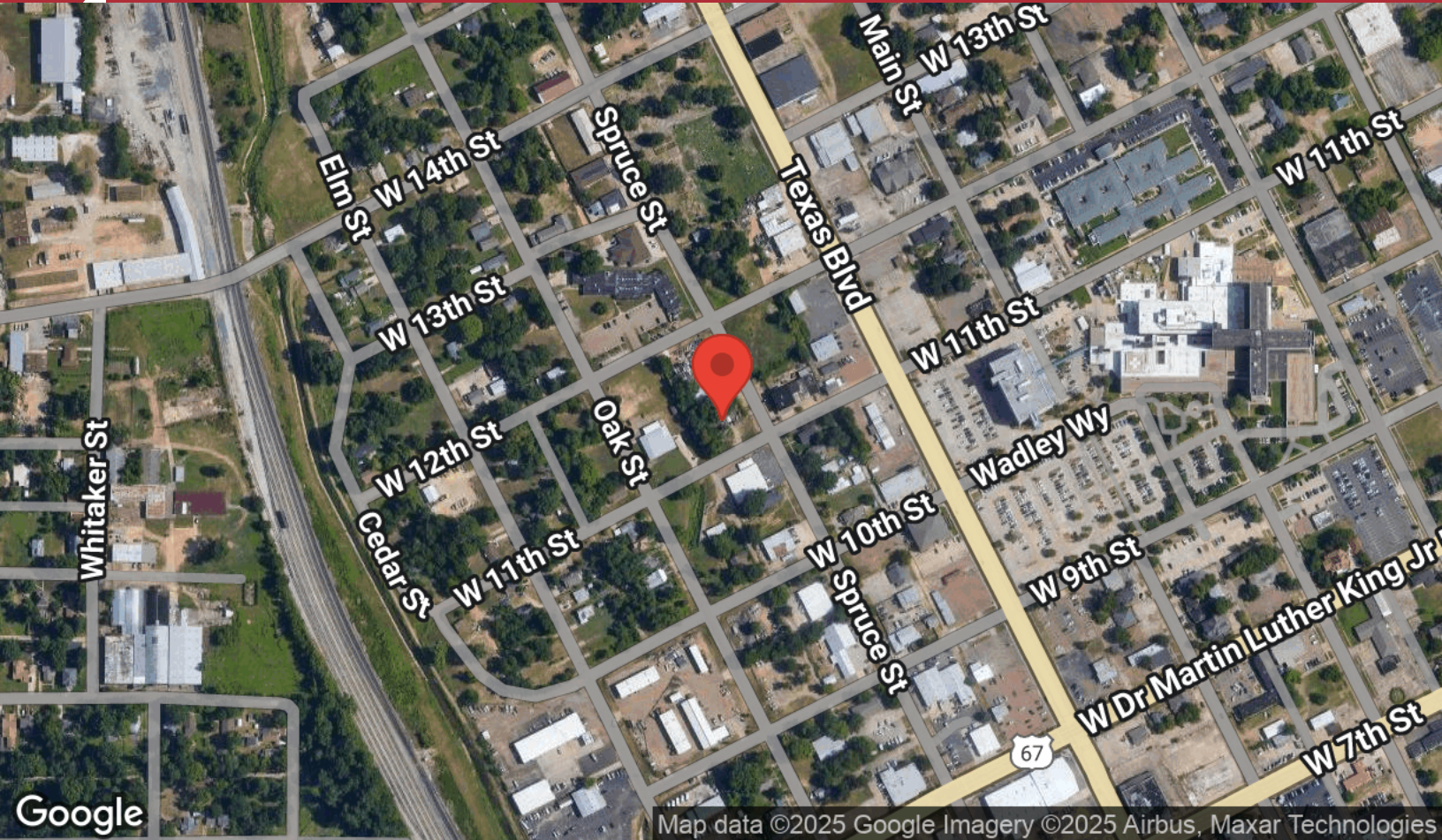
Approximately 0.32-acre commercial parcel surrounded by established businesses like General Supply Hardware and KLC Custom Electronics, as well as auto parts stores such as Danny's Imports and Boo's Transmission and Muffler. Just east of the property, the high-traffic Christus Health medical center and Encompass Health Rehabilitation Hospital enhance visibility and accessibility. Perfect for a variety of commercial uses—don't miss this opportunity to invest in a great area!

The red building is no longer on the property.

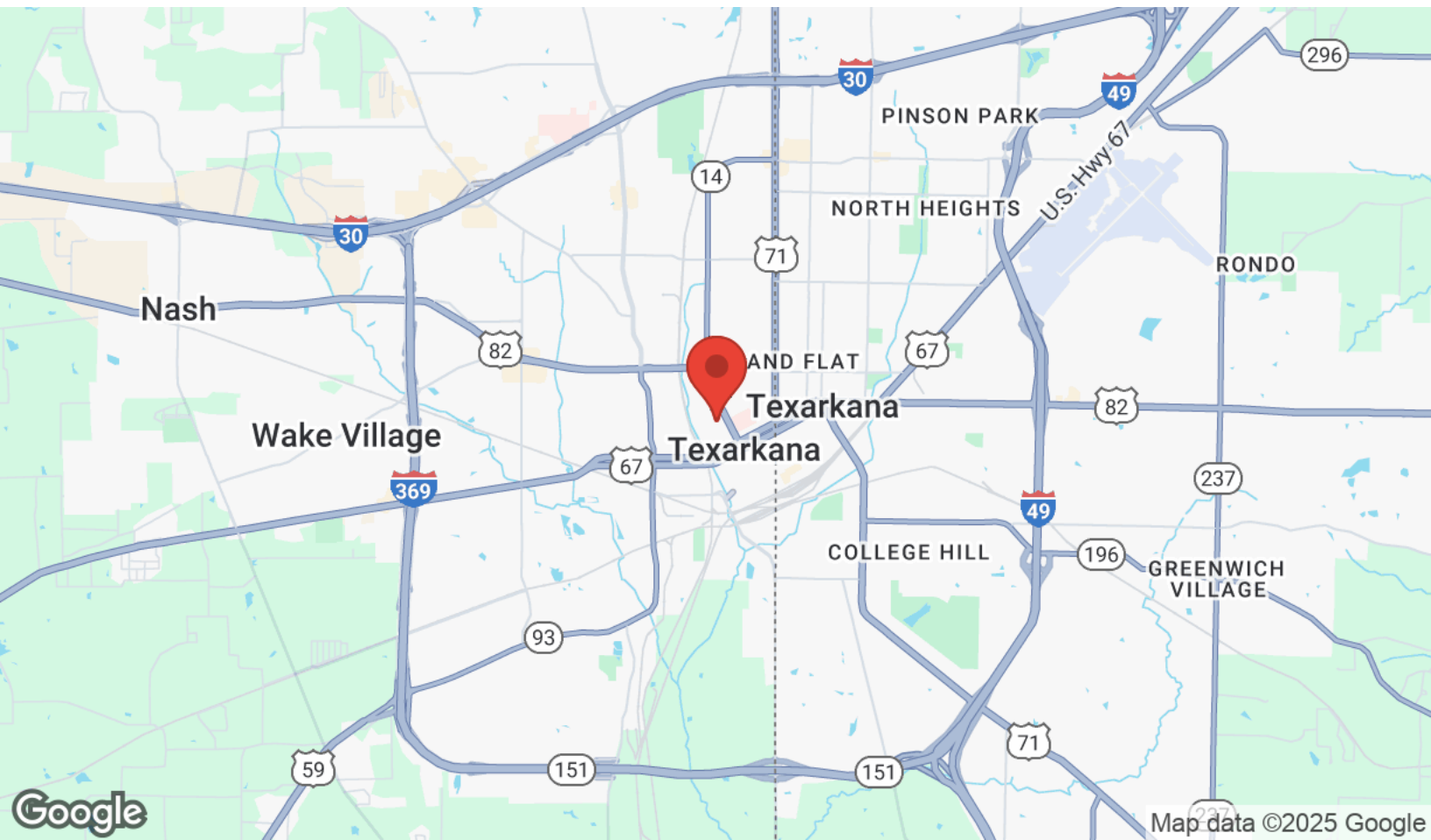
Location Overview

Located on the corner of Spruce Street and W 11th Street in Texarkana, TX.

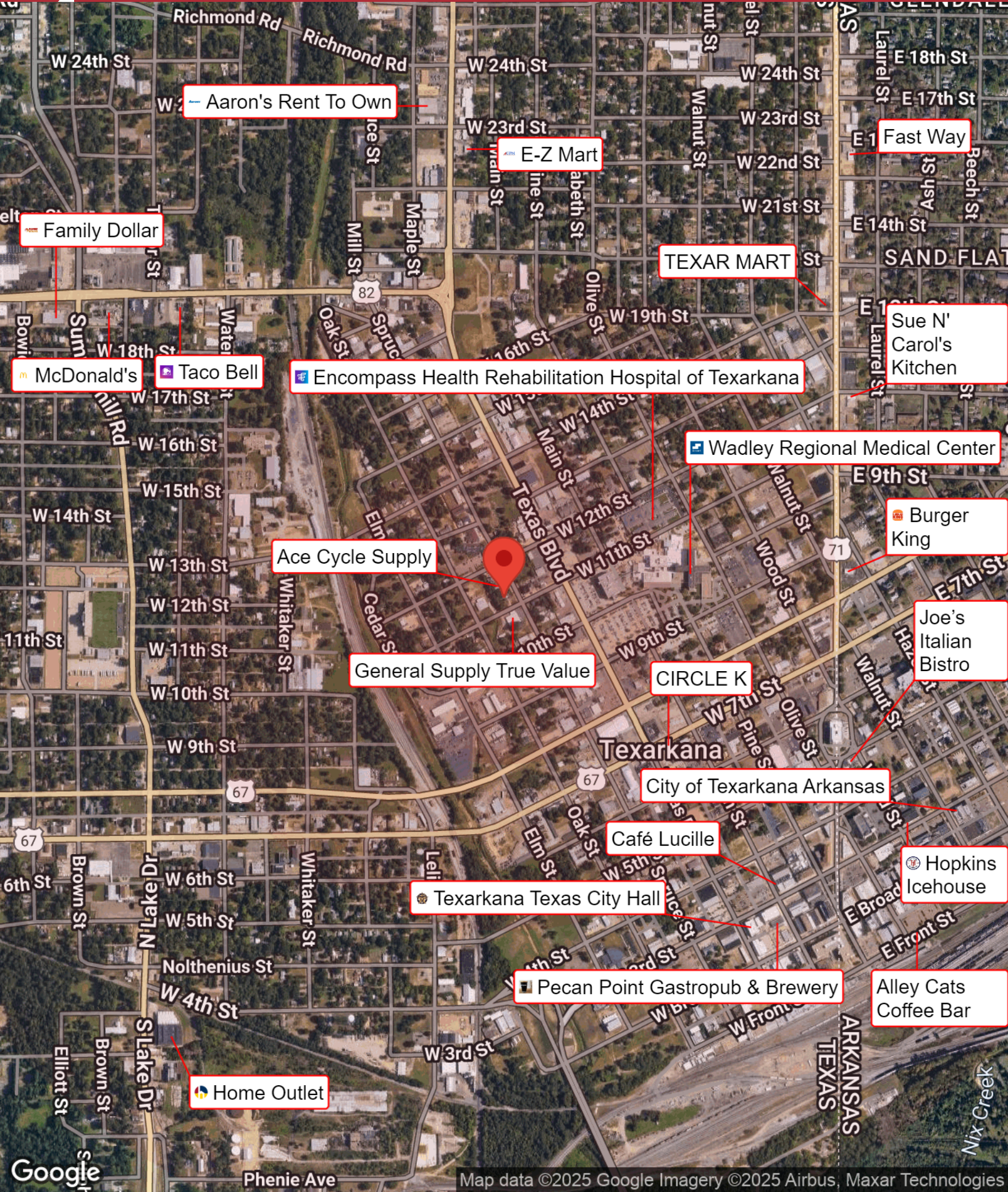




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Aaron's Rent To Own

E-Z Mart

Fast Way

Family Dollar

TEXAR MART

Sue N' Carol's Kitchen

McDonald's

Taco Bell

Encompass Health Rehabilitation Hospital of Texarkana

Wadley Regional Medical Center

Ace Cycle Supply

Burger King

General Supply True Value

CIRCLE K

Joe's Italian Bistro

Texarkana

City of Texarkana Arkansas

Café Lucille

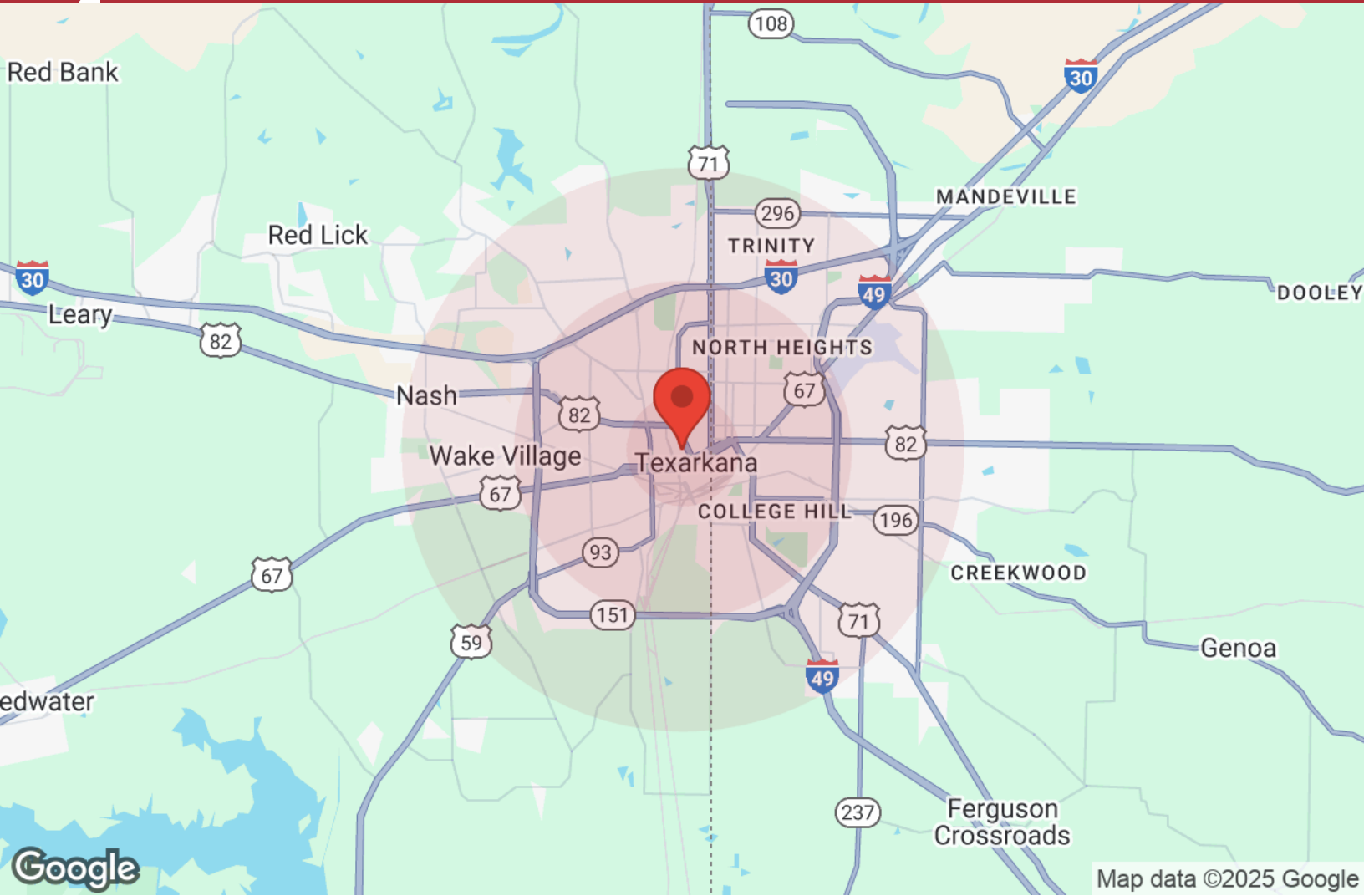
Texarkana Texas City Hall

Hopkins Icehouse

Pecan Point Gastropub & Brewery

Alley Cats Coffee Bar

Home Outlet



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,688	21,065	36,291	Median	\$30,809	\$40,355	\$49,488
Female	2,717	21,753	36,831	< \$15,000	499	3,711	4,840
Total Population	6,405	42,818	73,122	\$15,000-\$24,999	408	1,961	2,985
				\$25,000-\$34,999	236	1,844	2,810
				\$35,000-\$49,999	337	2,590	3,998
				\$50,000-\$74,999	182	3,046	5,454
				\$75,000-\$99,999	274	1,827	3,038
				\$100,000-\$149,999	68	1,540	3,455
				\$150,000-\$199,999	45	285	1,326
				> \$200,000	49	265	1,156
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	2,637	20,167	39,201	Total Units	2,569	20,000	33,492
Black	2,984	17,928	25,490	Occupied	2,098	17,072	29,061
Am In/AK Nat	15	116	219	Owner Occupied	840	7,049	14,360
Hawaiian	2	13	22	Renter Occupied	1,258	10,023	14,701
Hispanic	591	3,139	5,338	Vacant	471	2,927	4,431
Asian	35	347	929				
Multi-Racial	138	1,083	1,894				
Other	3	26	37				

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
Kara Holden	744354	karaholden@amreal.com	903-490-3265
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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