

16.053 ACRES COMMERCIAL LAND

NE Corner of Richmond Road (FM 559) & Airline Drive, Texarkana, TX 75503

Maxworth Real Estate Group LLC is pleased to present the exclusive offering for a prime 16.053-acre commercial development parcel located along the booming Richmond Road retail and medical corridor in Texarkana, Bowie County, Texas.

\$4,000,000

ASKING PRICE

16.053 AC

LAND AREA (699,269 SF)

\$5.72 / SF

PRICE PER SQ. FT.

PD-20-4 (GR)

PLANNED DEV / GENERAL RETAIL

Investment Highlight: High-visibility corner parcel with 1,202+ linear feet of frontage, municipal utilities on-site, and position in the top-tier Pleasant Grove ISD. Offered standalone or as part of a 77.15 AC regional development bundle.

Maxworth Real Estate Group LLC

Exclusive Listing Brokerage

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1. EXECUTIVE SUMMARY & INVESTMENT HIGHLIGHTS

The subject property comprises 16.053 acres (699,269 square feet) of prime commercial raw land situated at the northeast corner of Richmond Road (FM 559) and Airline Drive in Texarkana, Bowie County, Texas.

Key Investment Highlights

- **Exceptional Visibility & Access:** Features over 1,202 linear feet of combined frontage along Richmond Road (FM 559), Airline Drive, and Amesdale Drive, providing seamless multi-point ingress/egress.
- **Flexible Commercial Zoning (PD-20-4 / GR):** Zoned Planned Development with a General Retail base district. Allows for mid-sized commercial, neighborhood retail, medical clinics, corporate office parks, and high-density residential/mixed-use projects.
- **Full Utility Readiness:** Serviced by City of Texarkana municipal public water and sewer connections on-site, with three-phase electrical infrastructure provided by AEP Southwestern Electric Power Co.
- **Outside 100-Year Flood Plain:** Terrain is gently rolling, at grade with surrounding arterial roadways, and sits entirely in FEMA Zone X (outside special flood hazard areas).
- **Strong Commercial Growth Corridor:** Located 1.5 miles north of Interstate 30 and Interstate 369, in immediate proximity to CHRISTUS St. Michael Hospital & ER, Target, Kohl's, Sam's Club, and Texas A&M University-Texarkana.
- **Package Flexibility:** Available as an individual 16.053 AC acquisition or as part of a larger 77.153 AC regional commercial land package.

2. PROPERTY SPECIFICATIONS

Property Details & Tax Identification	
Property Address	5800 Richmond Rd (NE Corner Richmond & Airline Dr), Texarkana, TX 75503
County / Tax Jurisdiction	Bowie County, Texas
Parcel ID / APN	09581000300
Legal Description	Lot 3, The Grove at Amesdale Subdivision (Doc # 2021-00011748, Plat Cab D, Sleeve 130)
Gross Land Area	16.053 Acres (699,269 SF)
Zoning Ordinance	PD-20-4 (Base District: GR - General Retail)
School District	Pleasant Grove ISD (Pleasant Grove Elementary / Middle / High)
FEMA Flood Zone	Zone X (Map #48037C0355E, Dated Dec 21, 2017)
Topography & Drainage	Rolling, at grade with surrounding streets; public drainage easements established
Annual Property Taxes (2024)	\$10,447.59 (Total Tax Rate: \$2.225492 per \$100 valuation)

3. REGIONAL & MARKET OVERVIEW

Texarkana serves as a primary regional trade hub spanning Northeast Texas, Southwest Arkansas, and Northwest Louisiana (the Ark-La-Tex region). Positioned strategically along Interstates 30, 49, and 369, the Texarkana Metropolitan Statistical Area (MSA) encompasses over 149,000 residents and a 17-county regional workforce.

Major Regional Employers

Employer Name	Industry Sector	Local Employees
CHRISTUS St. Michael Health System	Healthcare / Regional Medical Center	2,200+
Red River Army Depot & Tenants	Defense Logistics & Industrial Manufacturing	2,100+
Cooper Tire & Rubber Company	Automotive & Passenger Tire Manufacturing	1,800+
Texarkana Texas ISD	Public Primary & Secondary Education	1,350+
Wal-Mart & Sam's Club Stores	Retail Trade & Grocery Distribution	875+
Graphic Packaging International	Paper & Packaging Manufacturing	825+

Demographic Profile (Texarkana 75503 / Pleasant Grove Area)

Demographic Metric		Growth Indicators	
MSA Population	149,482	Pleasant Grove Med. Income	\$57,219+
City Population	36,193	Retail Vacancy Rate	5.0% (Stable)
Median Household Income	\$53,961	Market Cap Rate Average	7.5%

4. DISCLAIMER & CONTACT INFORMATION

CONFIDENTIALITY & DISCLAIMER STATEMENT: The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Maxworth Real Estate Group LLC and should not be made available to any other person or entity without written consent. The materials and information contained herein have been obtained from sources deemed reliable, including formal appraisals, certified boundary surveys, and public records; however, no warranty or representation is made as to its complete accuracy. All potential buyers must take appropriate measures to verify all information.

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