



Property Summary

Building SF:	Approx. 2,752 SF
Lot Size:	0.32 Ac
Price:	\$225,000
Zoning:	General Retail

Property Overview

- ±2,752 SF service retail / flex building
- Signalized hard corner at Texas Blvd & W 24th St
- High visibility with ~8,765 VPD
- Open front area ideal for reception or customer-facing use
- 1–2 private offices
- Restroom on-site
- Rear room for storage or additional workspace
- Overhead door for deliveries or operational use
- Basement for additional storage or workspace
- Side parking lot with brick wall for added privacy
- Fenced rear yard for secure outdoor storage

Ideal for:

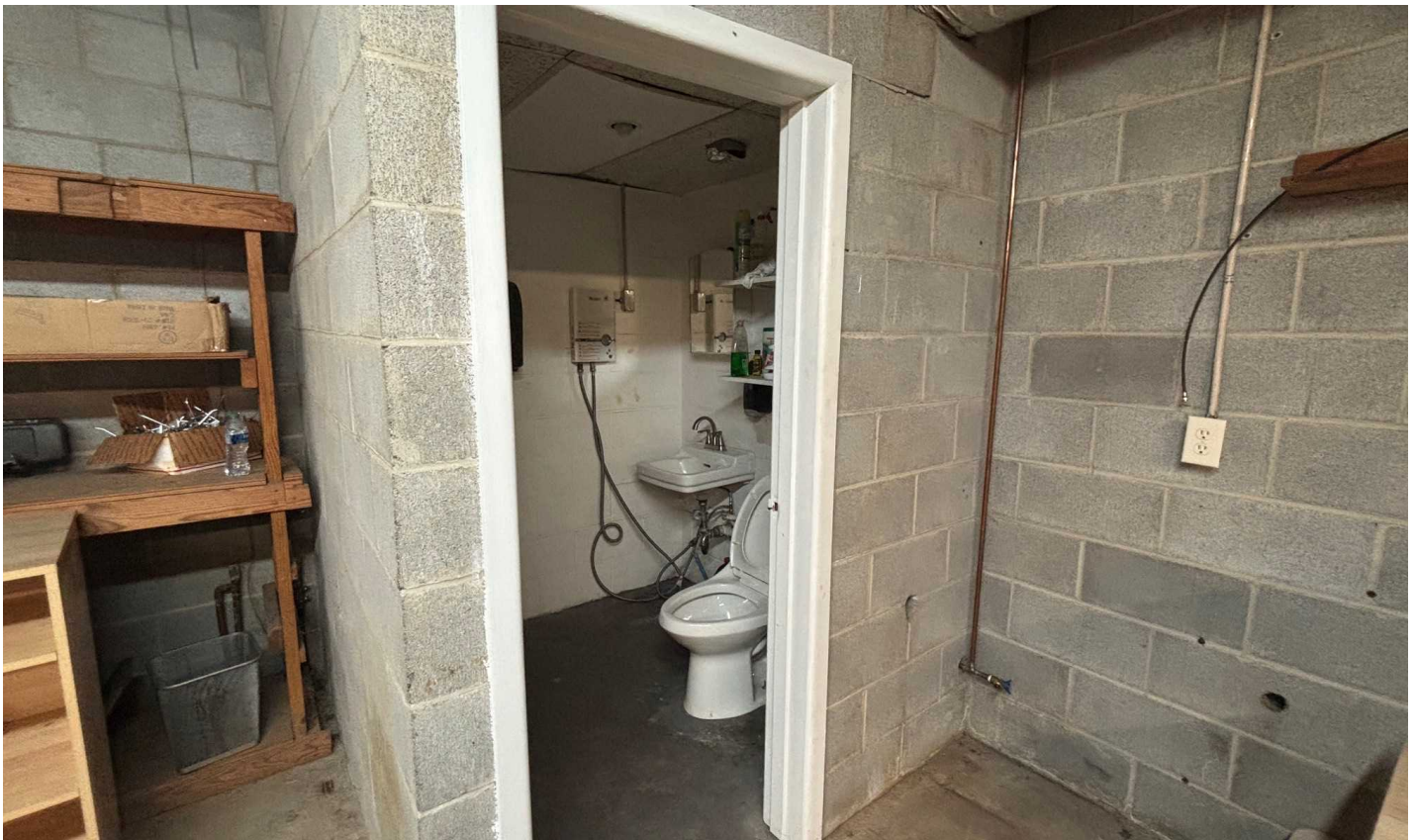
- Insurance / financial services
- Medical or wellness users
- Salon / beauty operators
- Professional services
- Specialty retail with back-of-house needs

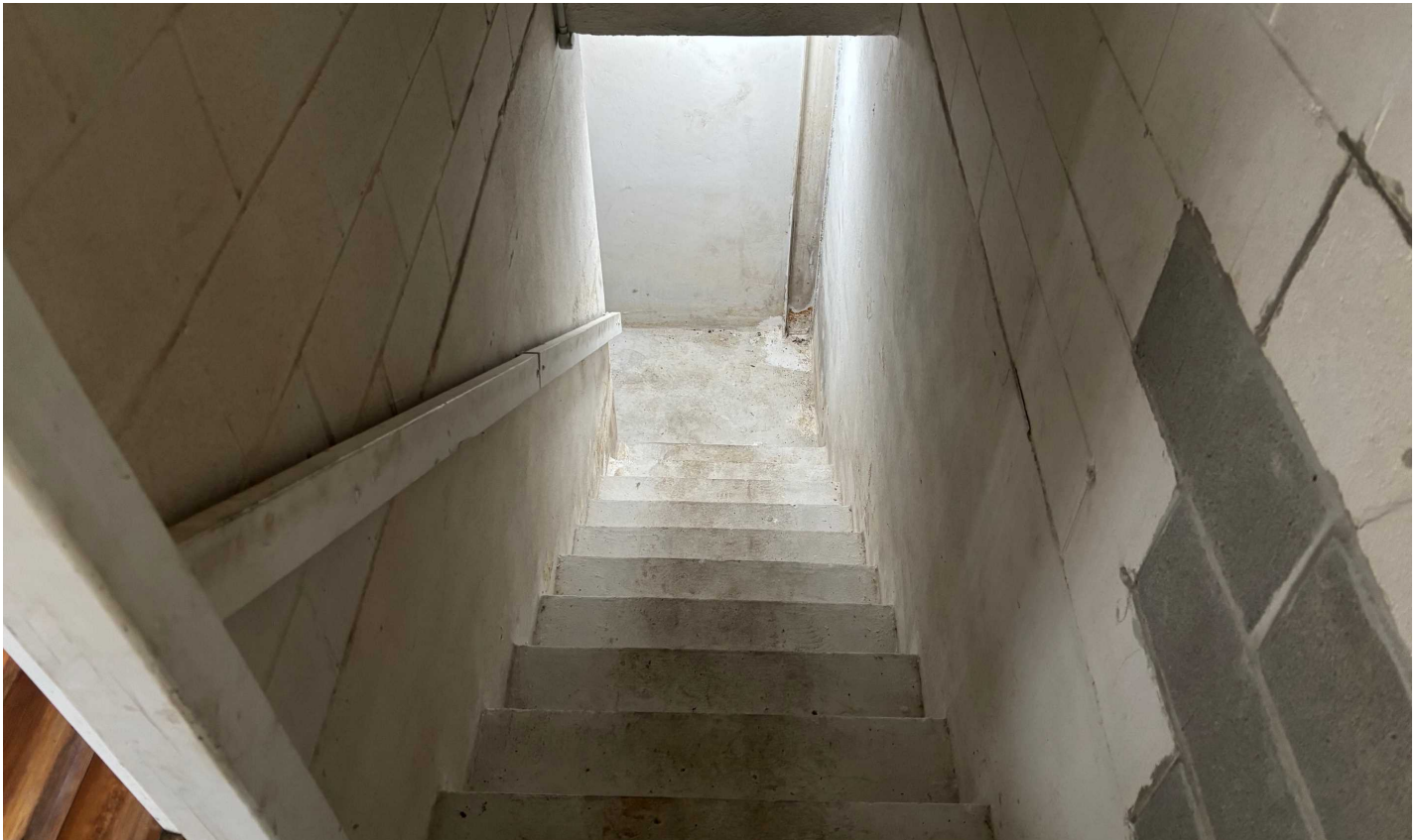
Location Overview

Located at the corner of Texas Boulevard and West 24th Street in Texarkana, TX.



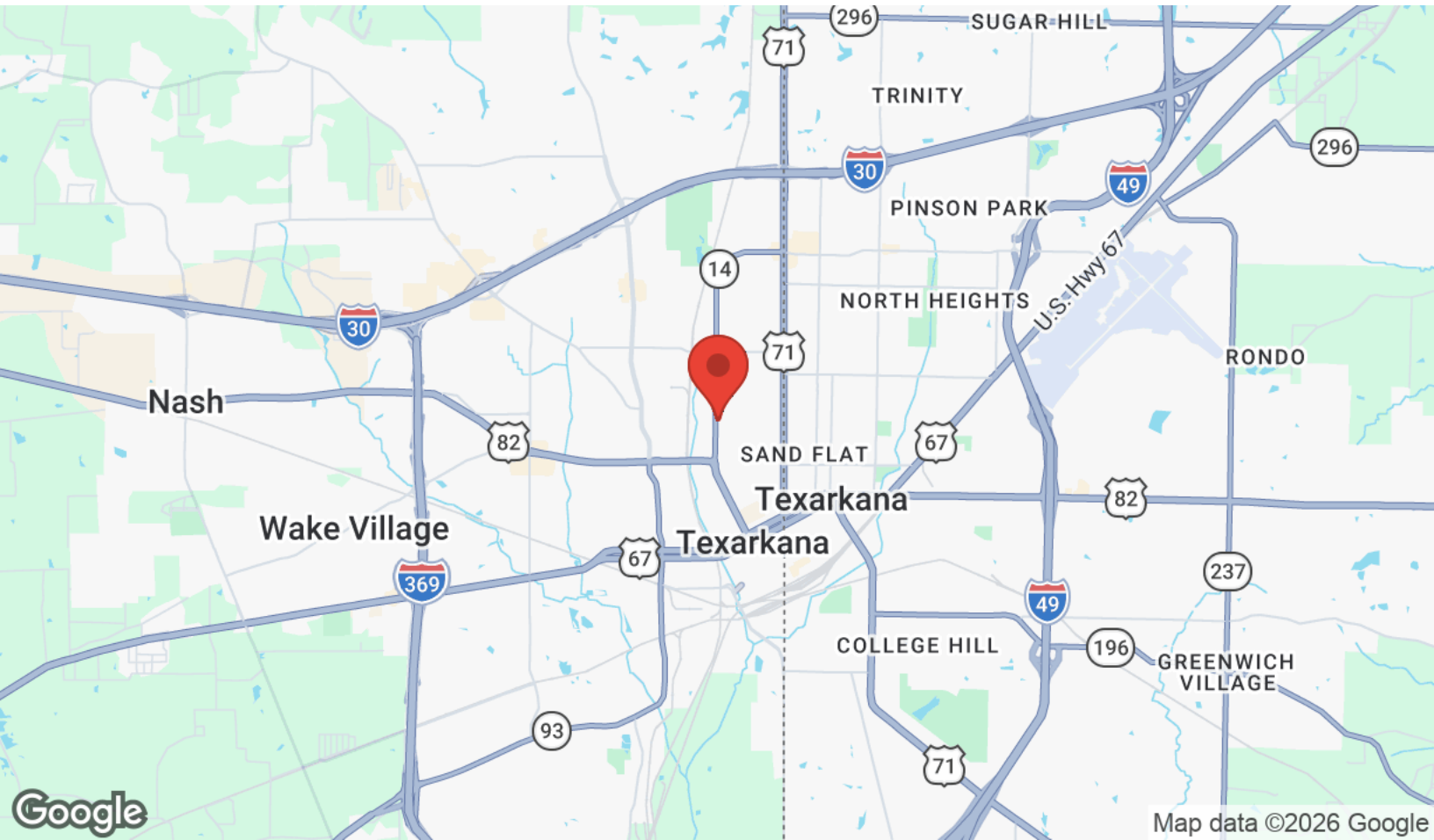
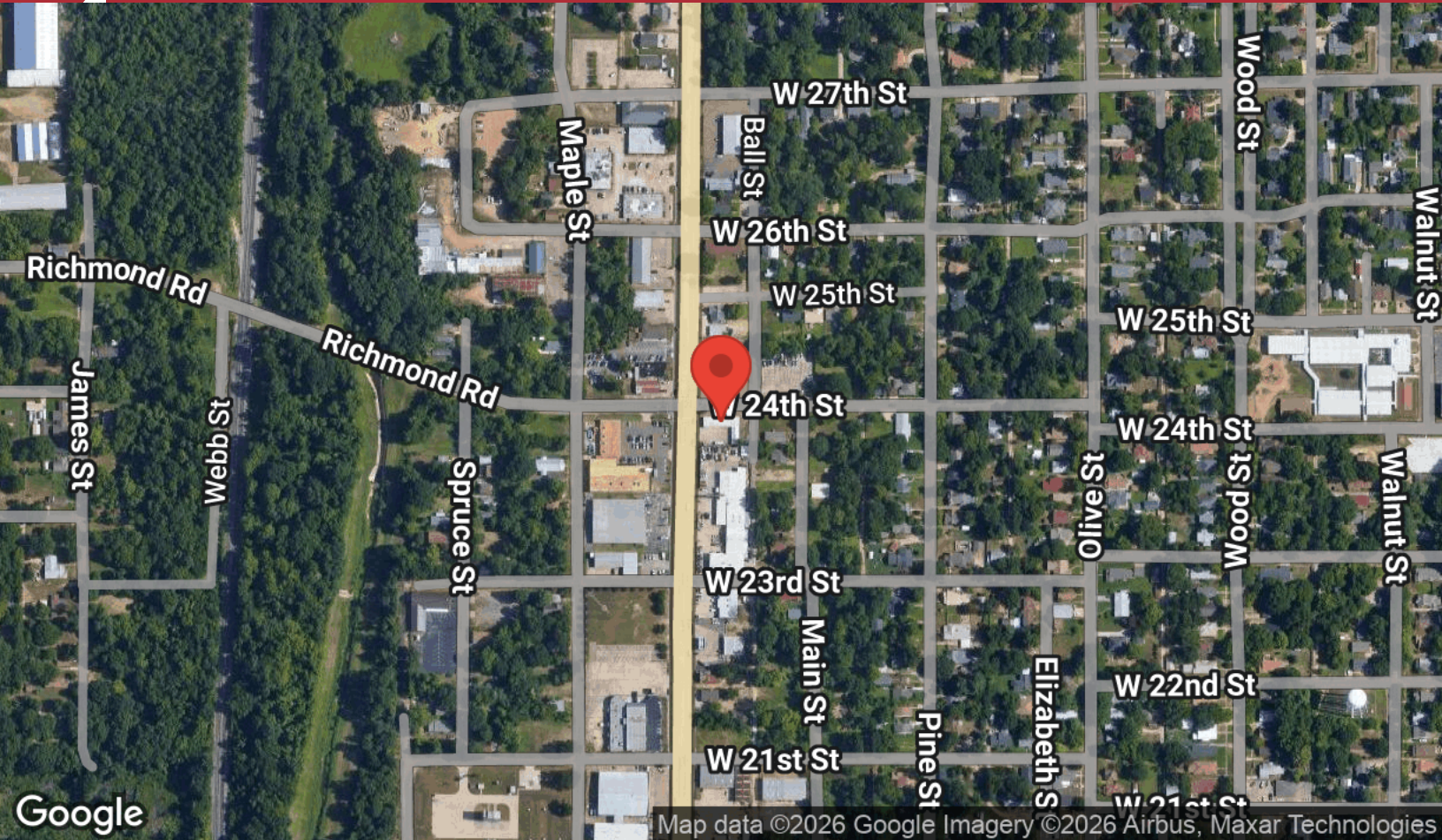


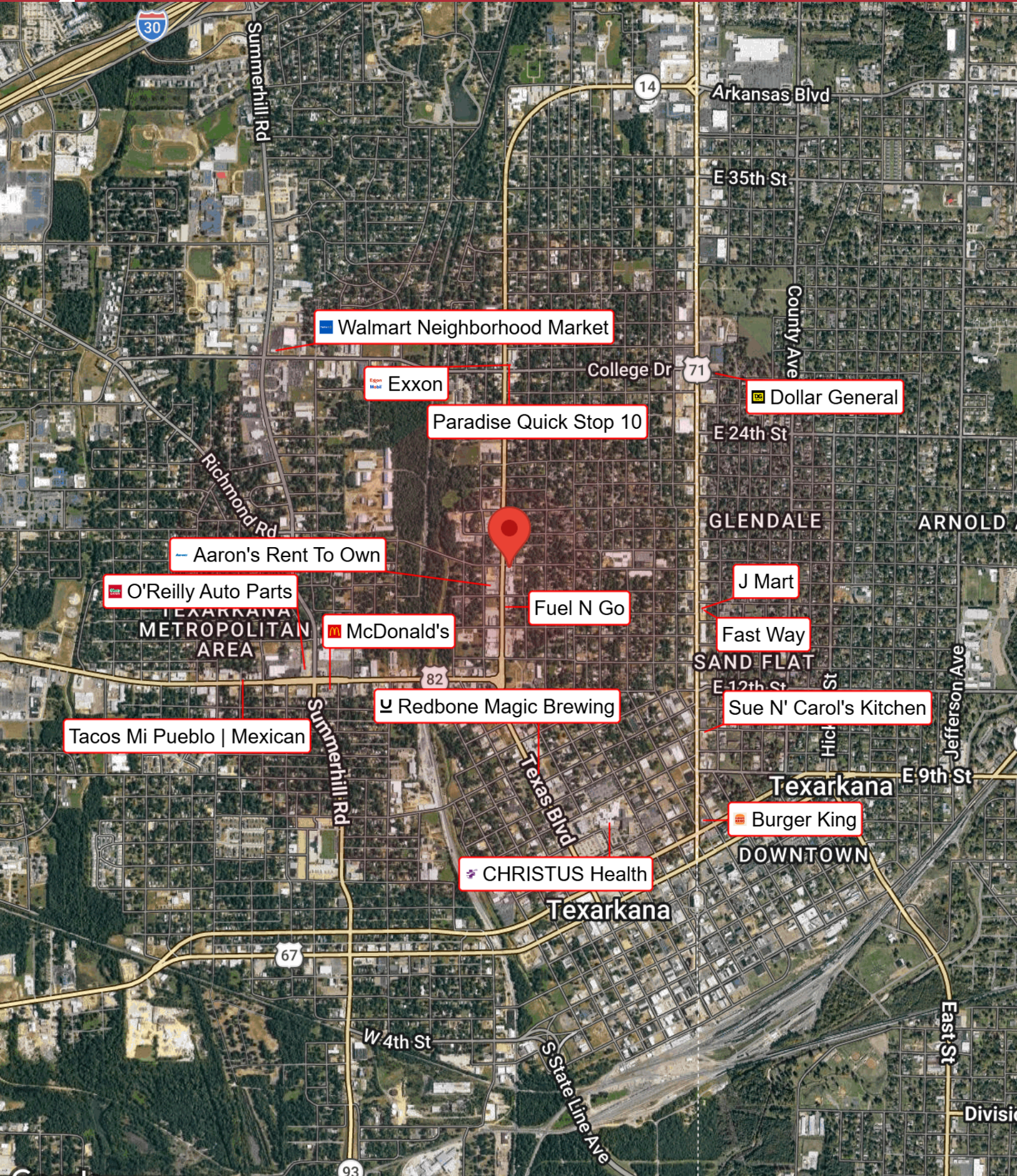


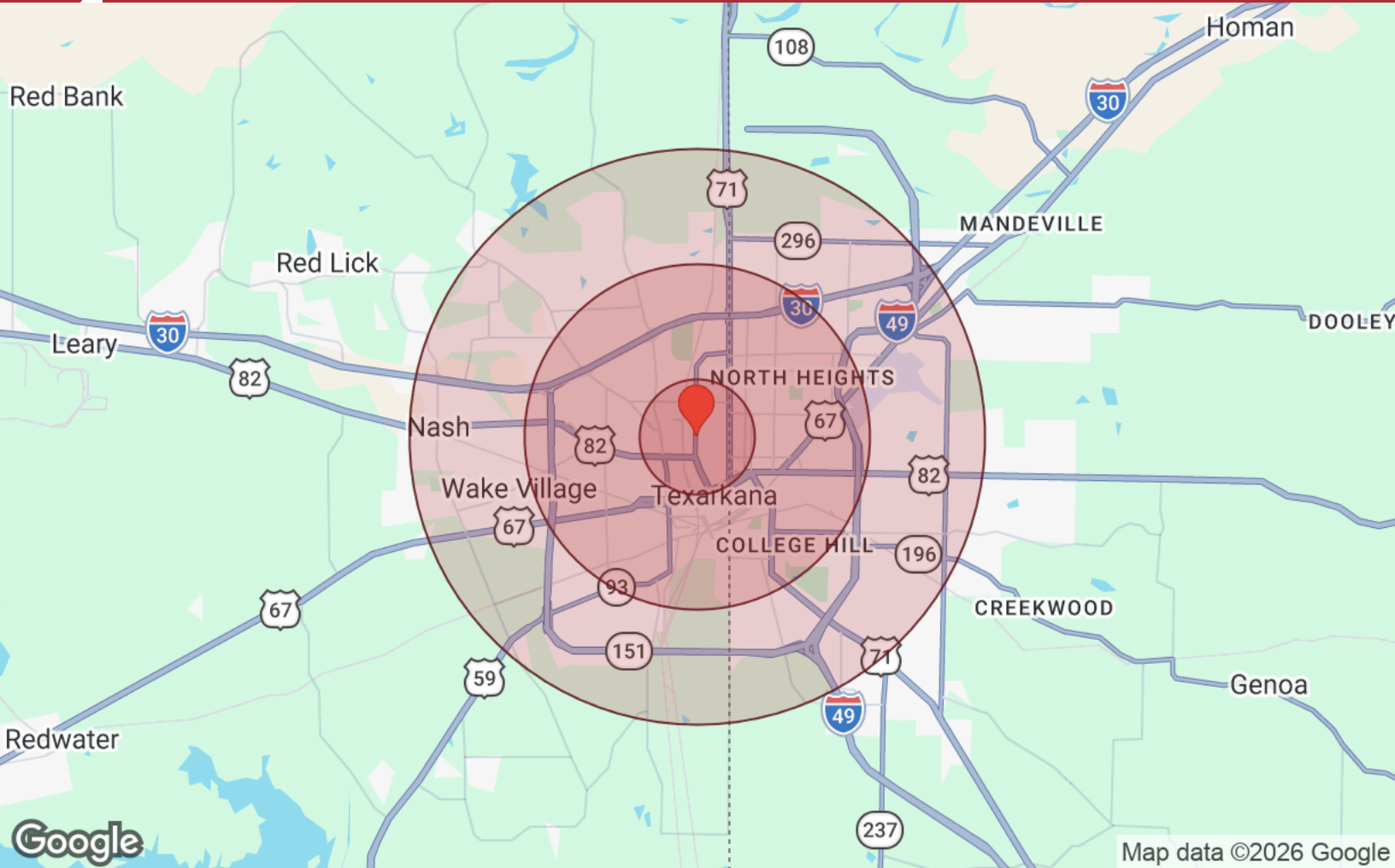












Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,544	22,586	36,519
Female	3,638	23,148	36,981
Total Population	7,182	45,734	73,500
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,243	22,190	39,124
Black	2,901	18,280	25,549
Am In/AK Nat	16	123	228
Hawaiian	4	14	15
Hispanic	778	3,448	5,571
Asian	49	480	1,066
Multiracial	189	1,175	1,918
Other	3	27	37
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,456	21,654	33,896
Occupied	2,899	18,731	29,639
Owner Occupied	1,260	7,928	14,565
Renter Occupied	1,639	10,803	15,074
Vacant	556	2,923	4,257

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,526	9,375	14,628
Ages 15 - 24	973	6,261	9,767
Ages 25 - 54	2,992	18,108	28,779
Ages 55 - 64	765	4,914	8,163
Ages 65+	926	7,074	12,163
Income	1 Mile	3 Miles	5 Miles
Median	\$44,909	\$43,577	\$52,186
Under \$15k	476	3,333	4,343
\$15k - \$25k	317	2,246	3,201
\$25k - \$35k	327	2,153	2,864
\$35k - \$50k	433	2,534	3,919
\$50k - \$75k	477	3,282	5,066
\$75k - \$100k	453	2,235	3,482
\$100k - \$150k	284	1,924	3,486
\$150k - \$200k	65	585	1,613
Over \$200k	67	440	1,665

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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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
Mike Ingram	726048	mike@amreal.com	903-277-2179
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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