

For Sale
Land
2.4 Acres



6703 Richmond Rd

Texarkana, Texas 75503

Property Description

2.40 acres of land located on the corner of Richmond Rd. and N. Kings Hwy in Texarkana, TX.

Included on the property is a 2,259 sf house.

Great office opportunity with additional property for equipment, warehousing, etc.!

Property Highlight

- Richmond Road brings consistent traffic, with nearly 28,000 vehicles per day.

OFFERING SUMMARY

Sale Price	\$514,100
Lot Size	2.4 Acres

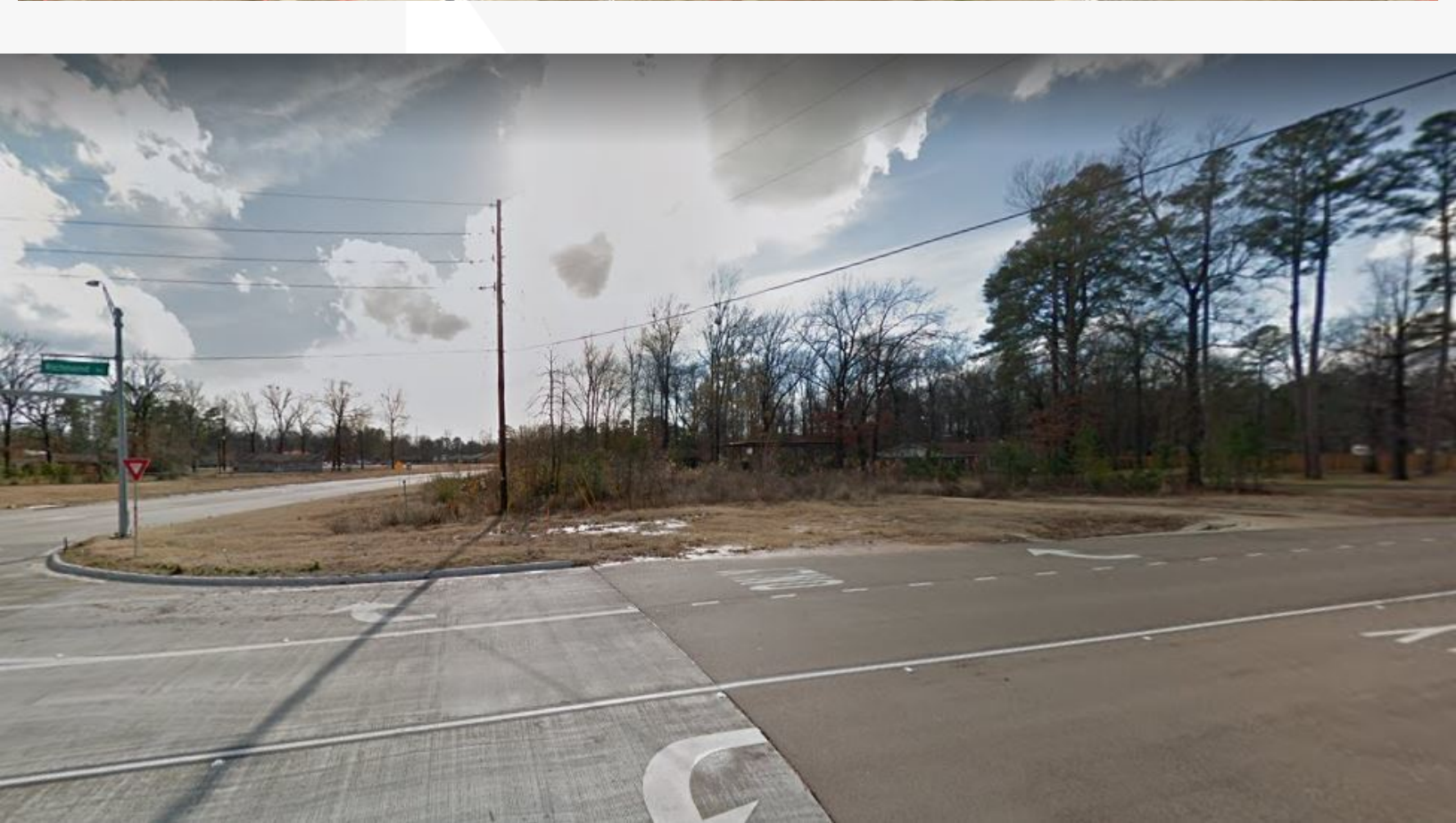
DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,365	\$79,499
5 Miles	63,988	\$55,184
10 Miles	107,724	\$55,589

For more information

Jerry Brewer

O: 903 793 2666
jerry@amreal.com

[illegible]

PROPERTY DESCRIPTION — 6703 RICHMOND ROAD, TEXARKANA, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE F.V. EVANS HEADRIGHT SURVEY, A-742, BOWIE COUNTY, TEXAS AND BEING A PART OF A 1.295 ACRE TRACT AS DESCRIBED IN THIRD PARTY DEED FROM OCWEN FEDERAL BANK, FSB TO ROSIE CASEY RICHARD DATED FEBRUARY 25, 2000, RECORDED IN VOLUME 3223, PAGE 146 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING A PART OF A 2.50 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM GENE NORTON AND WIFE, CORNELIA JO NORTON TO TAMMIE HILLIS DATED SEPTEMBER 7, 2012, RECORDED IN VOLUME 6300, PAGE 205 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING ALL OF A 0.044 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM LEWIS JOHN COOK AND MELANIE H. COOK TO TAMMIE HILLIS DATED JUNE 26, 2013, RECORDED IN VOLUME 6468, PAGE 192 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 1/2" REBAR FOR CORNER ON THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 2.50 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A 1.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ELLIS J. MONTE RECORDED IN VOLUME 632, PAGE 546 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF A 0.65 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ROY D. EPPS RECORDED IN VOLUME 629, PAGE 38 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: S 00°28'19" E, WITH THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 2.50 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 0.65 ACRE TRACT, 171.17 FEET TO A FOUND 1/2" REBAR FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD NO. 989 (NORTH KINGS HIGHWAY);

THENCE: NORTHEASTERLY, WITH THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD NO. 989, SAME BEING A CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET, A CENTRAL ANGLE OF 01°23'37", A TANGENT LENGTH OF 9.28 FEET AND AN ARC LENGTH OF 18.56 FEET TO A FOUND TYPE II RIGHT-OF-WAY MARKER FOR CORNER;

THENCE: N 50°25'37" E, WITH THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD NO. 989, 80.94 FEET TO A FOUND TYPE II RIGHT-OF-WAY MARKER FOR CORNER;

THENCE: NORTHEASTERLY, WITH THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD NO. 989, SAME BEING A CURVE TO THE LEFT HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 31°03'58", A TANGENT LENGTH OF 209.85 FEET AND AN ARC LENGTH OF 409.37 FEET TO A FOUND TYPE II RIGHT-OF-WAY MARKER FOR CORNER;

THENCE: N 12°19'32" W, WITH THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD NO. 989, 35.31 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF FARM ROAD NO. 559 (RICHMOND ROAD);

THENCE: N 70°28'50" W, WITH THE SOUTH RIGHT-OF-WAY LINE OF FARM ROAD NO. 559, PASSING AT 161.63 FEET A FOUND 1/2" REBAR AND CONTINUING A TOTAL DISTANCE OF 337.98 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: N 69°51'08" W, WITH THE SOUTH RIGHT-OF-WAY LINE OF FARM ROAD NO. 559, 0.92 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: NORTHWESTERLY, WITH THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD NO. 559, SAME BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 4653.67 FEET, A CENTRAL ANGLE OF 00°02'29", A TANGENT LENGTH OF 1.68 FEET AND AN ARC LENGTH OF 3.36 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 00°40'40" W, WITH THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 2.50 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 1.0 ACRE TRACT, 352.73 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4033 ACRES OF LAND, MORE OR LESS.

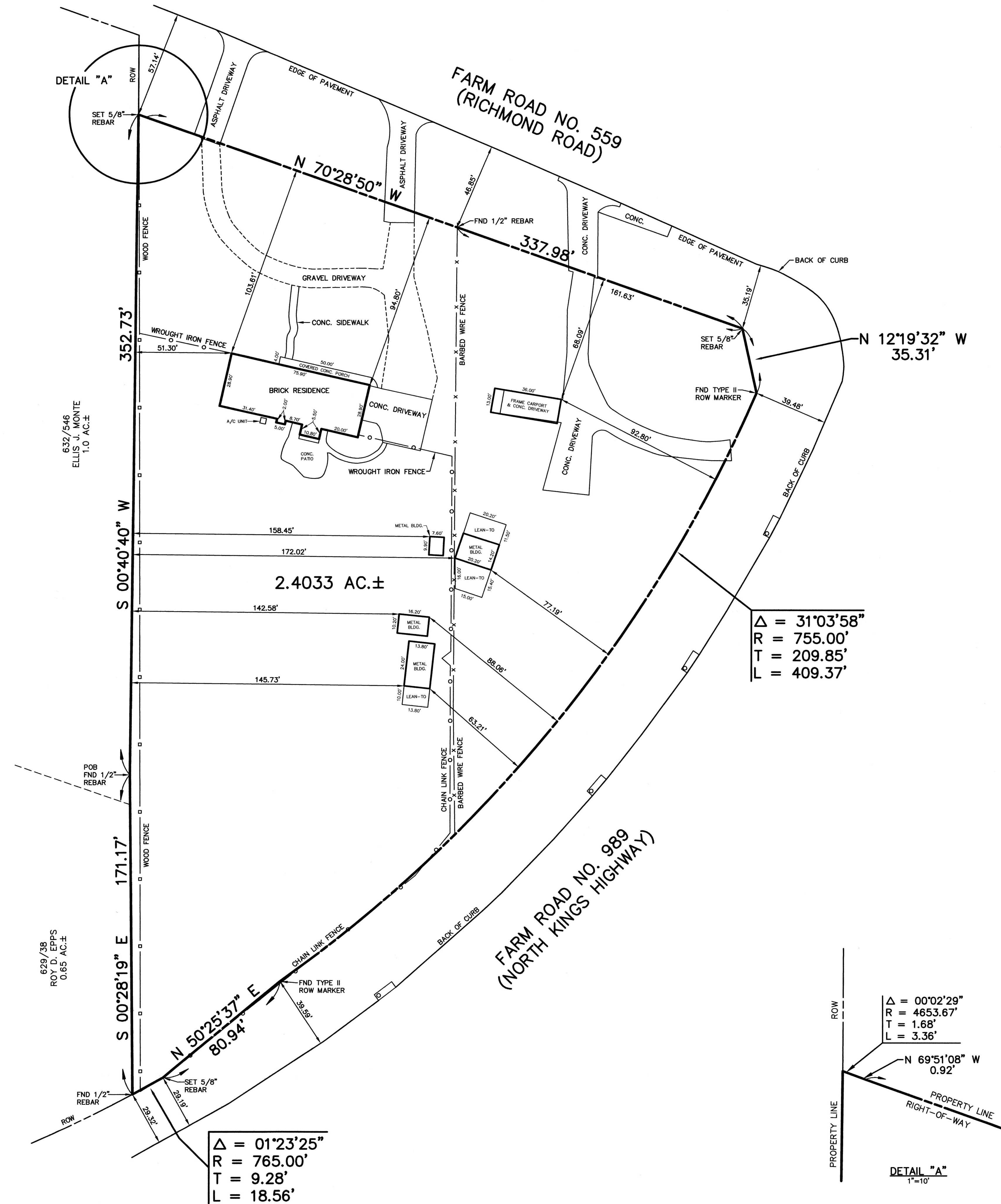
BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON DECEMBER 10, 2014, OPERATING WITHIN THE PARAMETERS OF WGS-84.

THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48037C0355D, EFFECTIVE DATE OCTOBER 19, 2010.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

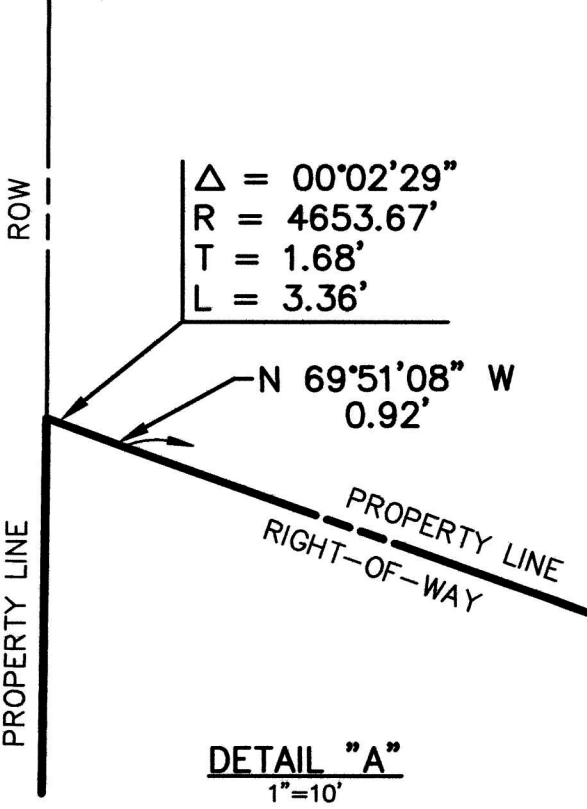


REVISION				DATE	DESCRIPTION	BY	SHEET NO.
							1
LYNCH SURVEYING CO., INC.							
3606 MAGNOLIA STREET TEXARKANA, TEXAS 75503 BUSINESS (903) 791-1392 FAX (903) 791-1395							
BOWIE COUNTY, TEXAS F. V. EVANS SURVEY, A-742 SURVEY FOR HILLIS							
Scale: 1" = 300' Date: DEC, 2014 Job No. 12628 Dsn. By: KDL Dwn. By: MWH Ckd. By: KDL							

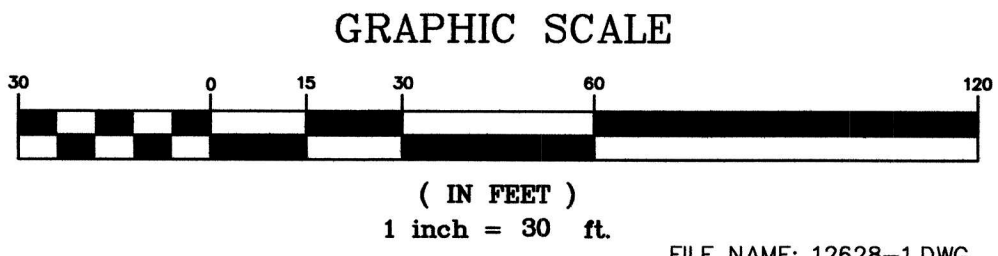


$$\begin{aligned}\Delta &= 31^{\circ}03'58'' \\ R &= 755.00' \\ T &= 209.85' \\ L &= 409.37'\end{aligned}$$

$$\begin{aligned}\Delta &= 00^{\circ}02'29'' \\ R &= 4653.67' \\ T &= 1.68' \\ L &= 3.36'\end{aligned}$$

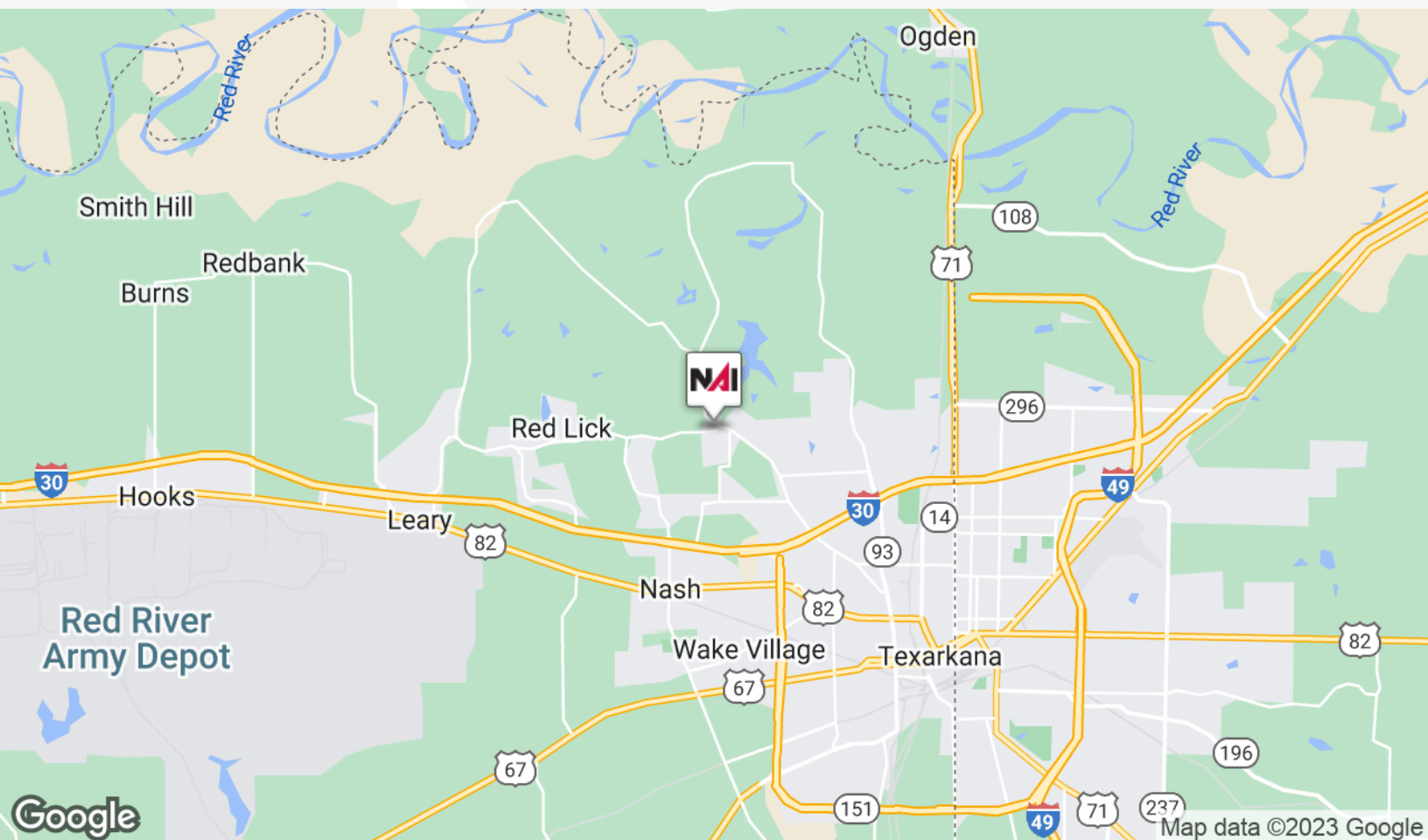


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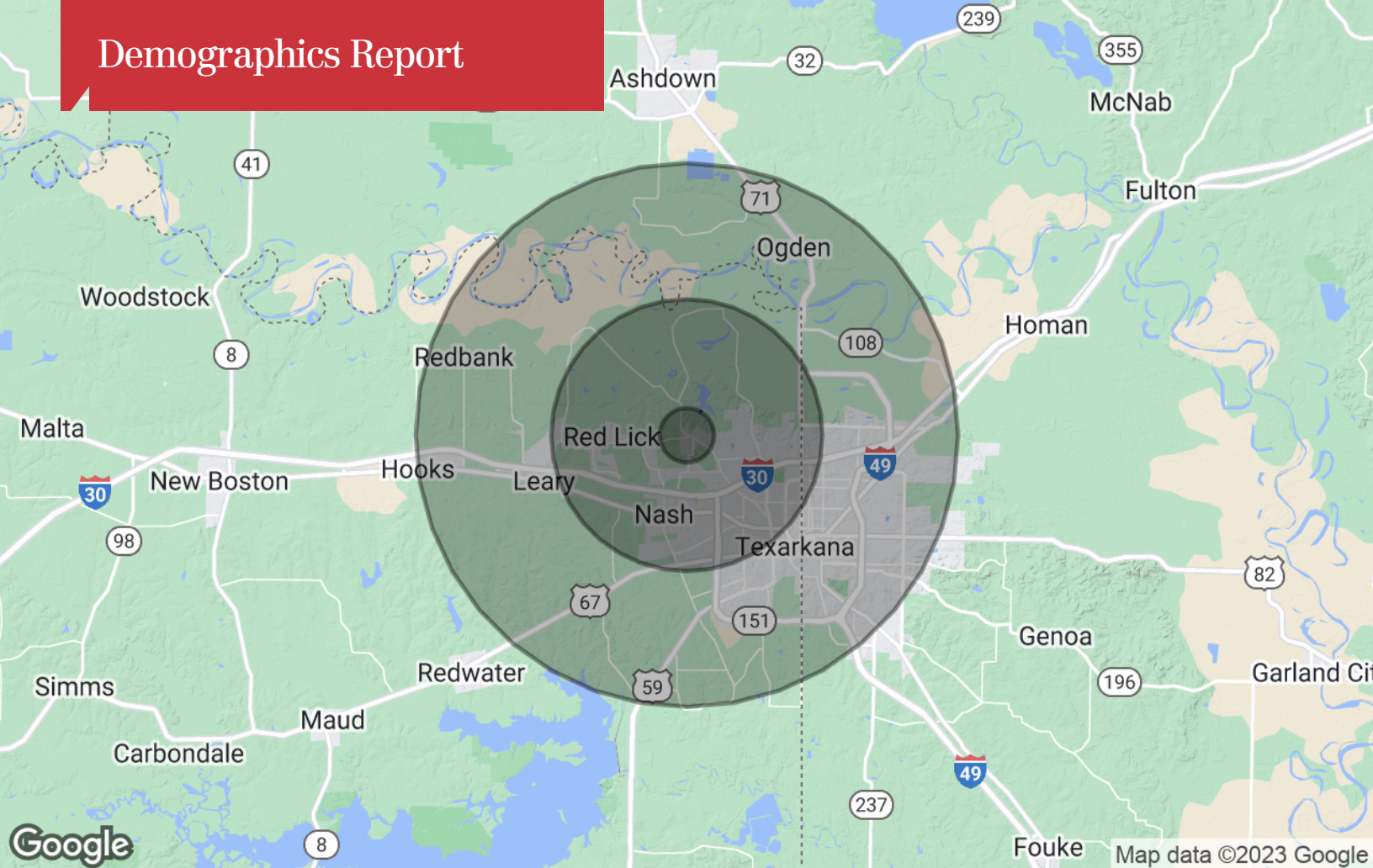


FILE NAME: 12628-1.DWG

Demographics Map & Report



Demographics Report



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,365	63,988	107,724
MEDIAN AGE	37.6	35.3	36.1
MEDIAN AGE (MALE)	31.8	32.3	34.0
MEDIAN AGE (FEMALE)	42.9	38.5	38.6

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	977	24,830	40,268
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$79,499	\$55,184	\$55,589
AVERAGE HOUSE VALUE	\$172,544	\$134,889	\$138,168

Race

	1 Mile	5 Miles	10 Miles
% WHITE	81.9%	64.0%	65.0%
% BLACK	10.7%	31.6%	31.2%
% ASIAN	1.5%	0.6%	0.8%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	1.2%	0.6%	0.6%
% OTHER	4.7%	3.1%	2.4%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	9.3%	6.5%	5.6%

* Demographic data derived from 2020 ACS - US Census

For Sale
Land
2.4 Acres

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Total Households	977	24,830	40,268
Total Persons Per Hh	2.4	2.6	2.7
Average Hh Income	\$79,499	\$55,184	\$55,589
Average House Value	\$172,544	\$134,889	\$138,168

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Total Population	2,365	63,988	107,724
Median Age	37.6	35.3	36.1
Median Age (Male)	31.8	32.3	34.0
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** Demographic data derived from 2020 ACS - US Census*