

For Sale  
**Land**



# Wal-Mart Supercenter Land

Interstate 30  
Texarkana, Texas 75503

## Property Description

FANTASTIC opportunity with AMAZING anchors.  
2 tracts of land on Walton Drive in Texarkana, TX.

The 1.968 acre lot: Located in front of Ivan Smith Furniture and neighboring Lowe's;  
Priced at \$12.00 psf

The 2 acre lot: Located next door to Ashley's Furniture.  
Priced at \$12.00 psf

Neighboring businesses also include: Walmart Supercenter, Ashley Furniture, Bedding Mart, Hank's Furniture, Texarkana Harley-Davidson, Classic Kia, Classic Dodge-Chrysler-Jeep, Academy Sports, and Country Inn and Suites.

Other nearby Interstate-30 businesses include Best Buy, Home Depot, Texas Roadhouse, Lonestar Steakhouse, On The Border, Buffalo Wild Wings,

## OFFERING SUMMARY

|            |              |
|------------|--------------|
| Sale Price | \$12.00 / SF |
| Lot Size   | 3.968 AC     |

## DEMOGRAPHICS

| Stats   | Population | Avg. HH Income |
|---------|------------|----------------|
| 1 Mile  | 4,325      | \$54,722       |
| 3 Miles | 35,292     | \$54,007       |
| 5 Miles | 72,943     | \$52,868       |

For more information

**Jerry Brewer**

O: 903 793 2666  
jerry@amreal.com

For Sale  
**Land**





INTERSTATE HWY. 30

I APPROVE THE NUMBER OF CURB CUTS  
SHOWN. EXACT LOCATIONS WILL BE DETERMINED  
AS DEVELOPMENT OCCURS.  
Jfe Ody, P.E.  
12/2/09

All that certain tract or parcel of land situated in the George Brinlee HRS A-18 Bowie County Texas and being all of Lot 2 and a portion of Lot 3, Block 1, WAL-MART SECOND ADDITION, along with a portion of Walton Drive R.D.W. vacated by City Ordinance, according to Plat recorded in Volume 4024 Pages 109-118 Real Property Records of Bowie County Texas and more particularly described by metes and bounds as follows:

Beginning at the SW Corner of said Lot 3:

THENCE N 00 deg 19' W 199.87' along the West line of said Lot 3 to a point for corner in the South Line of a 80' wide Drainage Easement;  
THENCE N 89 deg 41' E 640.08' along said South Line to an angle point;  
THENCE N 40 deg 01' 02" E 251.14' along said South Line to an angle point;  
THENCE N 61 deg 35' 59" E 271.26' to a point for corner in the West R.D.W. Line of U.S. HWY. 59;  
THENCE along said R.D.W. line the following courses, S 38 deg 32' 26" E 243.15' to an angle point and S 23 deg 02' 52" E 90.02' to the SE corner of said LOT 2;  
THENCE S 58 deg 53' 29" W along the South line of said Lot 2 and the projection of same 230.06' to a point for corner in the East R.D.W. of realigned Walton Drive;  
THENCE Southeastly along said R.D.W. line same being the arc of a curve to the right having a radius of 330' a long chord of 17.39' which bears S 32 deg 38' 35" E, through a central angle of 3 deg 01' 08" for a distance of 17.39' to a point for corner at the end of said curve;  
THENCE S 58 deg 51' 59" W 60.0' to a point for corner in the West R.D.W. of Walton Drive;  
THENCE S 31 deg 08' 01" E along said West R.D.W. line 88.92' to the beginning of a curve to the right;  
THENCE Southeastly along the arc of said curve, same having a radius of 270.0' a long chord of 6.78' which bears S 30 deg 24' 51" E through a central angle of 1 deg 26' 20" for a distance of 6.78' to the Southeast corner of said Lot 3;  
THENCE S 89 deg 41' W along the South line of said Lot 3 1035.90' to the P.O.B. and containing 7.340 acres of land more or less, save and except 0.519 acres of land inside the R.D.W. of Walton Drive for a net total of 6.821 acres of land more or less.

A certain portion of Westberg Lane and a certain portion of Walton Drive (0.567 acres total) located North of and West of Lot 2, Block 5, WAL-MART SECOND ADDITION, Vacated by City Ordinance 101-06 and recorded in Volume 4874 Pages 81-87 Real Property Records of Bowie County Texas.

RESIDUAL LOT 3  
BLOCK 1  
WAL-MART SECOND ADDITION  
VOL 4024 PAGES 109-118

CURVE TABLE

| C  | C-1  | C-2  | C-3  | C-4  |
|--|--|--|--|--|
| $\Delta=50^{\circ}03'46"$<br>$R=300.00'$<br>$L=262.13'$<br>$C\ LEN=253.87'$<br>$BRG=S\ 56^{\circ}09'54"$ | $\Delta=01^{\circ}26'20"$<br>$R=270.00'$<br>$L=6.78'$<br>$C\ LEN=6.78'$<br>$BRG=N\ 30^{\circ}24'51"$ | $\Delta=50^{\circ}03'46"$<br>$R=270.00'$<br>$L=235.91'$<br>$C\ LEN=228.48'$<br>$BRG=N\ 56^{\circ}09'54"$ | $\Delta=19^{\circ}17'04"$<br>$R=330.00'$<br>$L=111.07'$<br>$C\ LEN=110.55'$<br>$BRG=N\ 71^{\circ}33'15"$ | $\Delta=27^{\circ}45'34"$<br>$R=330.00'$<br>$L=159.88'$<br>$C\ LEN=158.32'$<br>$BRG=N\ 48^{\circ}01'56"$ |

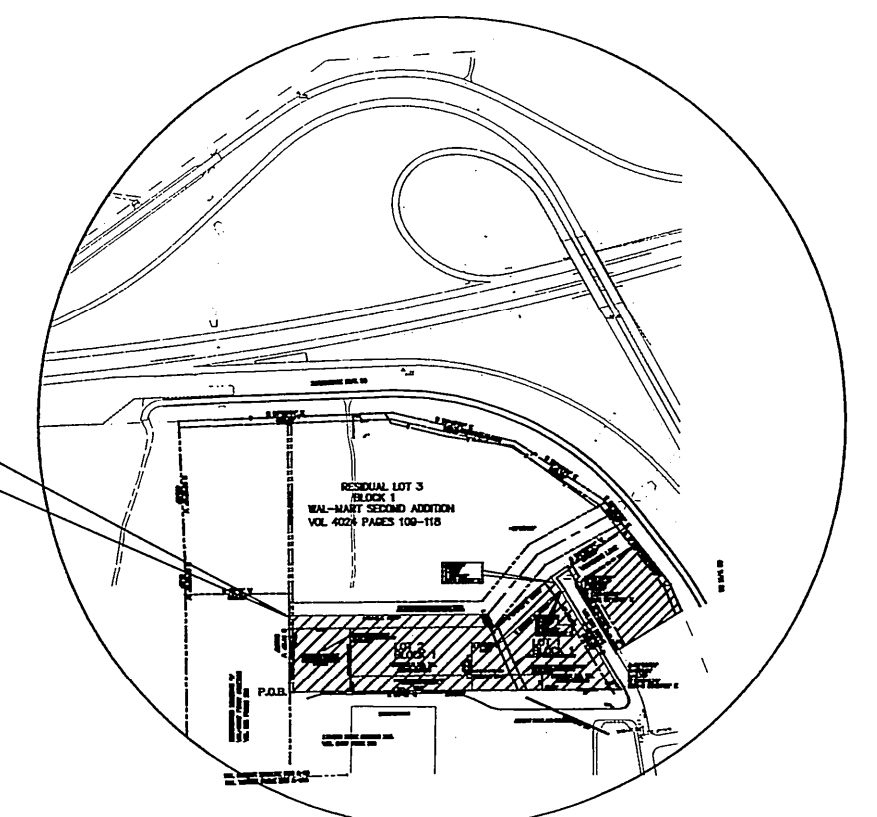
100 YEAR FLOOD /ZONE A  
NO BASE FLOOD DETERMINED  
FIRM PANEL 480060 0005 B  
SEPT.3, 1992

PROPOSED ACCESS EASEMENT  
TO LOT 3 BLK. 1 EAST OF ROAD

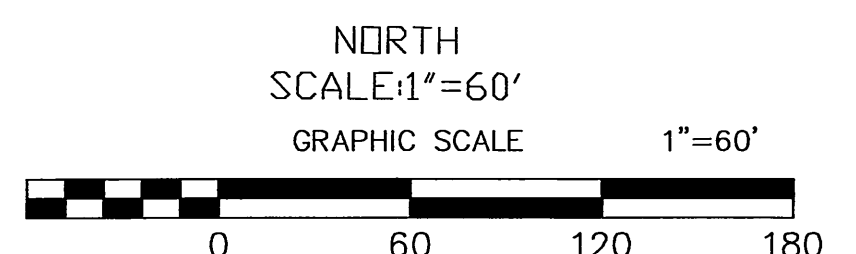
PROPOSED ACCESS EASEMENT  
TO LOT 3B BLK. 1 SOUTH OF ROAD

PROPOSED PROPERTY LINE  
REPLAT LOT 3A & 3B

NOTE LOT 2 BLOCK 5:  
VACATE 25' AND 5' EASTMENTS AND  
REPLACE WITH A 10' EASEMENT, 5'  
EACH SIDE OF UNDERGROUND  
ELECTRICAL AS LAID.



VICINITY MAP



CERTIFICATE OF DEDICATION BY OWNER  
We, the below listed and signed individuals, being the owners of a tract of land as shown on the Plat of SUBDIVISION, REPLAT OF LOT 2 BLOCK 5 AND A PART OF LOT 3 BLOCK 1, WAL-MART SECOND ADDITION, situated in the George Brinlee HRS A-18, City of Texarkana, Bowie County Texas, have caused the same to be surveyed, platted and subdivided and which addition shall hereafter be known as Replat of Lot 2 Block 5 and a part of Lot 3 Block 1 Wal-Mart 2nd Addition, George Brinlee HRS A-18, City of Texarkana, Bowie County, Texas, and the undersigned hereby dedicate to the public, fee simple, the streets, roads, and alleys shown on the plat and by this instrument, the undersigned hereby dedicates the easements shown thereon for drainage and utility purposes.

|       |       |      |       |
|-------|-------|------|-------|
| Owner | _____ | Date | _____ |
| Owner | _____ | Date | _____ |
| Owner | _____ | Date | _____ |
| Owner | _____ | Date | _____ |

NOTARY ACKNOWLEDGMENT  
STATE OF TEXAS  
COUNTY OF BOWIE

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_  
known to me the person whose name is subscribed on the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Notary Public in and for Bowie County Texas  
My commission expires \_\_\_\_\_

CERTIFICATE OF ENGINEER OR SURVEYOR  
I, C.T. Patterson III do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the map of the Subdivision, REPLAT OF LOT 2 BLOCK 5 AND A PART OF LOT 3 BLOCK 1, WAL-MART SECOND ADDITION, situated in the George Brinlee HRS A-18, Texarkana, Bowie County Texas, attached hereto correctly reflects the results of a survey made by me on the ground, that the corner monuments are in place at points on the boundary as shown, that there are no encroachments or discrepancies and that the addition as shown is a replat of a portion of Lot 3 Block 1 & All Lot 2 Block 5 WAL-MART SECOND ADDITION according to Plat thereof recorded in Volume 4024 Pages 109-118, Real Property Records, Bowie County Texas.

C.T. Patterson III  
RPLS No. 3045  
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION  
CITY OF TEXARKANA  
COUNTY OF BOWIE

We, the undersigned, do hereby certify that the SUBDIVISION, REPLAT OF LOT 2 BLOCK 5 and PART of Lot 3 Block 1, WAL-MART SECOND ADDITION, situated in the George Brinlee HRS A-18, City of Texarkana, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate were presented to the Planning Commission of the City of Texarkana, Texas, for approval, that the Plat, Owner's Certificate and Surveyor's Certificate being found to conform to the requirements in all respects are in all things approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

This Certificate of Approval Expires \_\_\_\_\_ day of \_\_\_\_\_, 2006.

CHAIRMAN  
\_\_\_\_\_  
SECRETARY  
\_\_\_\_\_

| REVISION |         | PATTERSON ENGINEERING   |                |
|----------|---------|---|----------------|
| A        | 2-3-06  | 700 SOUTH KINGS HWY. TEXARKANA, TEXAS 75501   |                |
| B        | 5-17-06 | 903-832-0330 832-0410 FAX/MODEM   |                |
| C        | 7-5-06  | TITLE: REPLAT OF LOT 2 BLOCK 5 & A PART OF LOT 3 BLOCK 1 WAL-MART 2nd ADDITION TEXARKANA, BOWIE COUNTY, TEXAS |                |
| D        | 7-21-06 | CLIENT: J BREWER  | DATE: 1-25-06  |
| E        | 8-7-06  | SCALE: 1" = 60'   | DATE: 1-25-06  |
| F        |         | DR. BY: JG  | DATE: 04-07-09 |
| G        |         | DATE: 1-25-06   | DATE: 04-07-09 |

SBL GEORGE BRINLEE HRS A-18  
NBL THOMAS PRICE HRS A-466

RESTRICTED RESERVE "A"  
WAL-MART FIRST ADDITION  
VOL 2021 PAGES 182





**MTG**  
*engineers*  
*& surveyors*

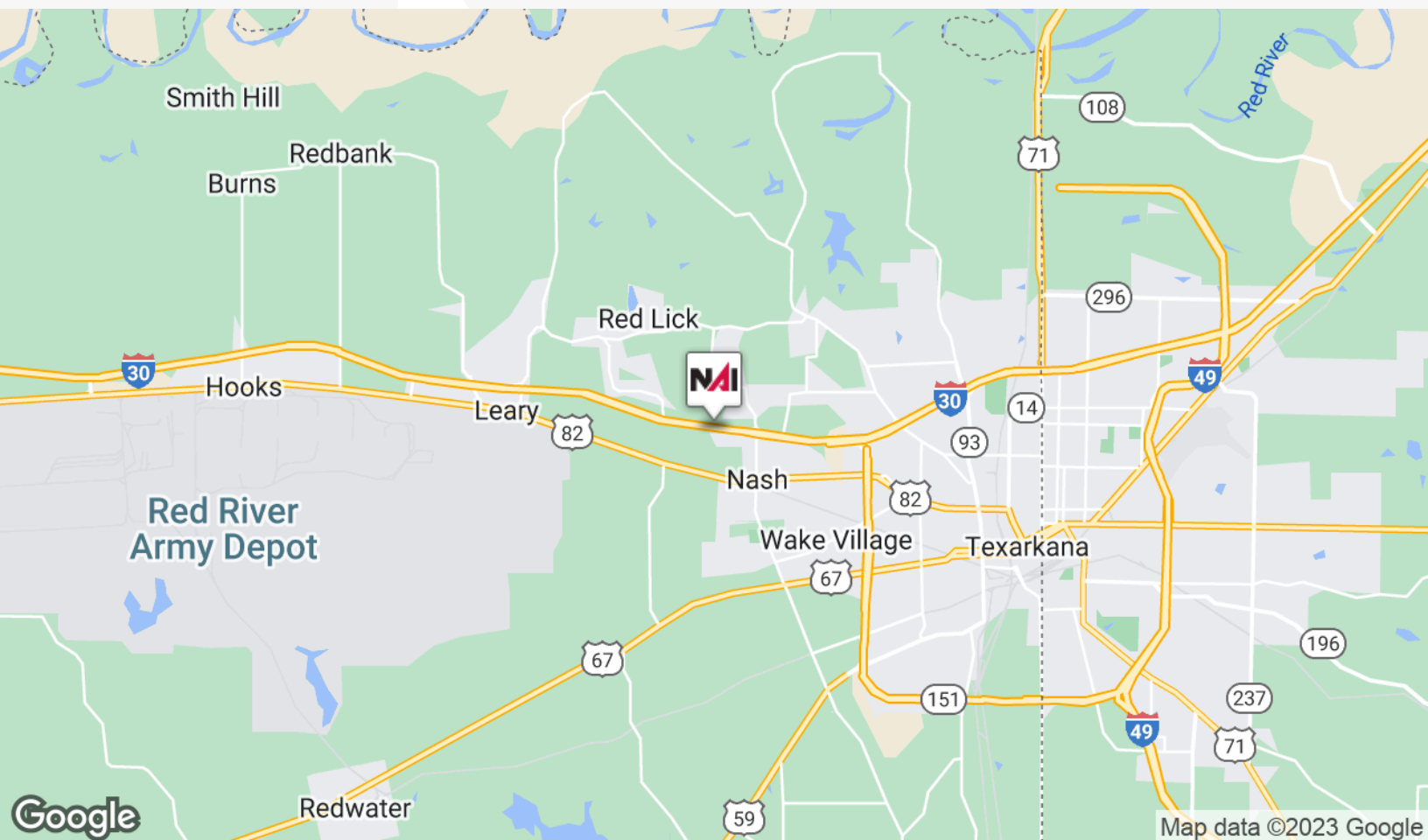
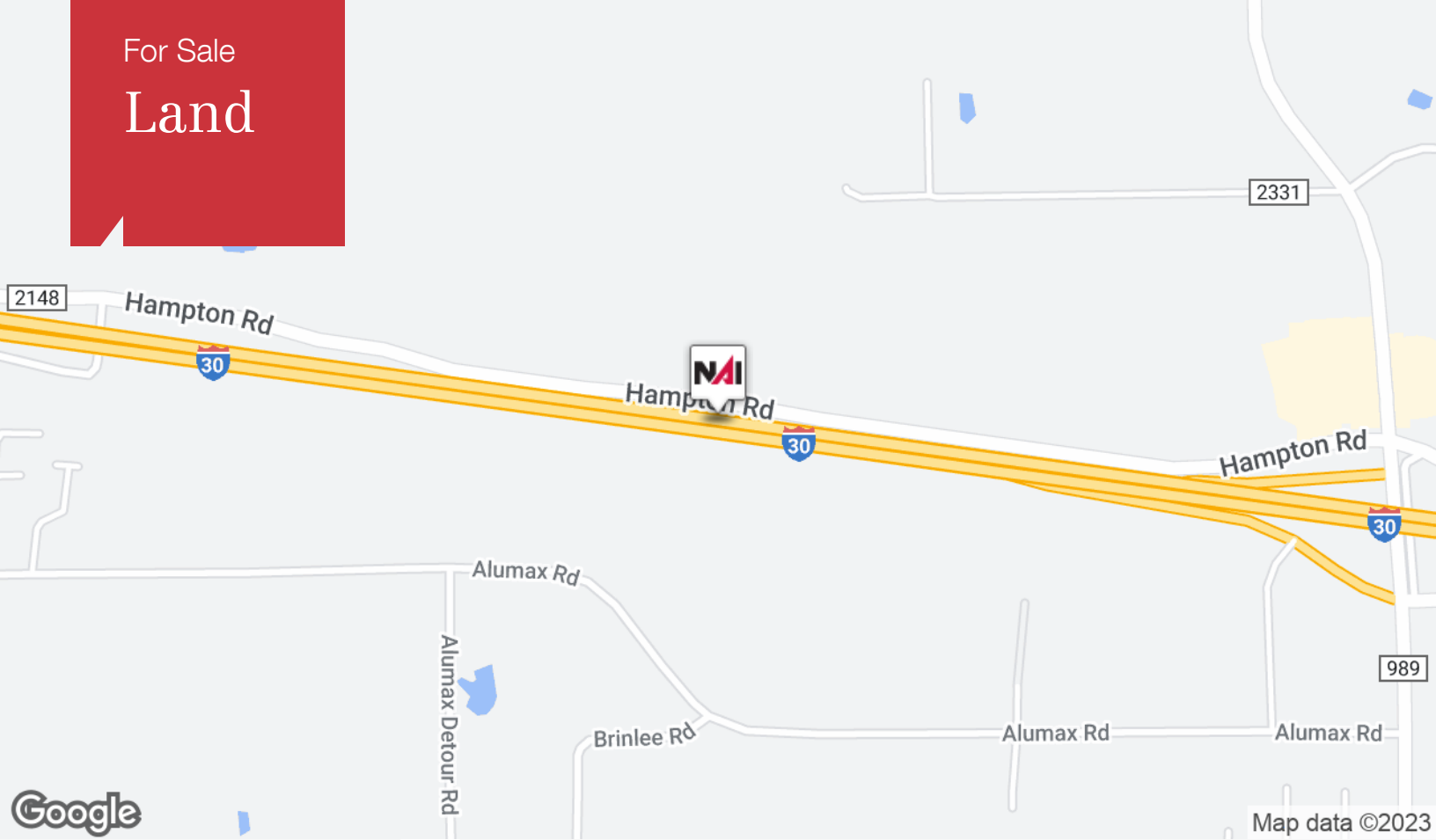
P 903.838.8533 | F 903.832.4700  
 www.mtginghens.com  
 MTC 2019 TRPK NO. 354

|     |           |
|-----|-----------|
| No. | Sheet No. |
|-----|-----------|

# Traffic Counts

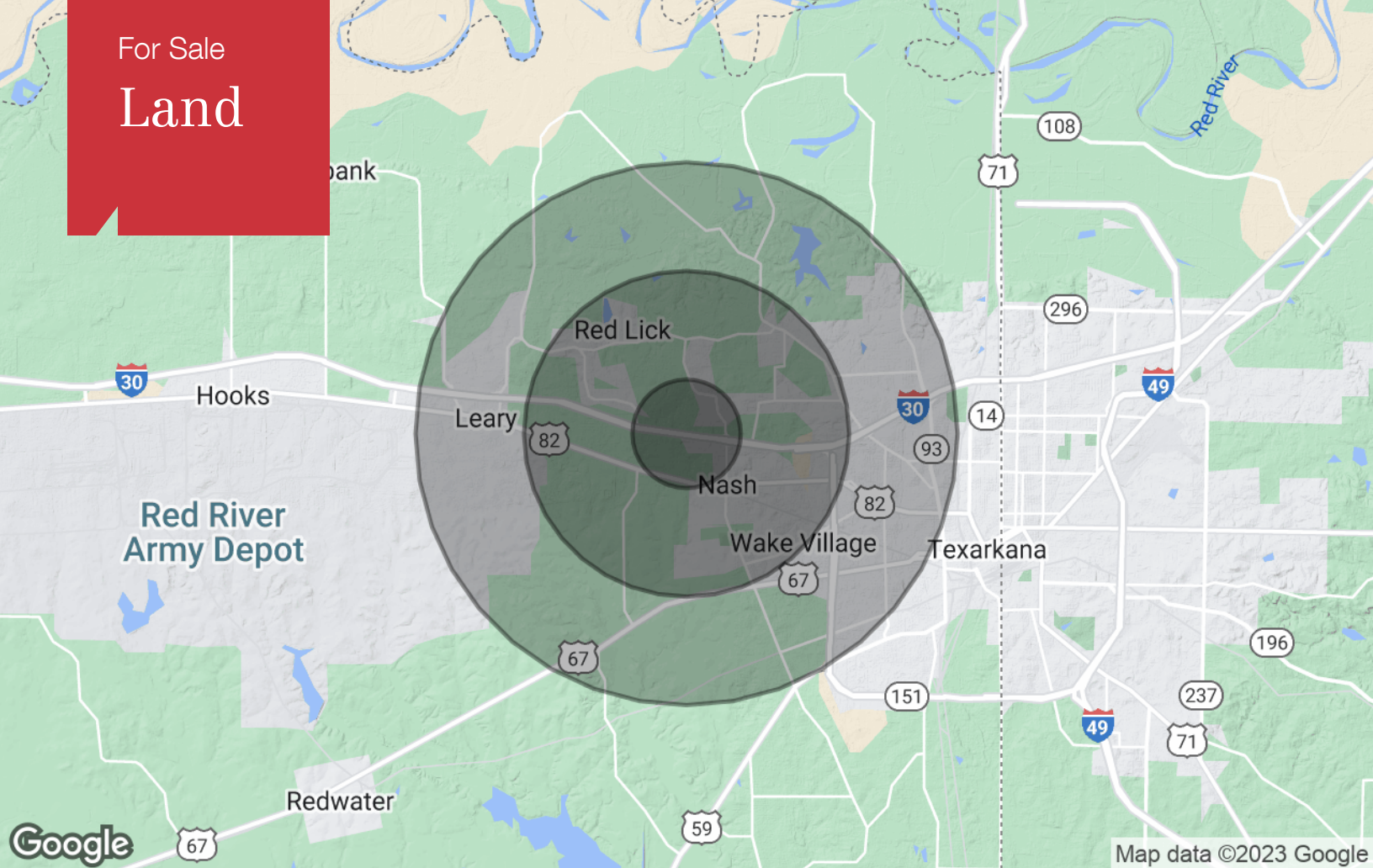


For Sale  
**Land**





# For Sale Land



## Population

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 4,325  | 35,292  | 72,943  |
| MEDIAN AGE          | 35.8   | 35.2    | 35.3    |
| MEDIAN AGE (MALE)   | 29.5   | 31.2    | 32.5    |
| MEDIAN AGE (FEMALE) | 40.7   | 39.0    | 38.3    |

## Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,784     | 13,944    | 27,995    |
| # OF PERSONS PER HH | 2.4       | 2.5       | 2.6       |
| AVERAGE HH INCOME   | \$54,722  | \$54,007  | \$52,868  |
| AVERAGE HOUSE VALUE | \$133,228 | \$139,472 | \$126,012 |

## Race

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % WHITE    | 61.0%  | 59.7%   | 61.8%   |
| % BLACK    | 31.6%  | 34.8%   | 34.2%   |
| % ASIAN    | 0.7%   | 0.6%    | 0.7%    |
| % HAWAIIAN | 0.0%   | 0.0%    | 0.1%    |
| % INDIAN   | 0.8%   | 0.7%    | 0.6%    |
| % OTHER    | 5.9%   | 4.1%    | 2.7%    |

## Ethnicity

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % HISPANIC | 5.9%   | 6.1%    | 5.9%    |

\* Demographic data derived from 2020 ACS - US Census