For Sale



I-30 & Waggoner Creek

Texarkana, Texas 75503

Property Description

This property is slated for retail development starting at \$4.00 per sf.

There is easy highway access with curb cuts to I-30 service road. Beer & Wine Sales Approved.

Located at I-30 between University Drive and Pecan Street in Texarkana, which is between Little Rock and Dallas.

Texas A&M and Central Mall exit at property.

OFFERING SUMMARY

Sale Price	\$5,486,818		
Lot Size	31.0 Acres		

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,846	\$66,684
5 Miles	48,715	\$59,964
10 Miles	107,797	\$55,534

For more information Jerry Brewer O: 903 793 2666 jerry@amreal.com

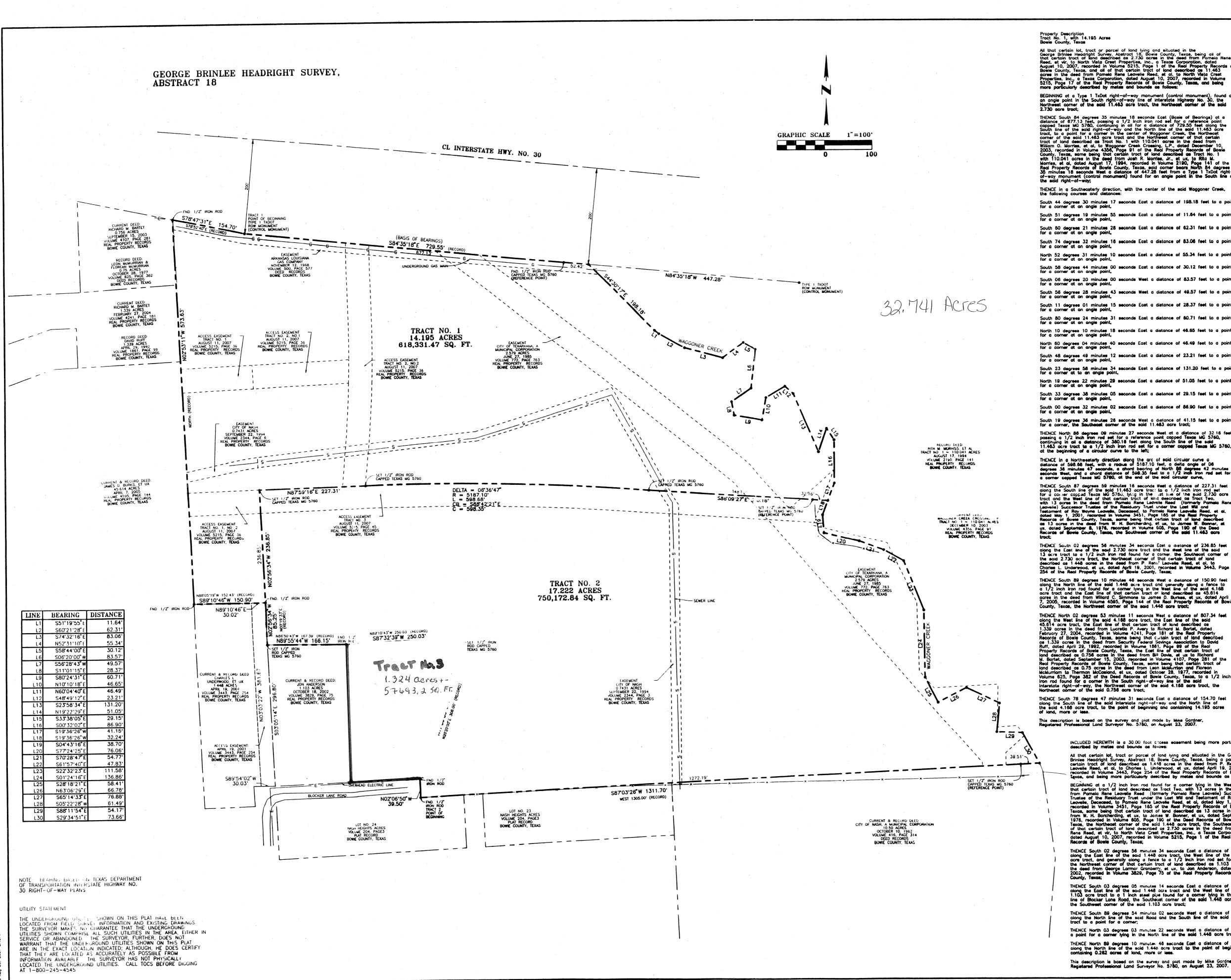
> 2603 Texas Boulevard Suite 101 Texarkana, TX 75503 903 793 2666 tel amreal.com

NAmerican Realty

Additional Photos



Mamerican Realty



All that certain lot, tract or parcel of land lying and situated in the George Briniee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as 2.730 acres in the deed from Parnela Rene Reed, et vir, to North Vista Crest Properties, inc., a Texas Corporation, dated August 10, 2007, recorded in Volume 5215, Page 1 of the Real Property Records of Bowie County, Texas, and all of that certain tract of land described as 11.463 acres in the deed from Parnela Rene Leavelle Reed, et al, to North Vista Crest Properties, Inc., a Texas Corporation, dated August 10, 2007, recorded in Volume 5215, Page 17 of the Real Property Records of Bowie County, Texas, and being more particularly described by metse and bounds as follows: BEGINNING at a Type 1 TxDot right-of-way monument (control monument), found an angle point in the South right-of-way line of interstate Highway No. 30, the Northwest corner of the said 11.483 acre tract, the Northeast corner of the said 2.730 core tract;

THENCE South 84 degrees 35 minutes 18 seconds East (Basis of Bearings) at a distance of 677.13 feet, passing a 1/2 inch iron rod set for a reference point capped Texas MG 5760, continuing in all for a distance of 729.55 feet along the South line of the sold right-of-way and the North line of the sold 11.463 acre tract and the North West Corner of the sold 11.463 acre tract and the Northwest corner of that certain tract of land described as Tract No. 1 with 110.041 acres in the deed from William 0. Morriss, et al, to Waggoner Creek Crossing, L.P., dated December 10, 2003, recorded in Volume 4356, Page 91 of the Real Property Records of Bowle County, Texae, some being that certain tract of land described as Tract No. 1 with 110.041 acres in the deed from Josh R. Morriss, Jr., et ux, to Rita M. Morriss, et al, dated August 17, 1994, records in Volume 2190, Page 141 of the Real Property Records of Bowle County, Texae, sold corner bears North 84 degrees 35 minutes 18 seconds West a distance of 447.28 feet from a Type 1 TxDot right-of-way monument (control monument) found for an angle point in the South line of the sold right-of-way.

with 44 degrees 30 minutes 17 seconds East a distance of 198.18 feet to a po degrees 19 minutes 55 seconds East a distance of 11.64 fest to South 60 degrees 21 minutes 28 seconds East a distance of 62.31 feet to a poin for a corner at an angle point, South 74 degrees 32 minutes 16 seconds East a distance of 83.06 feet to a poin North 52 degrees 31 minutes 10 seconds East a distance of 55.34 feet to a pr for a corner at an angle point, South 58 degrees 44 minutes 00 seconds East a distance of 30.12 feet to a poi for a corner at an angle point, South 06 degrees 20 minutes 00 seconds West a distance of 83.57 feet to a point for a corner at an angle point, South 56 degrees 28 minutes 43 seconds West a distance of 49.57 feet to a poir for a corner at an angle point, South 11 degrees 01 minutes 15 seconds East a distance of 28.37 feet to a poin for a corner at an angle point, South 80 degrees 24 minutes 31 seconds East a distance of 60.71 feet t for a corner at an angle point, North 10 degrees 10 minutes 18 seconds East a distance of 46.65 feet to a poi for a corner at an angle point, North 60 degrees 04 minutes 40 seconds East a distance of 46.49 feet to a poir for a corner at an angle point,

South 23 degrees 58 minutes 34 seconds East a distance of 131.20 feet to a poi for a corner at to an angle point, forth 19 degrees 22 minutes 29 seconds East a distance of 51.05 feet to South 33 degrees 38 minutes 05 seconds East a distance of 29.15 feet to a poir for a corner at an angle point, South 00 degrees 32 minutes 02 seconds East a distance of 86.90 feet to a point for a corner at an angle point, South 19 degrees 36 minutes 26 seconds West a distance of 41.15 feet to a point for a corner, the Southeast corner of the said 11.463 acre tract;

THENCE North 86 degrees 09 minutes 27 seconds West at a distance of 32.16 feet passing a 1/2 inch iron rod set for a reference point capped Texas MG 5760, continuing in all a distance of 380.18 feet along the South line of the said 11.463 acre tract to a 1/2 inch iron rod set for a corner capped Texas MG 5760, at the beginning of a circular curve to the left;

ThENCE in a Northwesterly direction along the arc of said circular curve a distance of 598.68 feet, with a radius of 5187.10 feet, a delta angle of 06 degrees 36 minutes 47 seconds, a chord bearing of North 88 degrees 42 minutes 2 seconds West, and a chord distance of 598.35 feet to a 1/2 inch iron rad set for a corner capped Texas MG 5760, at the end of the said circular curve,

THENCE South 87 degrees 59 minutes 16 seconds West a distance of 227.31 fest along the South line of the said 11.463 acre tract to a 1/2 linch iron rod set for a conner capped Texas MG 5760, bring in the mat line of the suid 2.730 acre tract and the West line of that certain tract of land described as Tract Two, with 13 acres in the deed from Parmela Rene Lavveile Reed (formerly Parmela Rene Leovelle) Successor Trustee of the Residuary Trust under the Last Will and Testament of Ray Woyne Leovelle, Decessed, to Parmela Rene Leovelle Reed, et al. dated May 1, 2001, recorded in Volume 3451, Page 165 of the Real Property Records of Bowie County, Texas, some being that cortain tract of land described as 13 acres in the deed from W. H. Borcherding, et us, to James W. Bonner, et us, dated September 8, 1976, recorded in Volume 605, Page 190 of the Deed Records of Bowie County, Texas, the Southwest corner of the said 11.463 acre

THENCE South 02 degrees 56 minutes 34 seconds East a distance of 236.85 feet along the East line of the said 2.730 acre tract and the west line of the said 13 acre tract to a 1/2 inch iron rod found for a comer, the Southeast comer of the said 2.730 ocre tract, the Northeast comer of that certain tract of land described as 1.448 ocres in the deed from P. Reni¹ Larvelle Reed, et al, to Charles L. Underwood, et ux, dated April 19, 2001, recorded in Volume 3443, Page 254 of the Real Property Records of Bowle County, Texas;

THENCE South 89 degrees 10 minutes 46 seconds West a distance of 150.90 feet along the North line of the sold 1.448 acre tract and generally along a fence to a 1/2 inch iron rod found for a corner lyng in the West line of the sold 4.168 acres tract and the East line of that certain tract of lond described as 45.814 acres in the deed from Willard C. Simmons to James D. Burkes, et ux, dated April 7, 2005, recorded in Volume 4595, Page 144 of the Real Property Records of Bowle County, Texas, the Northwest corner of the sold 1.448 acre tract;

THENCE North 02 degrees 53 minutes 11 seconds West a distance of 807.34 feet along the West line of the sold 4.168 acre tract, the East line of the sold 45.814 acre tract, the East line of that certain tract of land described as 1.339 acres in the deed from Lucretia P. Avery to Richard M. Bartet, dated February 27, 2004, recorded in Volume 4241, Page 181 of the Real Property Records of Bowle County, Texas, some being that cuitain tract of land described as 1.339 acres in the deed from Security Federal Savings Association to David Ruff, dated April 29, 1992, recorded in Volume 1861, Page 99 of the Real Property Records of Bowle County, Texas, the East line of that certain tract of land described as 0.758 acres in the deed from Bill Davis, et us to Richard M. Bartet, dated September 15, 2003, recorded in Volume 4107, Page 281 of the Real Property Records of Bowle County, Texas, some being that certain tract of land described as 0.758 acres in the deed from Lon McMurtian and Floreon McMurtian to Thermon McCasland, et ux, dated October 28, 1977, recorded in Volume 625, Page 382 of the Deed Records of Bowle County, Texas, to a 1/2 inch iron rod found for a corner in the South right-of-way line of the sold Interstate right-of-way, the Northwest corner of the sold 4.168 acre tract, the Northeast corner of the sold 0.758 acres for tract.

THENCE South 78 degrees 47 minutes 31 seconds East a distance of 154.70 feet along the South line of the said interstate right-of-way and the North line of the said 4.168 acre tract, to the point of beginning and containing 14.195 acres of load many or less

INCLUDED HEREWITH is a 30.00 foot crosss easement being more particularly described by metes and bounds as forows:

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being a part of that certain tract of land described as 1.448 acres in the deed from P. Rene' Leavelle Reed, et al, to Charles L. Underwood, et ux, dated April 19, 2001, recorded in Volume 3443, Page 254 of the Real Property Records of Bowie County, Texas, and being more particularly described by metas and bounds as follows:

Lexas, and being more paracularly described by mease and baines as rollows: BEGINNING at a 1/2 inch iron rod found for a corner lying in the West line of that certain tract of land described as Tract Two, with 13 acres in the deed from Pameia Rene Leavelle Reed (formerly Pameia Rene Leavelle) Successor Trustee of the Residuary Trust under the Lost Will and Testament of Ray Wayne Leavelle, Deceased, to Pameia Rene Leavelle Reed, et al, dated May 1, 2001, recorded in Volume 3451, Page 165 of the Reol Property Records of Bowle County, Texas, same being that certain tract of land described as 13 acres in the deed from W. H. Borcherding, et ux, to Jarries W. Bonner, et ux, dated September 8, 1976, recorded in Volume 605, Page 190 of the Deed Records of Bowle County, Texas, the Northeast corner of the said 1.448 acre tract, the Southeest corner of that certain tract of land described as 17.30 acres in the deed from Pameia Rene Reed, et vir, to North Vista Crest Properties, inc., a Texas Corporation, dated August 10, 2007, recorded in Volume 5215, Page 1 of the Real Property Records of Bowle County, Texas;

THENCE South 02 degrees 56 minutes 34 seconds East a distance of 85.25 feet along the East line of the sold 1.448 acre tract, the West line of the sold 13 acre tract, and generally along a fence to a 1/2 inch iron rod set for a corner, the Northwest corner of that certain tract of land described as 1.103 acres in the dead from George Larmar Granberry, et ux, to Jon Anderson, dated October 18, 2002, recorded in Volume 3829, Page 75 of the Real Property Records of Bowie County, Texas;

THENCE South 0.3 degrees 0.5 minutes 14 seconds East a distance of 298.80 fest along the East line of the said 1.448 acre tract and the West line of the said 1.103 acre tract to a 1 inch steel pipe found for a corner lying in the North line of Blocker Lane Road, the Southeast corner of the said 1.448 acre tract, the Southwest corner of the said 1.103 acre tract;

THENCE South 89 degrees 54 minutes 02 seconds West a distance of 30.03 feet along the North line of the said Road and the South line of the said 1.448 acre tract to a point for a corner;

THENCE North 03 degrees 03 minutes 22 seconds West a distance of 381.67 feet to a point for a corner lying in the North line of the sold 1.448 acre tract; THENCE North 89 degrees 10 minuter 48 seconds East a distance of 30.02 feet along the North line of the sold 1.445 ocre tract to the point of beginning and containing 0.262 ocres of land, more or less.

This description is based on the survey and plat made by Mike Gardner, Registered Professional Land Surveyor No. 5760, on August 23, 2007.

Property Description Tract No. 2, with 17.222 Acres Bowie County, Texas

All that certain lat, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being a part of that certain tract of land described as Tract Two, with 13 acres and Tract Three, with 20 acres, in the deed from Parnela Rene Leavelle Reed (formarly Parnela Rene Leavelle) Successor Trustee of the Residuary Trust under the Last Will and Testament of Ray Wayne Leavelle, Deceased, to Parnela Rene Leavelle Reed, et al, dated May 1, 2001, recorded in Volume 3451, Page 165 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as 13 acres in the deed from W. H. Borcherding, et ux, to James W. Bonner, et ux, dated September 8, 1976, recorded in Volume 605, Page 190 of the Deed Records of Bowie County, Texas, and that certain tract of land described as 20 acres in the deed from W. H. Borcherding, et ux, to James W. dated January 11, 1974, recorded in Volume 574, Page 423 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounde as follows:

LI'DER BER TEL

beginning at a 1/2 inch iron rod found for a corner lying in the North line of the Nash Heights Acres, according to the plat recorded in Volume 204, Page 3 of the Plat Records of Bowie County, Texas, the Southwest corner of the sold 20 acre tract, the Southeast corner of Blocker Lone Road;

THENCE North 02 degrees 06 minutes 50 seconds West a distance of 39.50 feet along the West line of the said 20 acre tract and the East line of the said Blocker Lane Road to a 1/2 inch iron rod found for a corner, the Southeast corner of that certain tract of land described as 2.43 acres in the deed from Andrew M. Cuomo to George Larmar Granberry, et al., dated September 2, 1997, recorded in Volume 2720, Page 255 of the Real Property Records of Bowle County, Texas, some being that certain tract of land described as 2.43 acres in the deed from Roy W. Laovelle to David O. Scurlock, et ux, dated September 4, 1991, recorded in Volume 1659, Page 252 of the Real Property Records of Bowle County, Texas;

THENCE North 17 degrees 09 minutes 35 seconds East a distance of 308.00 feet along the East line of the soid 2.43 acre tract and generally along a fence to a 1/2 linch iron rod set for a corner capped Texas MG 5760, the Northeast corner of the soid 2.43 acre tract;

THENCE South 87 degrees 32 minutes 39 seconds West a distance of 250.03 feet along the North line of the said 2.43 acre tract, the South line of the said 13 acre tract, and generally along a fence to a 1/2 inch iron rod found for a corner, an inside ell corner of the said 13 acre tract, the Northeast corner of that certain tract of land described as 1.103 acres in the dead from George Larmar Granberry, et us, to Jon Anderson, dated October 18, 2002, recorded in Values 75.0 minute the Read Brancht Records of Rowle County Temper

THENCE North 89 degrees 55 minutes 44 seconds West a distance of 166.15 feet along the North line of the sold 2.43 acre tract, the North line of the sold 1.103 acre tract, and generally along a fence to a 1/2 inch iron rod set for a corner capped Texas MG 5760, lying in the West line of the sold 13 ocre tract and the East line of that certain tract of land described as 1.448 acres in the deed from P. Rene' Lavvelle Reed, et al, to Charles L. Underwood, et ux, dated April 19, 2001, recorded in Volume 3443, Page 254 of the Real Property Records of Bowie County, Texas, the Northwest corner of the sold 1.103 acre tract;

THENCE North 02 degrees 56 minutes 34 seconds West a distance of 322.10 feet along the West line of the said 13 acre tract, the East line of the said 1.448 acre tract, the East line of that certain tract of land described as 2.730 acres in the deed from Pamela Rene Reed, et vir, to North Vista Cress Properties, inc., a Texas Corporation, dated August 10, 2007, recorded in Volume 5215, Page 1 of the Real Property Records of Bowie County, Texas, generally and partially along a fence to a 1/2 inch iron rod set for a corner capped Texas MG 5780, the Southwest corner of the said 2.730 acre tract;

THENCE North 87 degrees 59 minutes 16 seconds East a distance of 227.31 feet along the South line of the sold 11.463 acre tract to a 1/2 inch iron rod set for a corner capped Texas MG 5760, at the beginning of a circular curve to the right tangent to sold line;

THENCE in a Southeasterly direction along the arc of said circular curve a distance of 598,68 feet, with a radius of 5187.10 feet, a deta angle of 06 degrees 36 minutes 47 seconds, a chord bearing of North 68 degrees 42 minutes 2 seconds West, and a chord distance of 598.35 feet to a 1/2 inch iron rod set for a corner capped Texas MG 5760, at the end of the said circular curve;

THENCE South 86 degrees 09 minutes 27 seconds East at a distance of 348.00 feet passing a 1/2 inch iron rod set for a reference point capped Texas MG 5760, continuing in all a distance of 380.16 feet along the South line of the solid 11.463 ocre tract to a point for a corner in the center of Waggoner Creek, lying in the West line of that certain tract of land described as Tract No. 1 with 110.041 acres in the deed from William O. Morriss, et al. to Waggoner Creek crossing, L.P., dated December 10, 2003, recorded in Volume 4558, Page 91 of the Real Property Records of Bowie County, Texas, same being that certain tract of land described as Tract No. 1 with 110.041 acres in the deed from Josh R. Morriss, Jr., et ux, to Rita M. Morriss, et al., dated August 17, 1994, recorded in Volume 2190, Page 141 of the Real Property Records of Bowie County, Texas, the Southeast corner of the soid 11.463 acre tract;

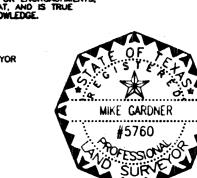
THENCE in a Southeasterly direction, with the center of the eaid Wag the following courses and distances:

South 19 degrees 36 minutes 26 seconds West a distance of 32.24 feet to a point for a corner at an angle point,
South 04 degrees 43 minutes 16 seconds East a distance of 38.70 fest to a point for a corner at an angle point,
South 77 degrees 24 minutes 25 seconds East a distance of 76.06 feet to a point for a corner at an angle point.
South 70 degrees 28 minutes 47 seconds East a distance of 54.77 feet to a point for a corner at an angle point,
South 61 degrees 57 minutes 40 seconds East a distance of 47.83 feet to a point for a corner at an angle point,
South 22 degrees 32 minutes 23 seconds East a distance of 111.58 feet to a point for a corner at an angle point,
South 01 degrees 24 minutes 16 seconds East a distance of 136.86 feet to a point for a corner at an angle point.
South 28 degrees 18 minutes 21 seconds East a distance of 58.41 feet to a point for a corner at an angle point,
North 6.3 degrees 06 minutes 29 seconds East a distance of 66.78 fest to a point for a corner at an angle point,
South 65 degrees 14 minutes 33 seconds East a distance of 76.88 feet to a point for a corner at an angle point,
South 05 degrees 22 minutes 28 seconds West a distance of 61.49 feet to a point- for a corner at an angle point,
South 88 degrees 11 minutes 54 seconds East a distance of 54.17 feet to a point for a corner at an angle point,
South 29 degrees 34 minutes 51 seconds East a distance of 73.66 feet to a point for a corner, the Southeast corner of the said 20 acre tract, the Northeast corner of that certain tract of land described as 10.50 acres in the deed from Lelia A Muckleroy, et al, to the City of Nosh, a Municipal Corporation, dated October 10, 1962, recorded in Volume 416, Page 314 of the Deed Records of Bowie County, Texas;

THENCE South 87 degrees 0.3 minutes 26 seconds West at a distance of 39.51 feet passing a 1/2 inch iron rod set for a reference point capped Texas MG 5760, continuing in all a distance of 1311.70 feet along the South line of the sold 20 acre tract, the North line of the sold 10.50 acre tract, the North line of the Nash Heights Acres, generally and partially along a fence to the point of beginning and containing 17.222 acres of land, more or less.

This description is based on the survey and plat mode by Mike Gardner, Registered Professional Land Surveyor No. 5760, on August 23, 2007.

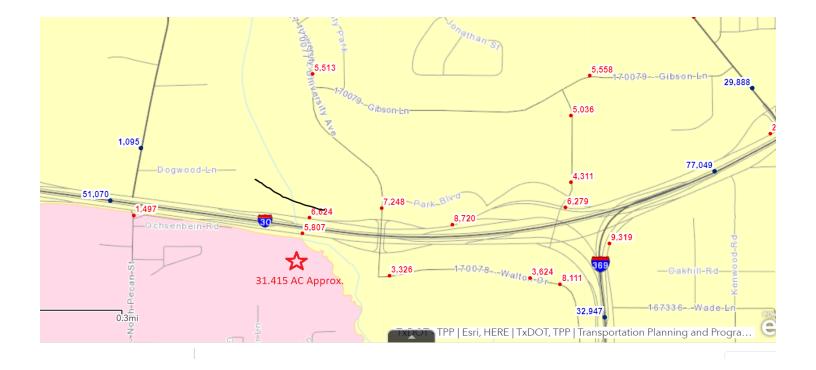
SURVEYOR CERTIFICATE: I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 20, 2007 THAT THIS PLAT (MAP OR DRAWING) CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO IMPROVEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY PLAT, AND IS TRUE AND CORRECT TO THE BEEK OF MY KNOWLEDGE. INCLUSIONER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5760, STATE OF TEXAS DATE: AUGUST 23, 2007



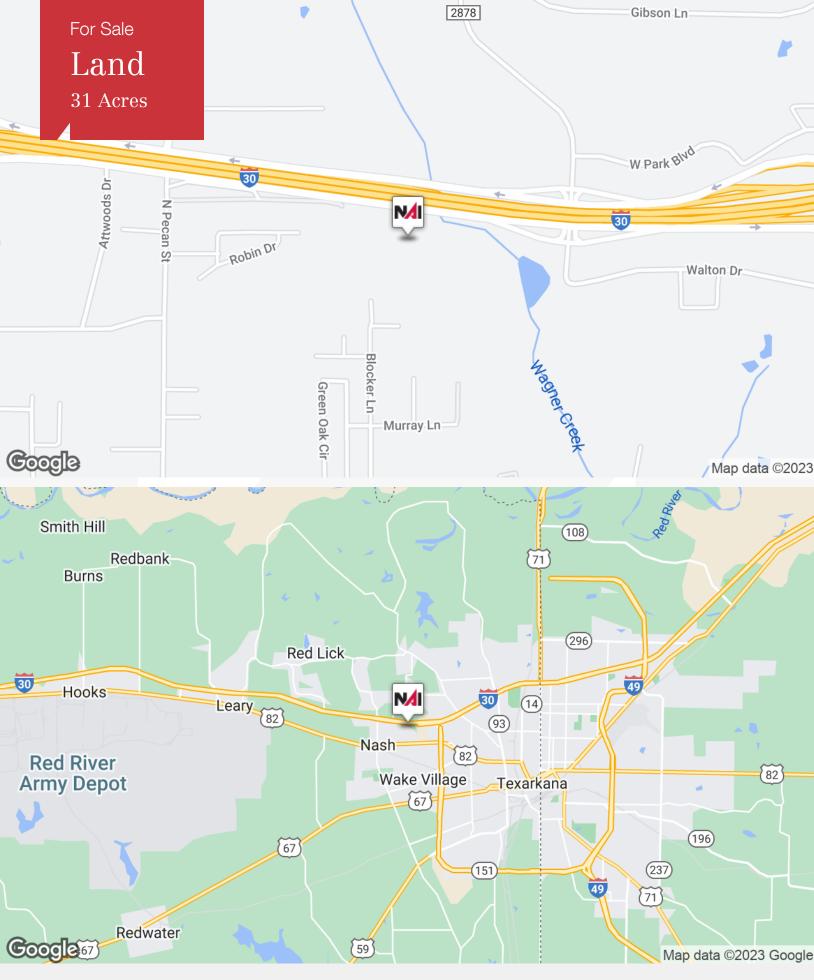
XX.

		NOTE ALL B	EARINGS AND	DISTANCES AR	E SHOWN AS MEASURED
В	OUNDAR	Y SUR	VEY		
(2 TRACTS SITU SEORGE BRINLI URVEY, ABSTRA COUNTY,	EE HEADRI ACT 18, B	GHT		ATG
FOR	: VISTA CRES	PROPERTIE	ES, LLC	CML ENMI	CONMENTAL SURVEYIN
Date	Revision/D	escription		3405 SOWE TEXN	LL LANE P.O. BOX 3786 RKANA TEXAS 75501
					8.8533 F 903.832.4700 w.mtgangineers.com
Drown B T.B W		Project No 072016	Dwg Date 8/22/07	File Ho	Sheet No.

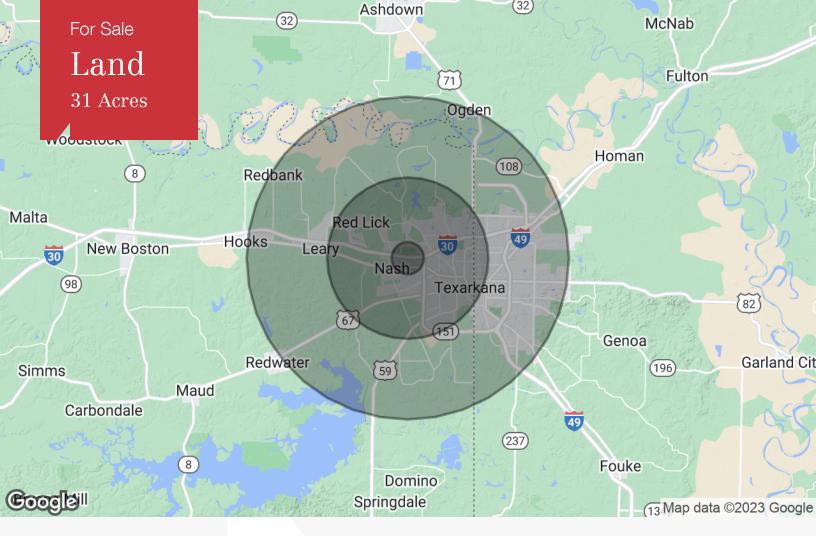
TRAFFIC COUNTS







NAmerican Realty



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,846	48,715	107,797
MEDIAN AGE	33.8	35.3	36.1
MEDIAN AGE (MALE)	27.0	31.9	33.9
MEDIAN AGE (FEMALE)	39.2	38.5	38.6
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	691	18,594	40,188
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$66,684	\$59,964	\$55,534
AVERAGE HOUSE VALUE		\$140,948	\$137,331
Race	1 Mile	5 Miles	10 Miles
% WHITE	75.8%	65.0%	64.7%
% BLACK	16.3%	29.6%	31.6%
% ASIAN	1.6%	0.8%	0.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.9%	0.7%	0.6%
% OTHER	5.4%	3.8%	2.3%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	10.7%	7.0%	5.5%

* Demographic data derived from 2020 ACS - US Census

