

For Sale
Land
Multiple Lots

Creed South

Life under construction and three remaining pads



Cowhorn Creek South Development

Cowhorn & I-30
Texarkana, Texas 75503

Property Description

Three pads now available in this PRIME retail space next to Interstate-30!

Lot 2: Located on the south side, across from Texarkana Emergency Care;
Features 2.452 acres and is priced at \$16 psf.

Lot 3: Located on the southeast corner I-30 & Cowhorn Creek, across from
Olive Garden;
Features .958 acres and is priced at \$18 psf.

Lot 6: Located on the east side (fronting on Cowhorn Creek Loop), just north
of Candlewood Suites;
Features .904 acres and is priced at \$16 psf.

Great sites for medical, retail, hotel & restaurant

OFFERING SUMMARY

Sale Price	Varies Per Lot
Lot Sizes	2.452 acres/.958 acres/.904 acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,700	\$59,968
3 Miles	38,990	\$51,819
5 Miles	75,177	\$52,080

For more information

Jerry Brewer

O: 903 793 2666
jerry@amreal.com

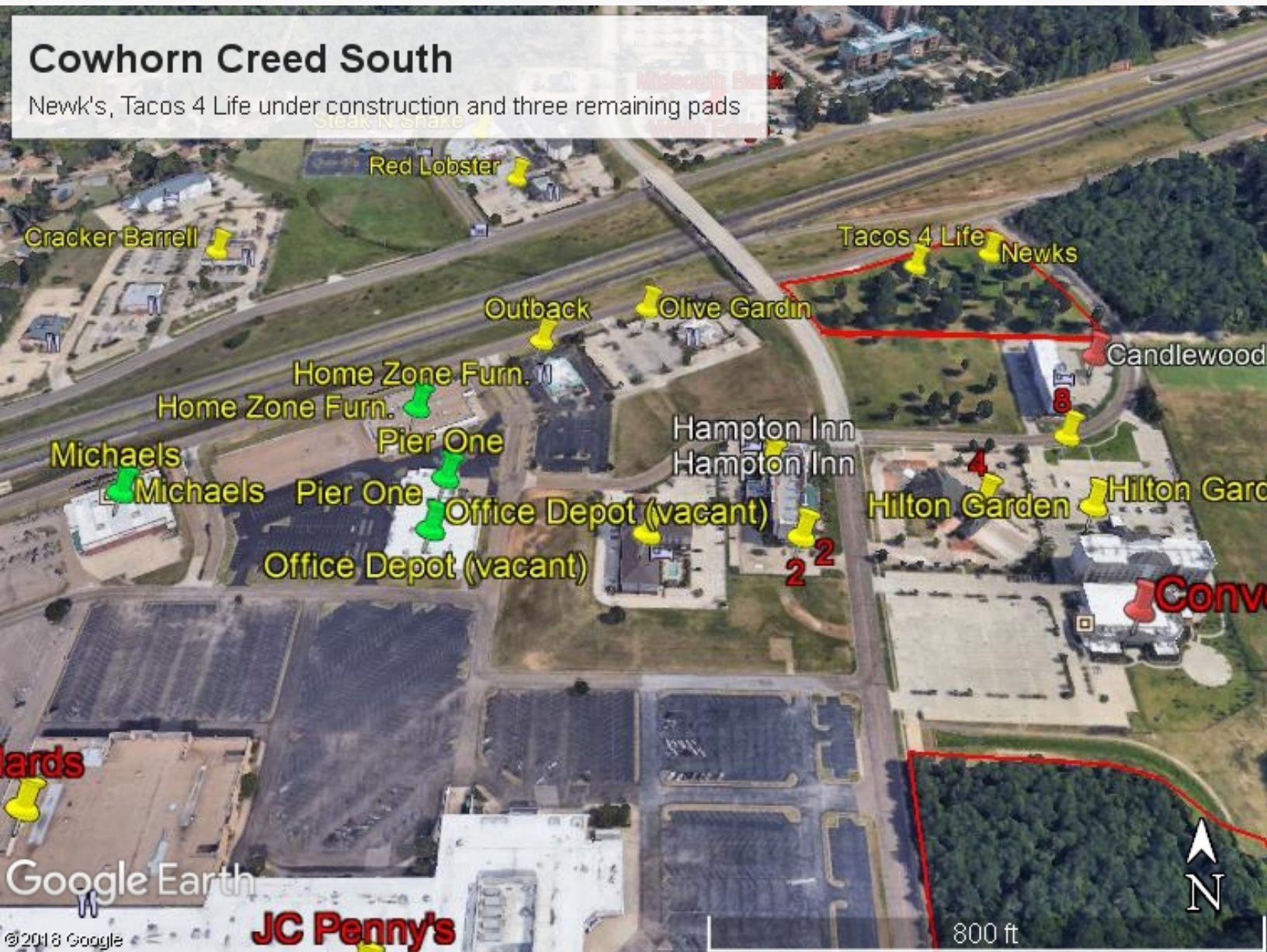
For Sale

Land

Multiple Lots

Cowhorn Creed South

Newk's, Tacos 4 Life under construction and three remaining pads



Retailer Map



Exhibit "A"

ALDOPHUS HOPE HEADRIGHT SURVEY,
ABSTRACT 261

BENJAMIN NIX HEADRIGHT SURVEY,
ABSTRACT 456

Newks

Tacos 4 Life

Available

Available

Available

Candlewood Hotel

NOTES:
1) THE PURPOSE OF THE REPLAT IS TO SPLIT LOT NO. 2 INTO
LOTS NO. 2-5.
2) ALL MONUMENTS ARE SET 1/2 INCH STEEL RODS CAPPED
MTG 101011-00, UNLESS OTHERWISE INDICATED.

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, A PART OF THIS
PROPERTY IS IN ZONE "X" AREAS DETERMINED
TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.
1% ANNUAL CHANCE FLOOD, OF THE FLOOD
INSURANCE RATE MAP, COMMUNITY - TEXARKANA,
CITY OF, NUMBER - 480060, PANEL - 0355,
SUFFIX - E, MAP NUMBER - 4803700355E,
WHICH BEARS AN EFFECTIVE DATE OF 12/21/2017.
NO FIELD SURVEYING WAS PERFORMED TO DETERMINE
THIS ZONE AND AN ELEVATION CERTIFICATION MAY
BE NEEDED TO VERIFY THIS DETERMINATION OR
APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY
MANAGEMENT AGENCY.

THE BEARINGS ARE BASED ON GRID NORTH WITHIN THE "TEXAS COORDINATE
SYSTEM OF 1983, NORTH CENTRAL ZONE - NAD83 (CORS96, EPOCH 2002.0).
AT THE SURFACE, WITH A BEARING OF SOUTH 89 DEGREES 48 MINUTES 10
SECONDS WEST, THE COMBINED SCALE FACTOR TO GO FROM SURFACE TO
GRID IS 0.999880014398. THE FOLLOWING CONTROL MONUMENTS WERE USED
TO ESTABLISH THE BASIS OF BEARINGS:

CONTROL MONUMENT #1
N=7243236.5311
E=3318012.2827
CONTROL MONUMENT #2
N=7243237.4249
E=3318272.0624

PROPERTY DESCRIPTION

All of Lot No. 2 South Cowhorn Creek Loop Subdivision, a subdivision of a part of the Benjamin Nix
Headright Survey, Abstract 456 and the Aldophus Hope Headright Survey, Abstract 261, Bowie
County, Texas, according to the plat recorded in Volume 5324, Page 27 of the Real Property Records
of Bowie County, Texas.

CERTIFICATE OF DEDICATION BY OWNER

We, NOMO Management, L.L.C., the General Partner of South Cowhorn Creek Partners, L. T. D., being the
Owners of a tract of land as shown on the attached map or plat have caused the same to be surveyed,
platted and subdivided as shown, and which subdivision shall hereafter be known as Replat No. 1 of South
Cowhorn Creek Loop Subdivision, a subdivision of a part of the Benjamin Nix Headright Survey, Abstract 456
and the Aldophus Hope Headright Survey, Abstract 261, Bowie County, Texas, and by this instrument, we
herby dedicate the easements as shown on this plat for utility purposes.

Fred Norton
President

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally
appeared Fred Norton, known to me to be the person whose name is subscribed to the
foregoing instrument, and acknowledged to me that he executed the same for the purpose and
consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL
this ____ day of _____, 2018.

Notary Public _____ Commission Expires: _____
State of Texas

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat No. 1 of South Cowhorn Creek Loop Subdivision,
a subdivision of a part of the Benjamin Nix Headright Survey, Abstract 456 and the Aldophus Hope Headright
Survey, Abstract 261, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of s
same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval,
and that said 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 the ____ day of _____, 2018.

Planning Commission Approval
Expires on _____

Chairman _____

Secretary _____

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State
of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by
me on the ground April 16, 2018, that the corner monuments are in place at points on the
boundaries as shown, that there are no visible encroachments (other than shown on the map) or
discrepancies, and that the subdivision shall be known as Replat No. 1 of South Cowhorn Creek
Loop Subdivision, a subdivision of a part of the Aldophus Hope Headright Survey, Abstract 261 and
the Benjamin Nix Headright Survey, Abstract 456, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: April 17, 2018



REPLAT NO. 1 OF
SOUTH COWHORN CREEK
LOOP SUBDIVISION

7.000 ACRES IN THE
ALDOPHUS HOPE HRS. A-261
BENJAMIN NIX HRS. A-456
TEXARKANA, BOWIE COUNTY, TEXAS
DEVELOPER: SOUTH COWHORN
CREEK LOOP PARTNERS

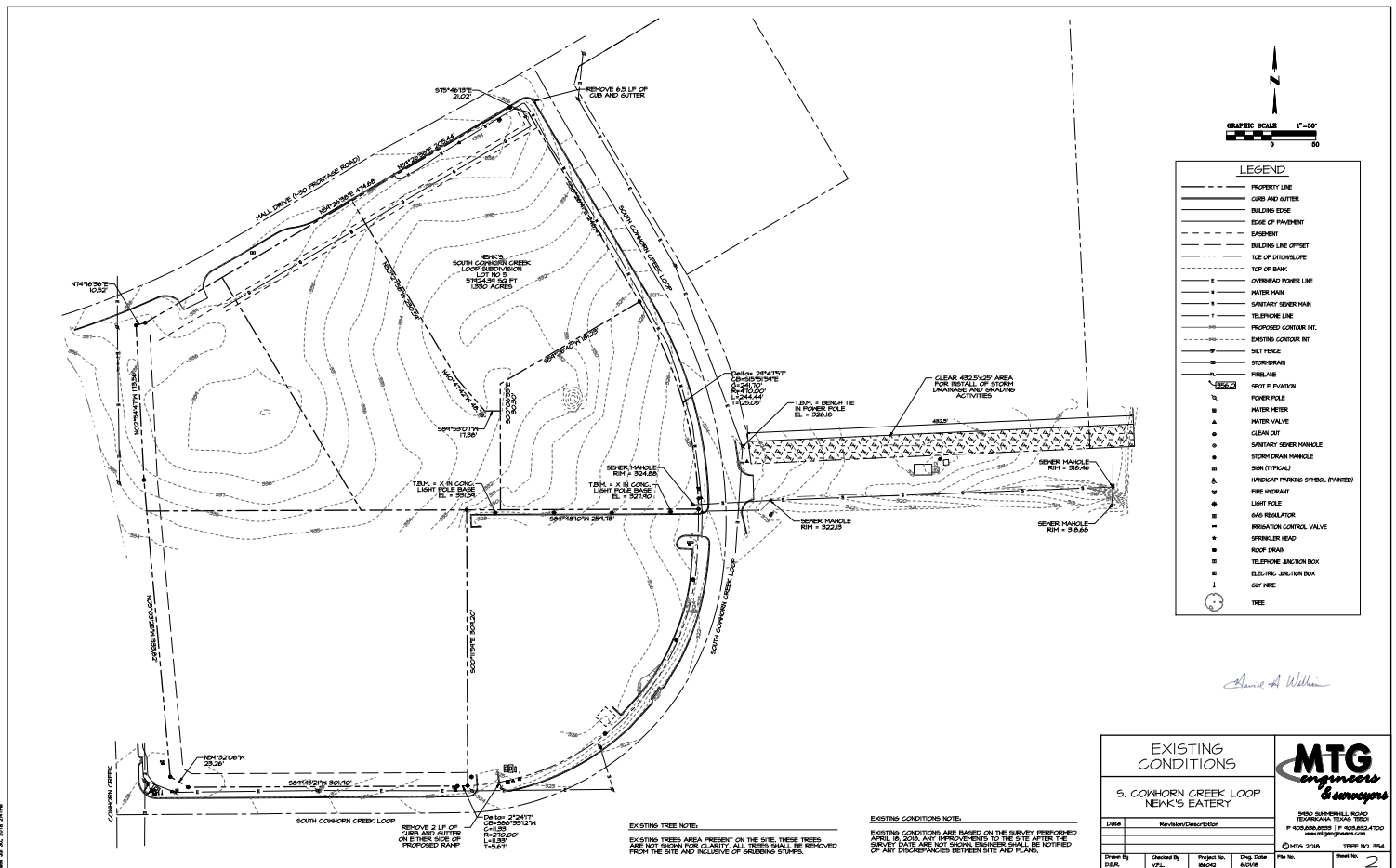
Date _____ Revision/Description _____
Drawn By _____ Checked By _____ Project No. 182047 Dwg. Date 4/15/18

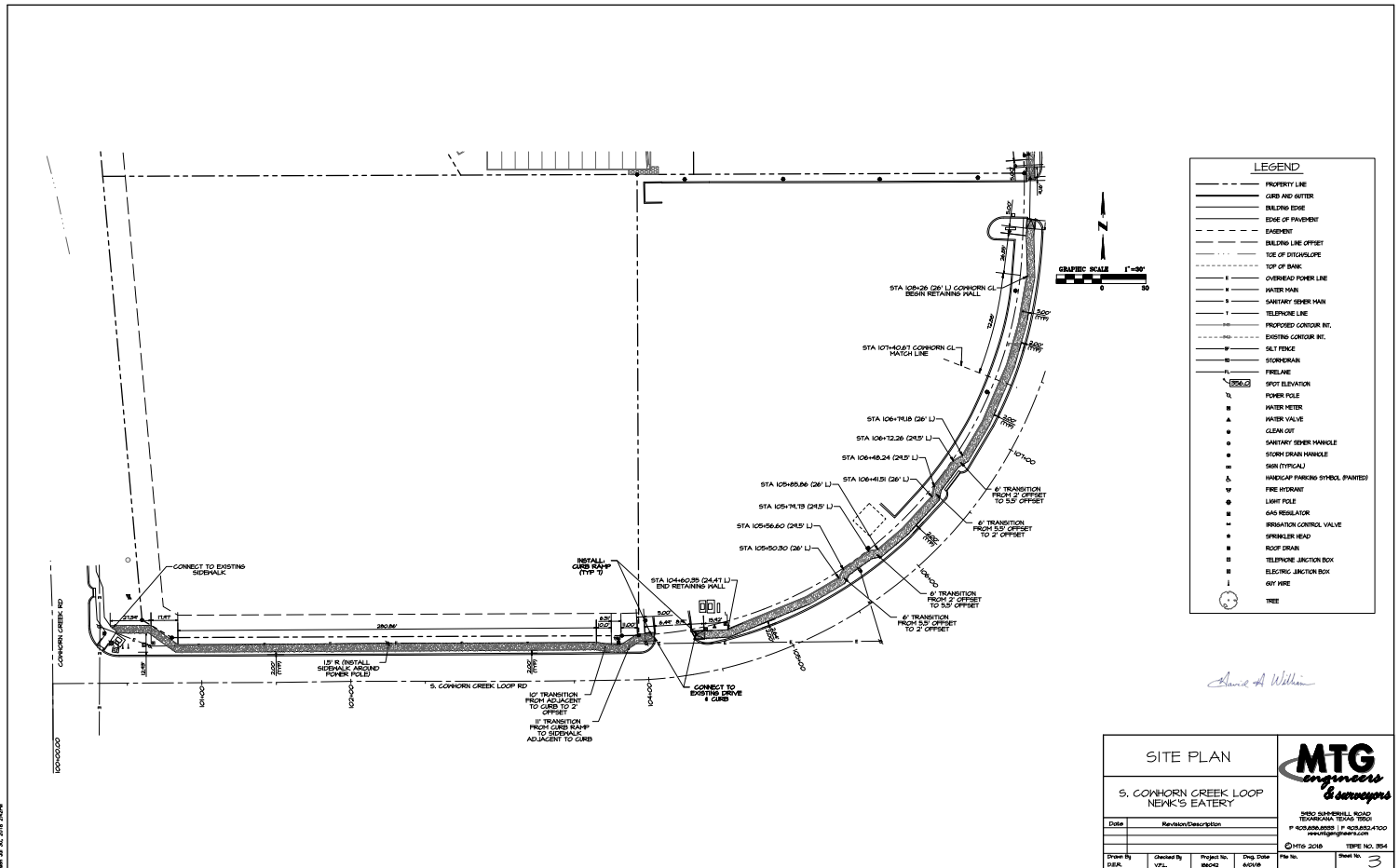
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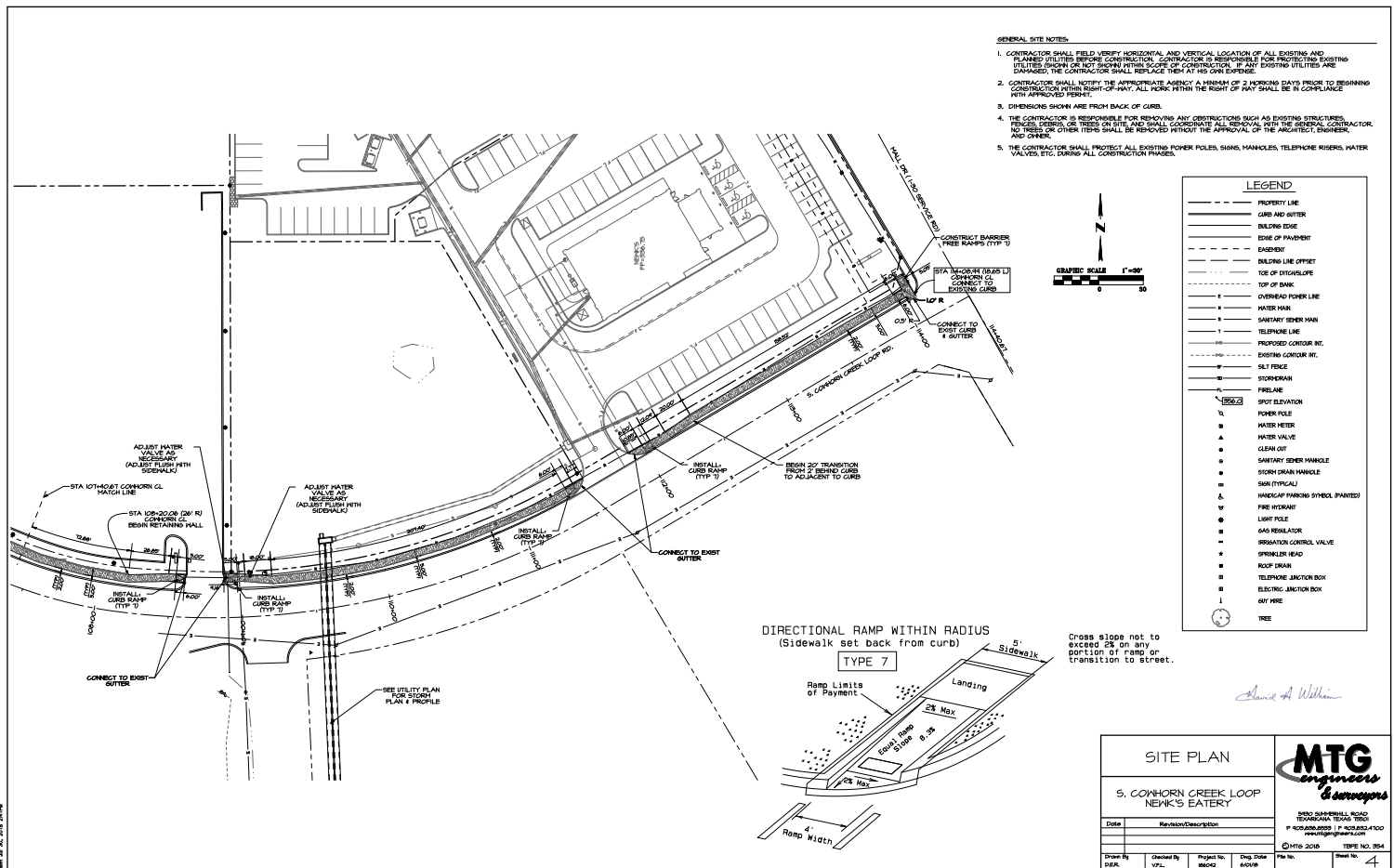
MTG
engineers
& surveyors

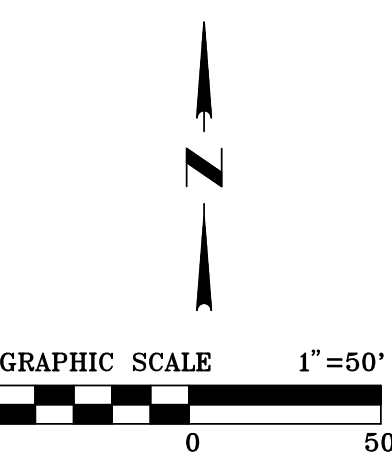
5930 SUMMERHILL RD. | P.O. BOX 3786
TEXARKANA TEXAS 75501
P 903.838.8533 | F 903.832.4700
www.mtgenr.com

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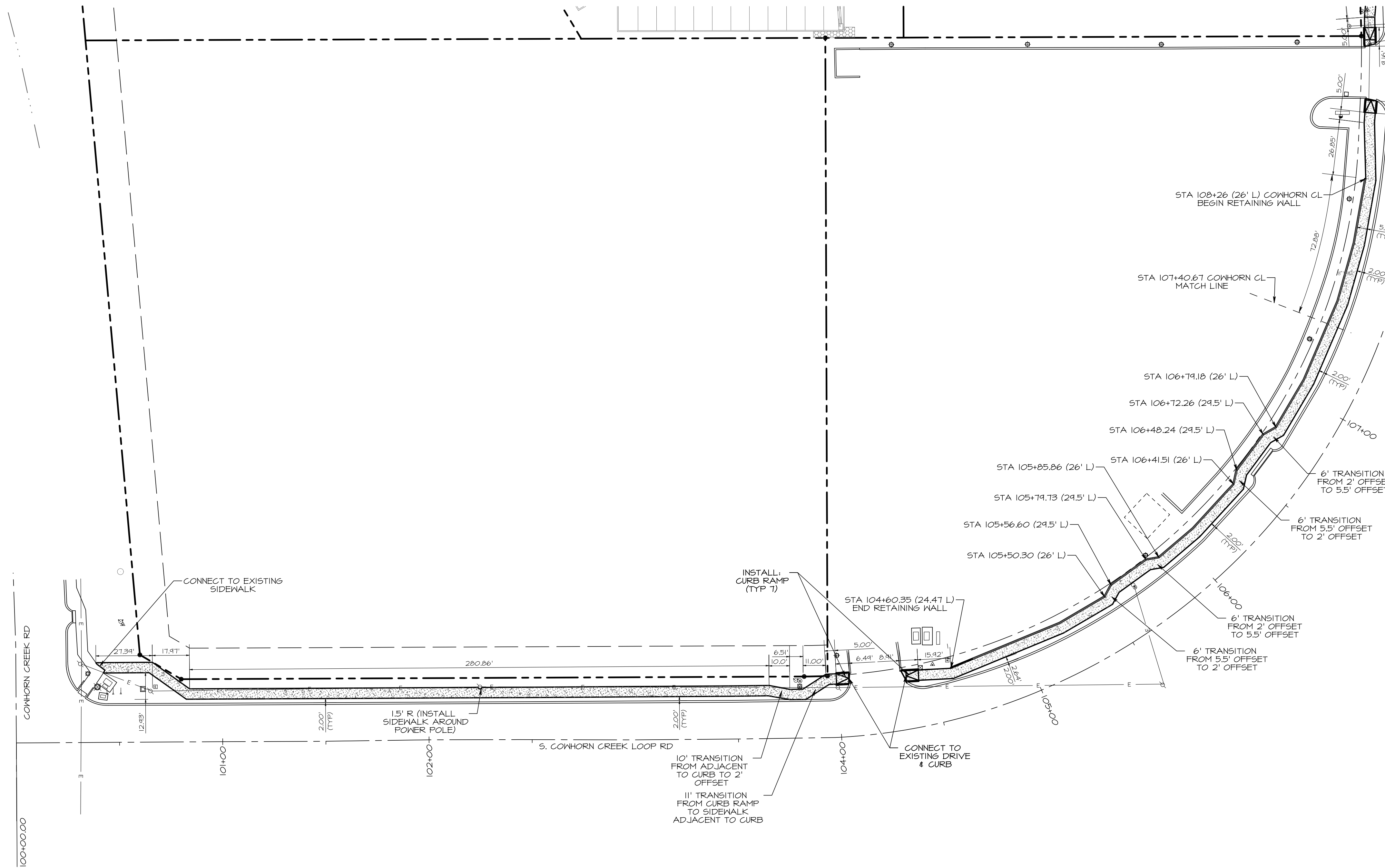


STATE OF TEXAS
DAVID A. WILLIAMS
68437
REGISTERED
PROFESSIONAL ENGINEER
7/30/2018

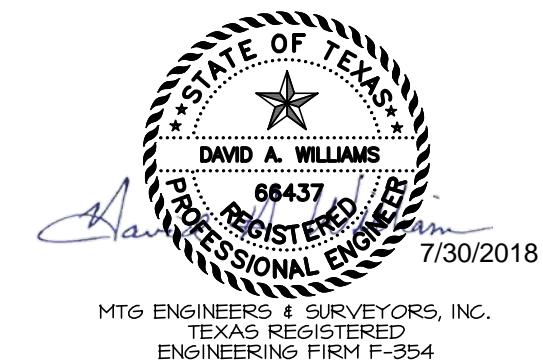
MTG ENGINEERS & SURVEYORS, INC.
TEXAS REGISTERED
ENGINEERING FIRM F-354

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LEGEND	
	PROPERTY LINE
	CURB AND GUTTER
	BUILDING EDGE
	EDGE OF PAVEMENT
	EASEMENT
	BUILDING LINE OFFSET
	TOE OF DITCH/SLOPE
	TOP OF BANK
	OVERHEAD POWER LINE
	WATER MAIN
	SANITARY SEWER MAIN
	TELEPHONE LINE
	PROPOSED CONTOUR INT.
	EXISTING CONTOUR INT.
	SILT FENCE
	STORM DRAIN
	FIRE LANE
	SPOT ELEVATION
	POWER POLE
	WATER METER
	WATER VALVE
	CLEAN OUT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	SIGN (TYPICAL)
	HANDICAP PARKING SYMBOL (PAINTED)
	FIRE HYDRANT
	LIGHT POLE
	GAS REGULATOR
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	ROOF DRAIN
	TELEPHONE JUNCTION BOX
	ELECTRIC JUNCTION BOX
	GUY WIRE
	TREE



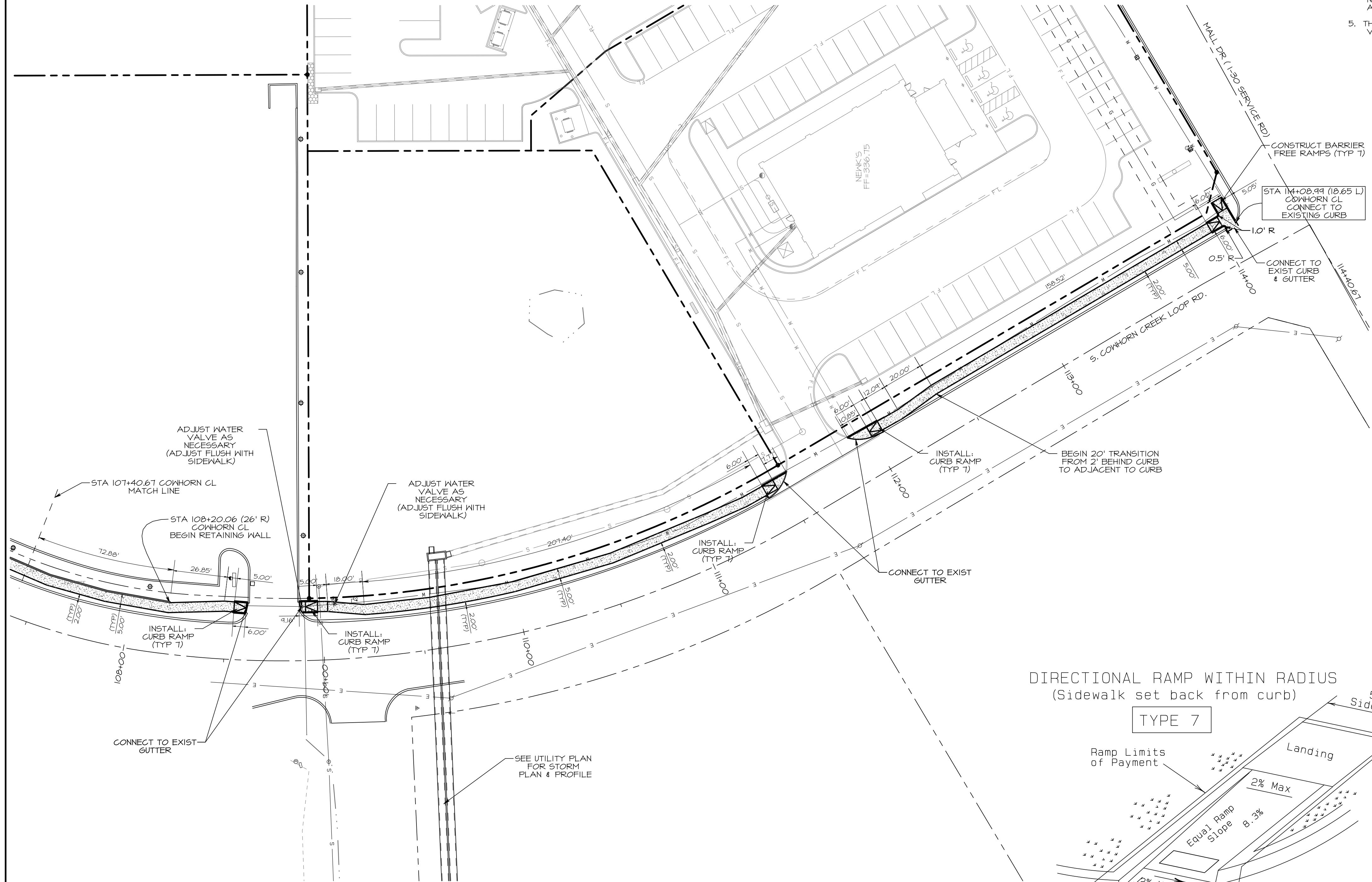
SITE PLAN					
S. COWHORN CREEK LOOP NEWK'S EATERY					
Date	Revision/Description				
Drawn By D.E.R.	Checked By V.F.L.	Project No. 186042	Dwg. Date 6/01/18	File No.	Sheet No. 3

MTG
engineers
& surveyors

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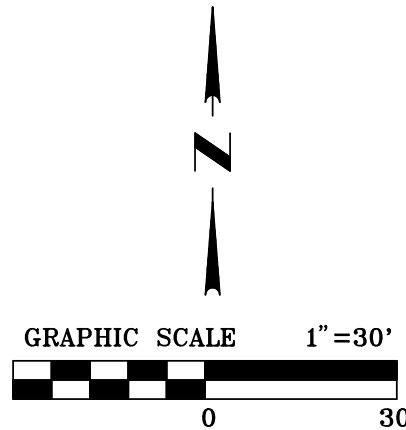
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GENERAL SITE NOTES:

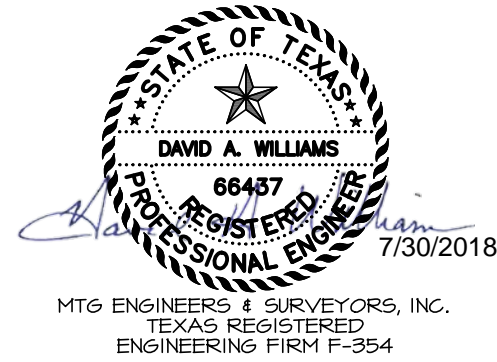
1. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING AND PLANNED UTILITIES BEFORE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
2. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION WITHIN RIGHT-OF-WAY. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH APPROVED PERMIT.
3. DIMENSIONS SHOWN ARE FROM BACK OF CURB.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY OBSTRUCTIONS SUCH AS EXISTING STRUCTURES, FENCES, DEBRIS, OR TREES ON SITE, AND SHALL COORDINATE ALL REMOVAL WITH THE GENERAL CONTRACTOR. NO TREES OR OTHER ITEMS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE ARCHITECT, ENGINEER, AND OWNER.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.



LEGEND

---	PROPERTY LINE
---	CURB AND GUTTER
---	BUILDING EDGE
---	EDGE OF PAVEMENT
---	EASEMENT
---	BUILDING LINE OFFSET
---	TOE OF DITCH/SLOPE
---	TOP OF BANK
E	OVERHEAD POWER LINE
W	WATER MAIN
S	SANITARY SEWER MAIN
T	TELEPHONE LINE
-340-	PROPOSED CONTOUR INT.
-342-	EXISTING CONTOUR INT.
5'	SILT FENCE
SD	STORMDRAIN
FL	FIRELANE
356.0	SPOT ELEVATION
⊙	POWER POLE
⊙	WATER METER
⊙	WATER VALVE
⊙	CLEAN OUT
⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
⊙	SIGN (TYPICAL)
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⊙	GAS REGULATOR
⊙	IRRIGATION CONTROL VALVE
⊙	SPRINKLER HEAD
⊙	ROOF DRAIN
⊙	TELEPHONE JUNCTION BOX
⊙	ELECTRIC JUNCTION BOX
⊙	GUY WIRE
⊙	TREE

Cross slope not to exceed 2% on any portion of ramp or transition to street.



SITE PLAN

S. CONHORN CREEK LOOP
NEWK'S EATERY

Date	Revision/Description
Drawn By	Checked By
D.E.R.	V.F.L.
Project No.	Dwg. Date
186042	6/01/18

File No.	Sheet No.
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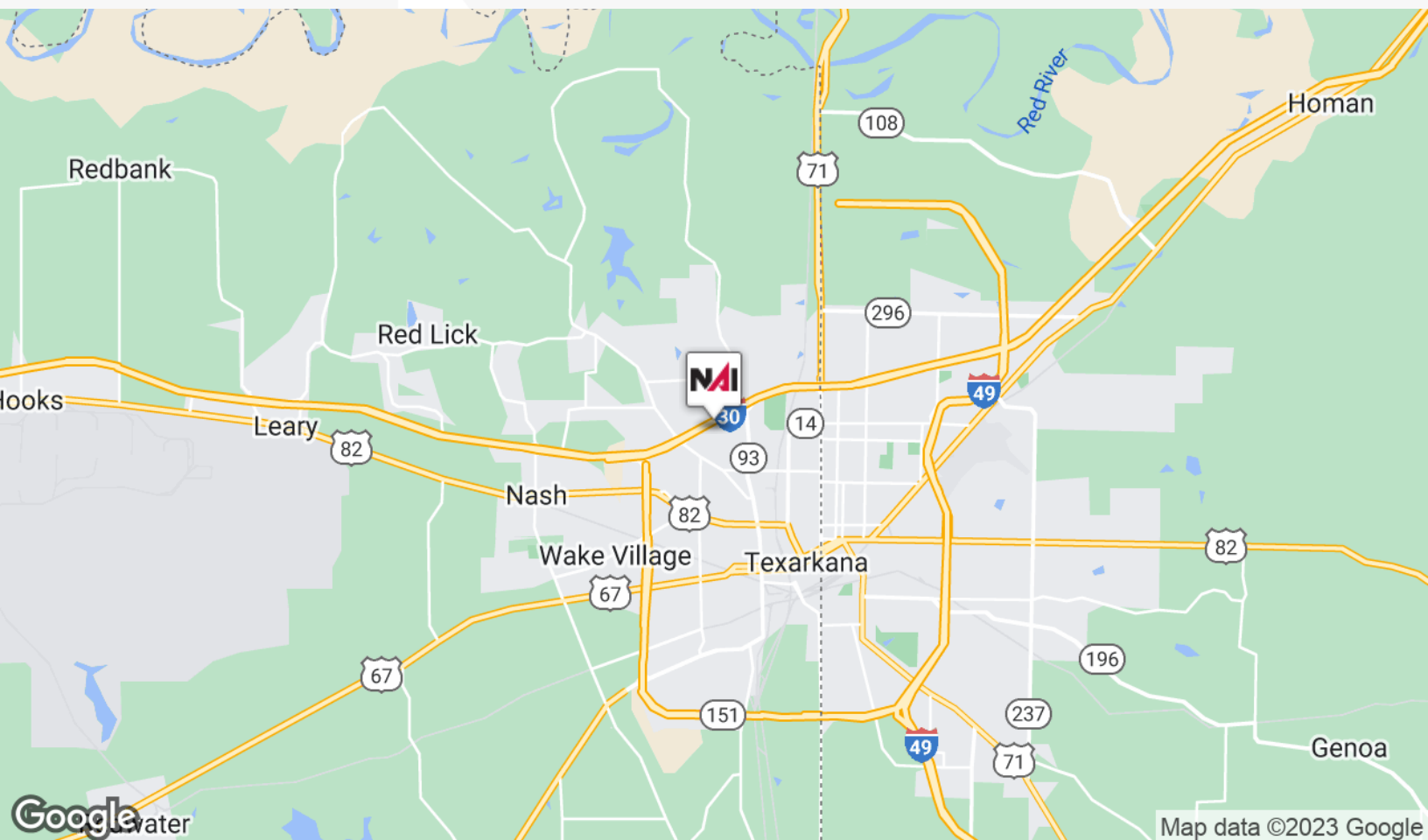
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Multiple Lots

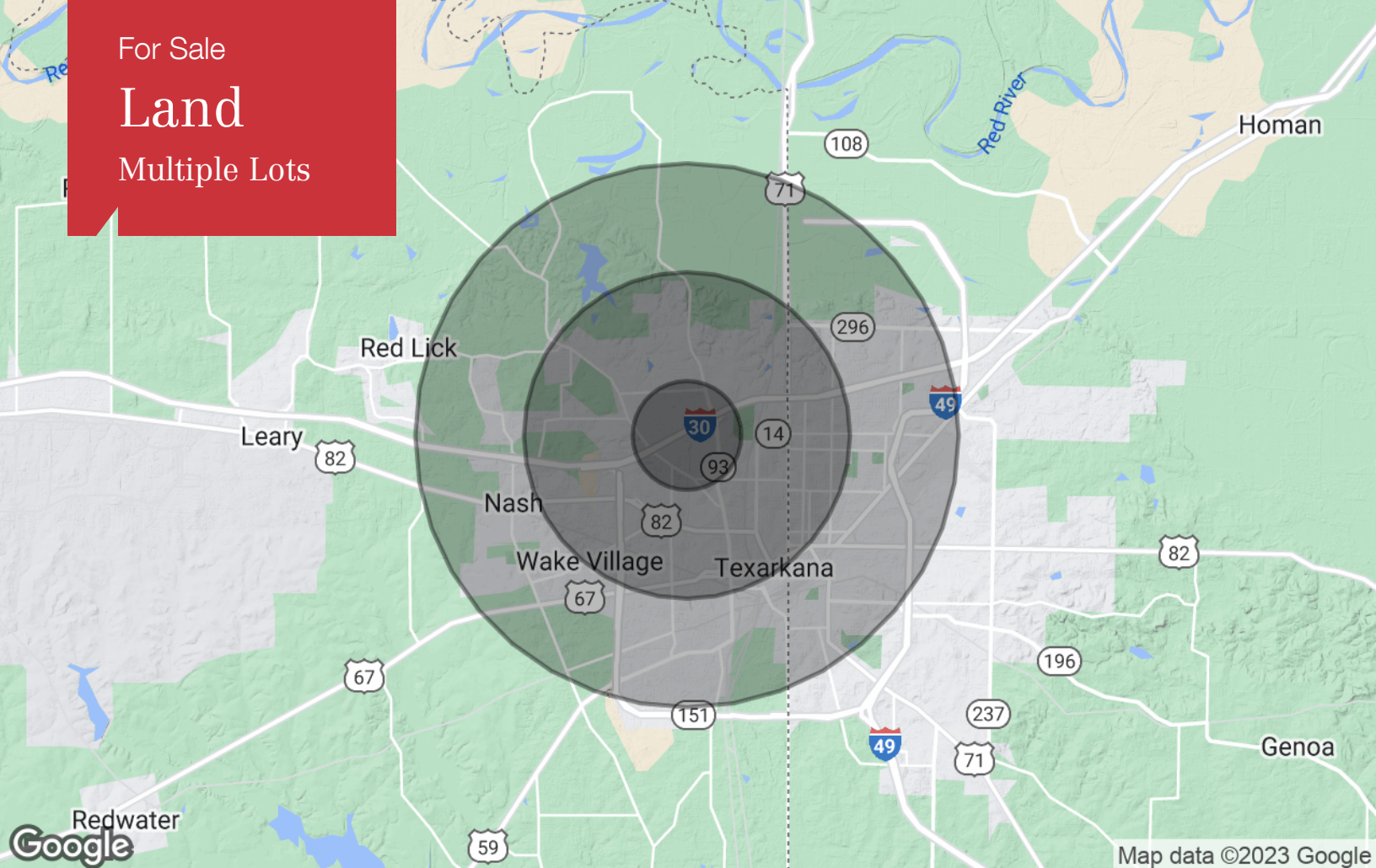


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Map data ©2023 Google

For Sale
Land
Multiple Lots



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,700	38,990	75,177
MEDIAN AGE	38.8	35.4	35.3
MEDIAN AGE (MALE)	35.0	31.7	32.7
MEDIAN AGE (FEMALE)	41.1	38.8	38.1

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,994	15,510	28,902
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$59,968	\$51,819	\$52,080
AVERAGE HOUSE VALUE	\$159,819	\$136,262	\$126,918

Race

	1 Mile	3 Miles	5 Miles
% WHITE	64.4%	60.2%	60.4%
% BLACK	25.4%	35.0%	35.8%
% ASIAN	0.4%	0.5%	0.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.0%	0.6%	0.6%
% OTHER	8.8%	3.7%	2.5%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	7.3%	5.8%	5.4%

* Demographic data derived from 2020 ACS - US Census