

**FOR SALE:** College Dr & Potomac Ave  
Texarkana, TX

**Size**

Approximately 5 acres total  
395 ft. frontage on College Dr  
449 ft. frontage on Potomac Ave

**Location**

NE corner of intersection at College Dr  
and Potomac Ave in Texarkana, TX

**Zoning**

General Retail

**Traffic Counts**

College Drive 9,671 - 11,096 cars per day  
Summerhill Road 12,279 - 14,808 cars per day

**Demographics**

	1 mile	3 miles	5 miles
Population	8,087	46,308	72,506
Ave HH Income	\$75,985	\$78,014	\$81,550
Per Capita Income	\$30,926	\$31,579	\$32,921

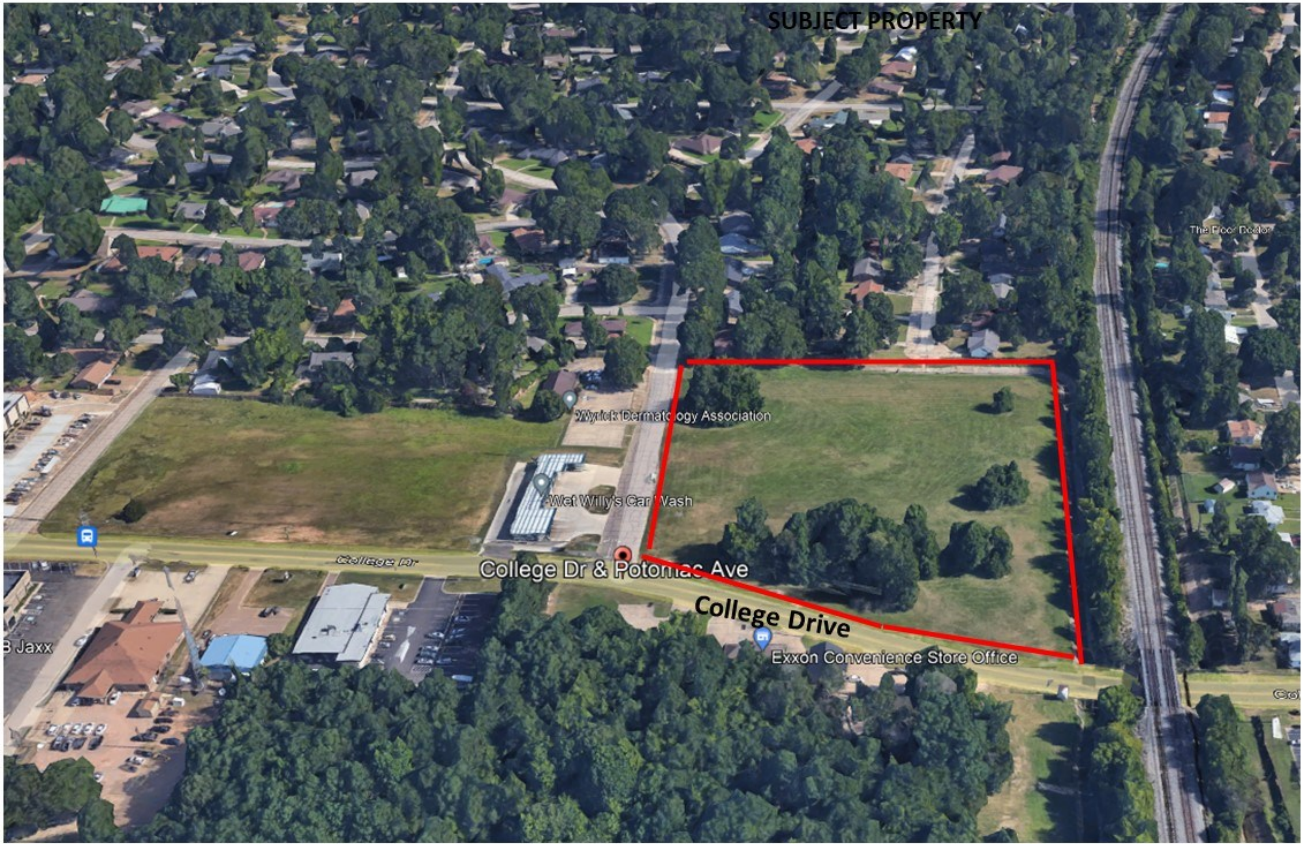
**Information**

Located in geographic center of Texarkana, Texas/Arkansas.  
Possible multi-family, office or retail.

**Contact: Alan Schimming**

6004 Summerfield Dr, Ste. B | Texarkana, TX 75503 | ph 903-794-3606 | fax 903-793-1309  
alan@schimmingcompany.com | www.schimmingcompany.com





View of NE corner of College Drive and Potomac Ave property.

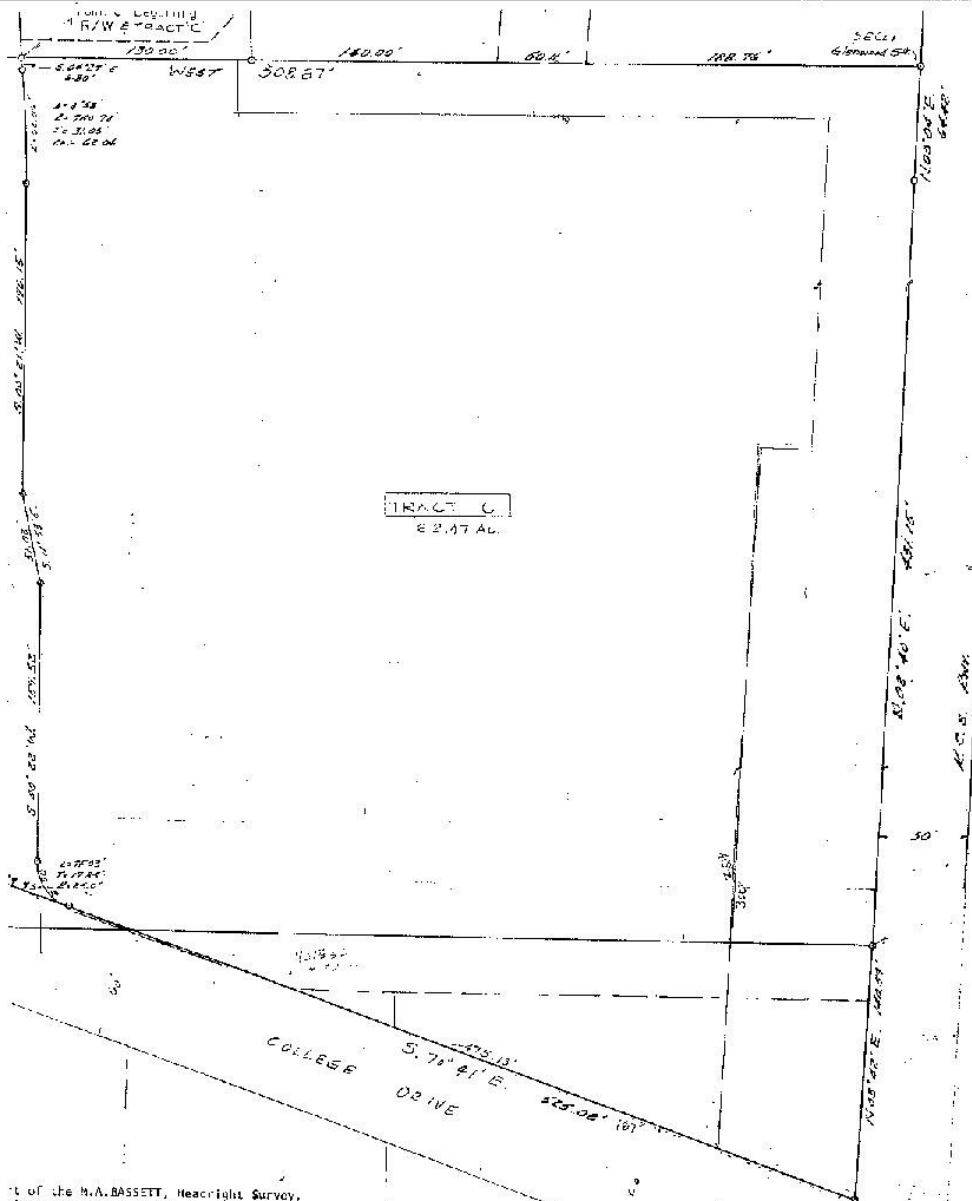




College Drive & Potomac Ave

Texarkana, TX





of the W.A. BASSETT, Headright Survey,  
 clearly described by metes and bounds  
  
 street designated as Potomac Avenue,  
 Block No. 42 of Glenwood 9th Addition  
 3844.00 ft. South and 672.99 ft.  
 S.P. & P. Rwy. Co. Survey, Absz. No. 421,  
 than headright Survey;  
 d street line, to the P.C.  
 radius of 740.75 ft.;  
 stance of 62.06 ft. through  
 an P.T. of said curve, the  
 ace of S. 02° 03' E., 62.04 ft.;  
 id street line, to a point;  
 id street line, to a point;  
 id street line, to the P.C.  
 - line of ... ft.

# College Dr & Potomac Ave

Texarkana, Texas











## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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 coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

<u>Schimming Company</u>	<u>0250487</u>	<u>alan@schimmingcompany.com</u>	<u>(903)794-3606</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Alan F. Schimming</u>	<u>0250487</u>	<u>alan@schimmingcompany.com</u>	<u>(903)794-3606</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Alan F. Schimming</u>	<u>0250487</u>	<u>alan@schimmingcompany.com</u>	<u>(903)794-3606</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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