



# Alexander Center

3701 Mall Drive, Texarkana, Texas 75501

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### PROPERTY INFORMATION

- 2,000 sf, 3,000 sf, and 1,425 sf in-line spaces available
- Located near Highway 59
- Strong traffic counts totalling over 70,000 VPD
- Centered in highly developed commercial area consisting of warehouse space and a plethora of businesses

### AREA RETAILERS

Wells Fargo Bank, Hobby Lobby, Valero, T-Mobile, Party City, Ross Dress for Less, CVS Pharmacy, McDonald's, Walgreens, Chick-fil-A, Dillard's, Michaels, Chili's, Starbucks, Target, Verizon, Old Navy, T.J. Maxx

### DEMOGRAPHICS AT A GLANCE

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	5,371	42,046	76,296
<b>DAYTIME EMPLOYMENT</b>	10,376	32,911	47,184
<b>AVERAGE HH INCOME</b>	\$57,699	\$66,725	\$65,454

### LOCATION

**3701 Mall Drive,  
Texarkana, Texas 75501**



### GLA

**18,565 sf**



### PARKING

**3.41/1,000 sf**



### TRAFFIC COUNTS

**20,907 VPD**     **51,922 VPD**  
Mall Drive     Highway 59



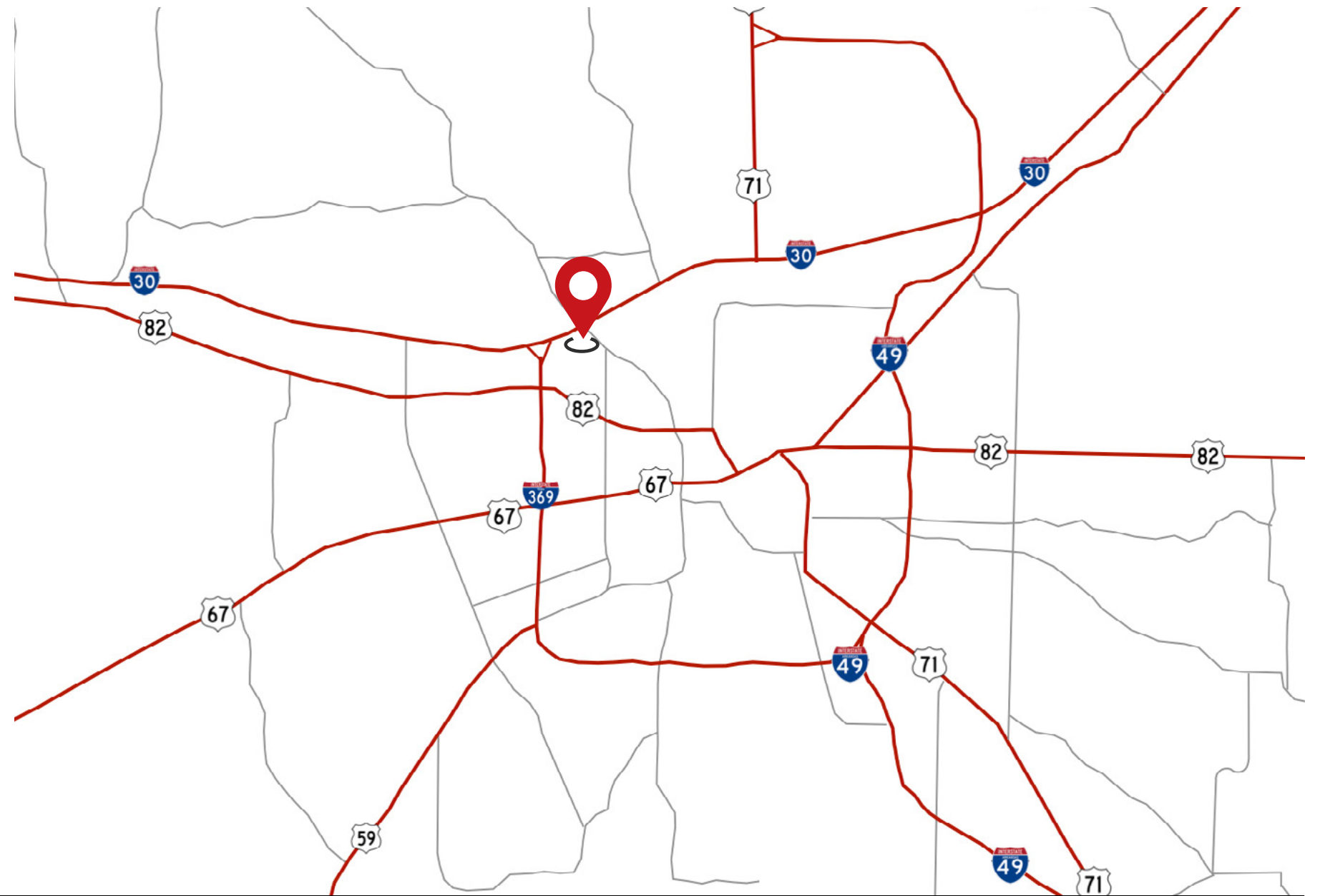
### AVAILABLE FOR LEASE

**6,425 sf**



### COMMERCIAL TRADE AREA REPORT

**Click Here To Open**









## Approved by the Texas Real Estate Commission for Voluntary Use

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

### INFORMATION ABOUT BROKERAGE SERVICES

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents 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 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 intermediary between the parties that 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' 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 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 confidential 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.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
<b>DESIGNATED BROKER</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>
Nick Egan-Lovitt	735322	nick@kmrealty.net	713.275.2605
<b>SALES AGENT/ASSOCIATE'S NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>
<b>BUYER/TENANT/SELLER/LANDLORD INITIALS</b>			<b>DATE</b>