

PRO PERSPECTIVES

Following "Housing Texarkana" by Mike Sandefur, which explores housing challenges and opportunities in the region, we asked local builders to share their perspectives. These professionals understand the realities on the ground, from navigating rising costs to meeting the needs of today's buyers. Their insights provide valuable context to the conversation and highlight the important role builders play in shaping Texarkana's future.

WELCOME

Photo by Matt Cornelius



photo courtesy of Moody Miller



Moody Miller, MLM Construction

When I'm asked what buyers are looking for most in a home today, the obvious answer is quality—that never goes out of style. How do you want the house to feel? How will you use the space? What rooms are most important to you and why? Then a home can start to take shape. Having a thoughtful design and an efficient use of space for a growing and then shrinking family should play a tremendous role in your design. I like to be involved in the earliest stages as possible, not only to guide someone with the design but also to offer advice I've garnered from 23 years of custom home building. I love houses and the process of building them. I still learn something new every day, both from problems and solutions. I love to ask questions of my tradesmen and my clients. I want to be able to help them accomplish their dream and make it a pleasant, fulfilling experience.



photo courtesy of Rogers Construction



Mike Rogers, Rogers Equipment & Construction

As the world moves toward advanced technology and conveniences, buyers also look for these features in a new home. When we meet with a new customer, we guide them through innovative ideas and modern conveniences they may want to consider when designing their new home. Some of these include smart technology that can be accessed and controlled from your phone. Examples are thermostats, security cameras, video doorbells, and window shades. One of our favorites is using Lutron light switches for all or part of your most-used lighting. You can easily turn lights on or off—or even set a schedule—right from your phone, no matter where you are. Coffee bars are becoming increasingly popular in homes, and one convenient way to avoid constantly refilling the reservoir is to install a direct water line to the coffee maker. Still very popular are open floor plans, chef kitchens with stainless steel appliances, spa-like master suites, elevated ceilings, and outdoor living and kitchen. But of course, the main thing buyers are looking for is a beautiful and safe location for themselves and their family. There are several new subdivisions with lots available currently that meet that criteria.



photo by Matt Cornelius

Collin Kuhn, CK Southern Construction

We primarily build custom homes, and our clients often choose their lots based on school district preferences. Our community is unique in that it offers several strong public-school options, so the decision usually comes down to personal priorities. While some homeowners place the greatest importance on school districts, others prioritize proximity to work, church, or family.

Lynlee Harvey, Lynlee Builds

When building a custom home, clients want to include features that are not only beautiful and luxurious but also super functional and meet the individual needs of their family's day-to-day living. We can all imagine that most want a spacious kitchen, often an open floor plan, custom bathroom features such as freestanding tubs and fancy shower heads, as well as large outdoor entertaining spaces. I have also noticed an increase in luxury features, such as saunas, home gyms, and smart home technologies, for added convenience. Ultimately, many of my clients find the greatest impact comes from custom features designed specifically for their daily lives. Walk-in closets tailored to their belongings, butler's pantries that hide small appliances and provide extra storage, and mudrooms with room for everything from backpacks and shoes to wrapping paper, all add function and ease. Even details like a built-in dog wash, an Amazon package drop zone, or a thoughtfully organized laundry room can transform the way a family experiences their home, making everyday living simpler and more streamlined. When designing blueprints from scratch and building a new home, these features can be included and specified to meet the exact needs of each individual owner and their family.



photo by Braden Craig courtesy of PPI Realty



photo courtesy of Eppinette Construction



Jason Eppinette, Eppinette Construction

I believe Texarkana is a good place to build right now, because we are in a unique position. While smaller than a major city like Dallas, it is steadily growing compared to other towns within a two-hour radius. Texarkana proper has direct access to elite builders and top subcontractors—professionals who, in larger cities, are often out of reach unless you have strong connections. In big markets, the best builders and their teams typically work only with the most well-connected clients because demand is so high. Here, though, we enjoy the perfect balance: exceptional talent paired with accessibility. I believe we are blessed to have the quality builders that we have in this region. And it is something special that they are readily accessible to everyone.

Kyle Page, KP Construction

Today's buyers are drawn to details that elevate everyday living, such as cathedral ceilings in living areas, upgraded front doors, and thoughtful electrical upgrades, including occupancy switches in the laundry and master closet, as well as under-cabinet lighting. For spec homes, I focus on specific school districts where properties consistently command a higher value than other areas, making them a strong choice for both buyers and builders.



rendering courtesy of Burro Construction



Jordan Liles, Burro Construction

When considering where the most opportunities for new development in Texarkana lie, I see growth continuing to the north. The river bottoms are located in a floodplain, which limits some options, but as raw land becomes scarcer and prices rise, I expect expansion to also move toward the northeast and northwest.





photo by Matt Cornelius

Ray Sandefur, TD Construction

Every client has different wants and needs for their home, and it's the builder's job to make their dream a reality. Last year, we built a house that had to be fully wheelchair accessible, including a roll-in shower with grab bars, ADA-compliant door thresholds, sinks, and smart lighting. For another client, we created a concrete safe room and customized a large fireplace mantle from a beautiful tree that had to be removed from their future home site. Some of the more requested items include energy efficiency, under-cabinet lighting, exterior accent lighting, an automatic generator, and security cameras. There are numerous options available for building a house these days, with various layout styles, materials, and finishes to make it uniquely yours. At the end of the day, what most clients want is a house built to serve them.



Josh Windham, S3 General Construction

We will continue to see new commercial development north of I-30, along with new residential communities in Red Lick, Leary, and along Kings Highway to support new jobs. I'm also excited about the revitalization taking place in downtown Texarkana. We look forward to being part of this growth and welcome the opportunity to partner with business owners, developers, and community leaders to bring their downtown visions to life. From renovating historic buildings to creating modern, functional commercial spaces, we are ready to help shape the next chapter of our city's heart. ①



photo by Matt Cornelius