



Property Summary

Lot Size:	0.98 Acres
Price:	\$362,400

Property Overview

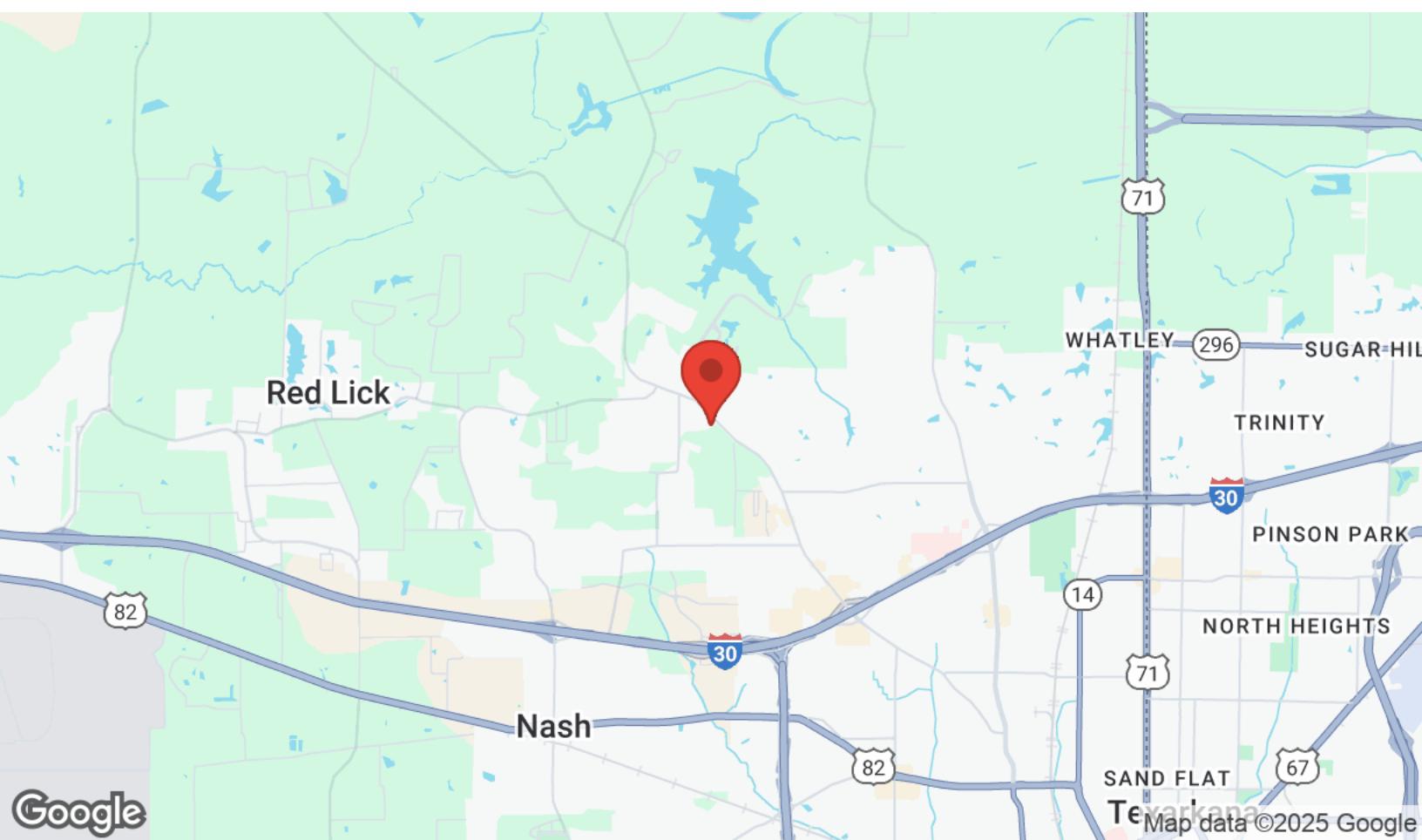
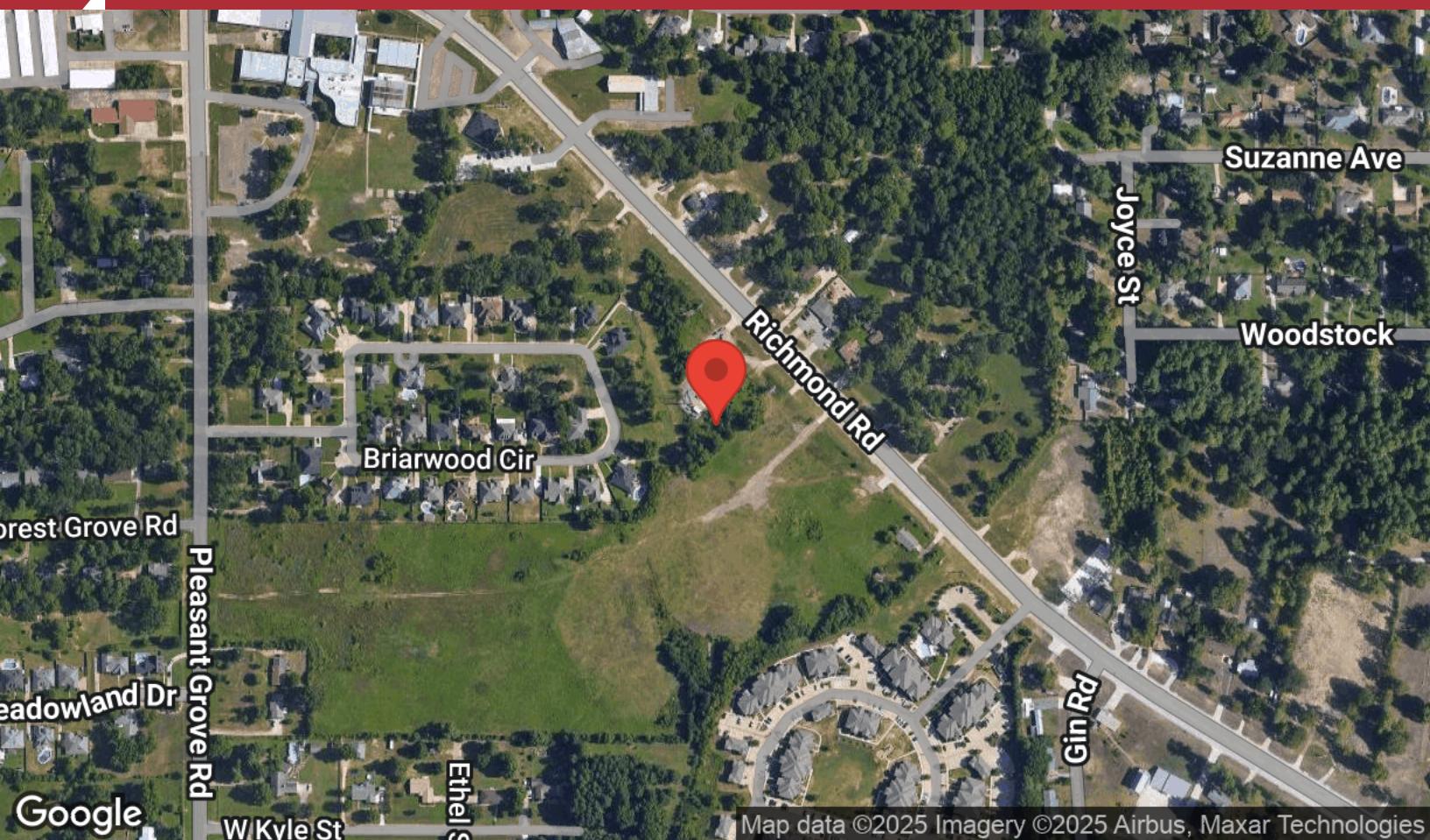
Prime Commercial Land – Richmond Rd Frontage | Texarkana, TX

Approximately 0.98 acres of highly visible commercial land located directly on Richmond Road, one of the busiest thoroughfares in the Texarkana metroplex. With great frontage and multiple drive-ins already in place, this property offers accessibility and visibility for any commercial development. Surrounded by high-traffic generators including Texas A&M University-Texarkana, Pleasant Grove schools, a Walmart Neighborhood Market, and numerous retail and office establishments, this location benefits from consistent drive-by traffic and strong area growth.

Location Overview

Located on Richmond Road next to the Legacy at Pleasant Grove Apartments.





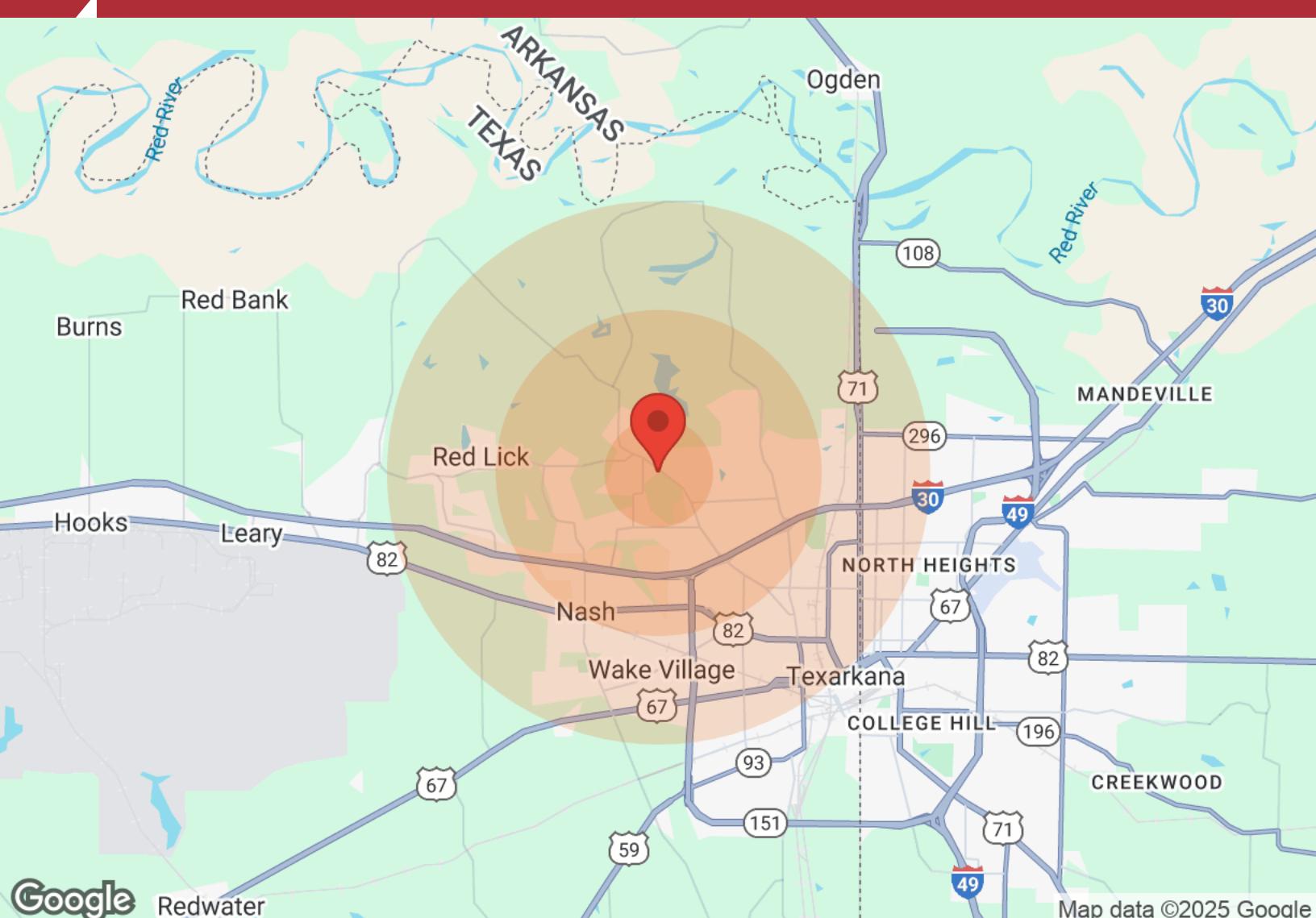
BUSINESS MAP

0.98 Acres on Richmond Rd

6005 Richmond Road
Texarkana, TX 75503

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Population	1 Mile	3 Miles	5 Miles
Male	1,288	9,137	23,233
Female	1,240	10,073	26,022
Total Population	2,528	19,210	49,255

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	408	3,771	10,455
Ages 15-24	315	2,654	7,152
Ages 25-54	1,008	7,330	18,646
Ages 55-64	393	2,399	5,620
Ages 65+	404	3,056	7,382

Race	1 Mile	3 Miles	5 Miles
White	2,493	14,753	31,574
Black	16	3,395	14,908
Am In/AK Nat	1	16	52
Hawaiian	N/A	N/A	N/A
Hispanic	45	1,015	2,997
Multi-Racial	20	1,620	4,830