

## 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.

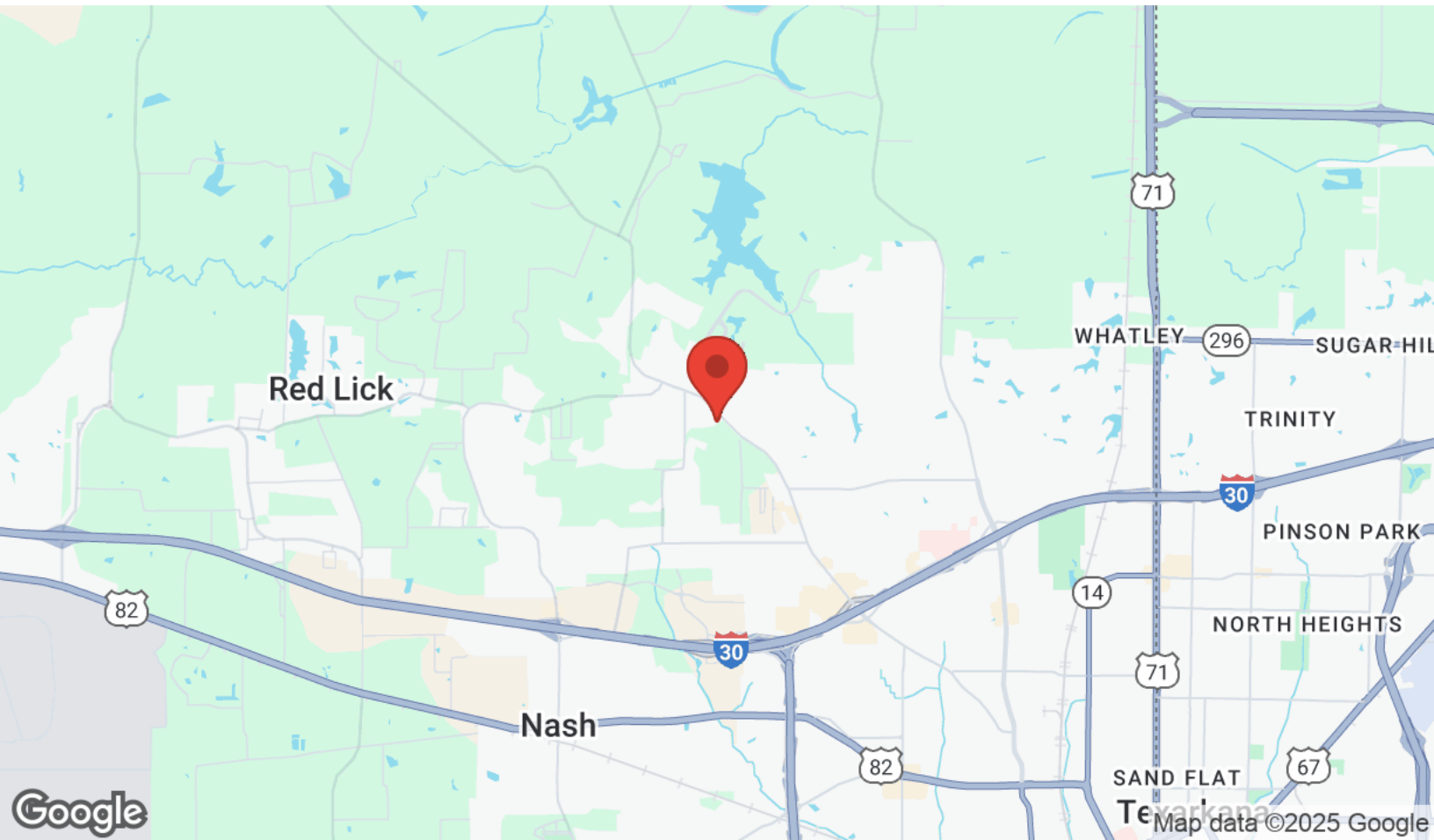
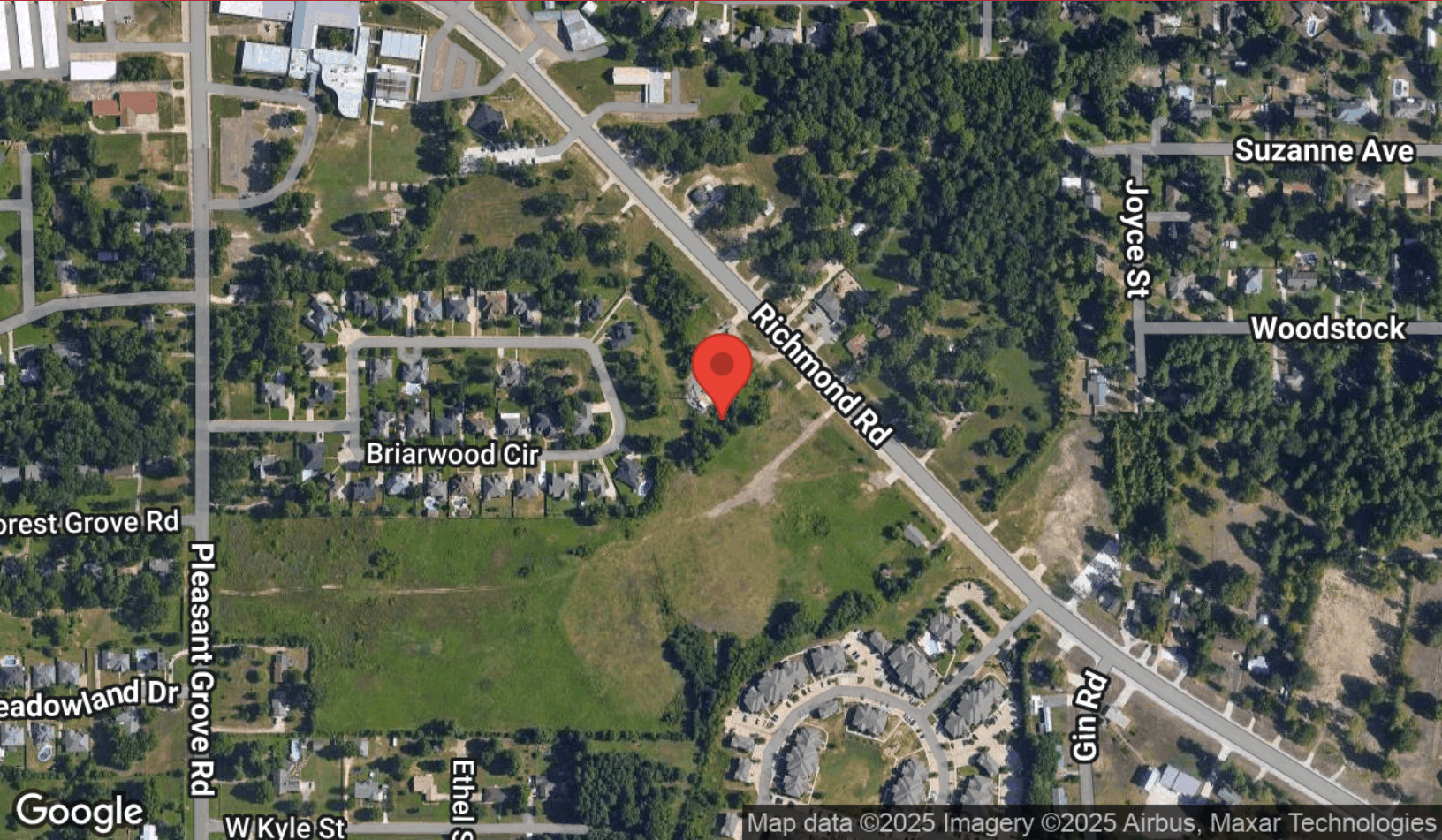
## Location Overview

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

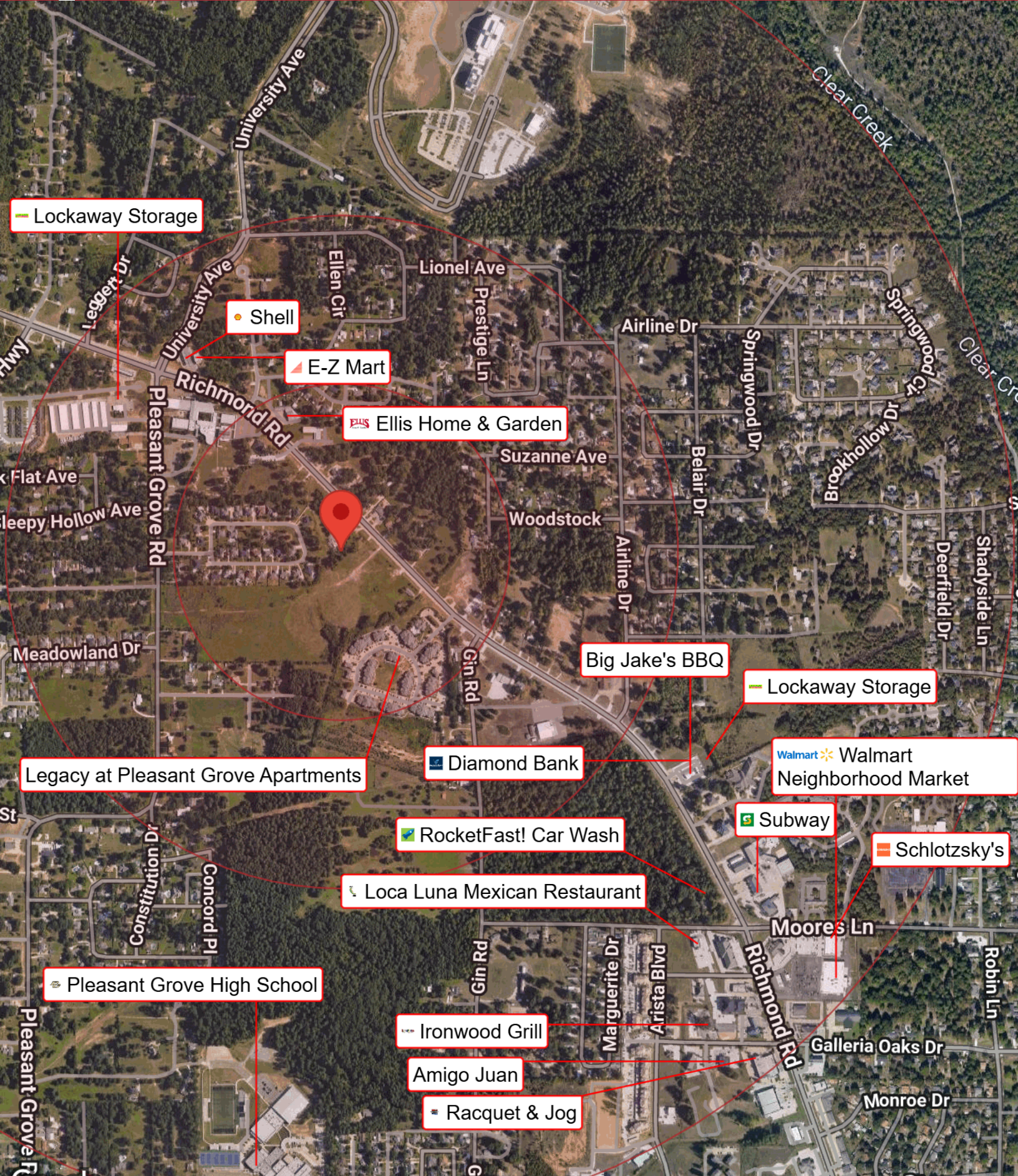












Lockaway Storage

Shell

E-Z Mart

Ellis Home & Garden

Big Jake's BBQ

Lockaway Storage

Legacy at Pleasant Grove Apartments

Diamond Bank

Walmart Neighborhood Market

Subway

Schlotzsky's

RocketFast! Car Wash

Loca Luna Mexican Restaurant

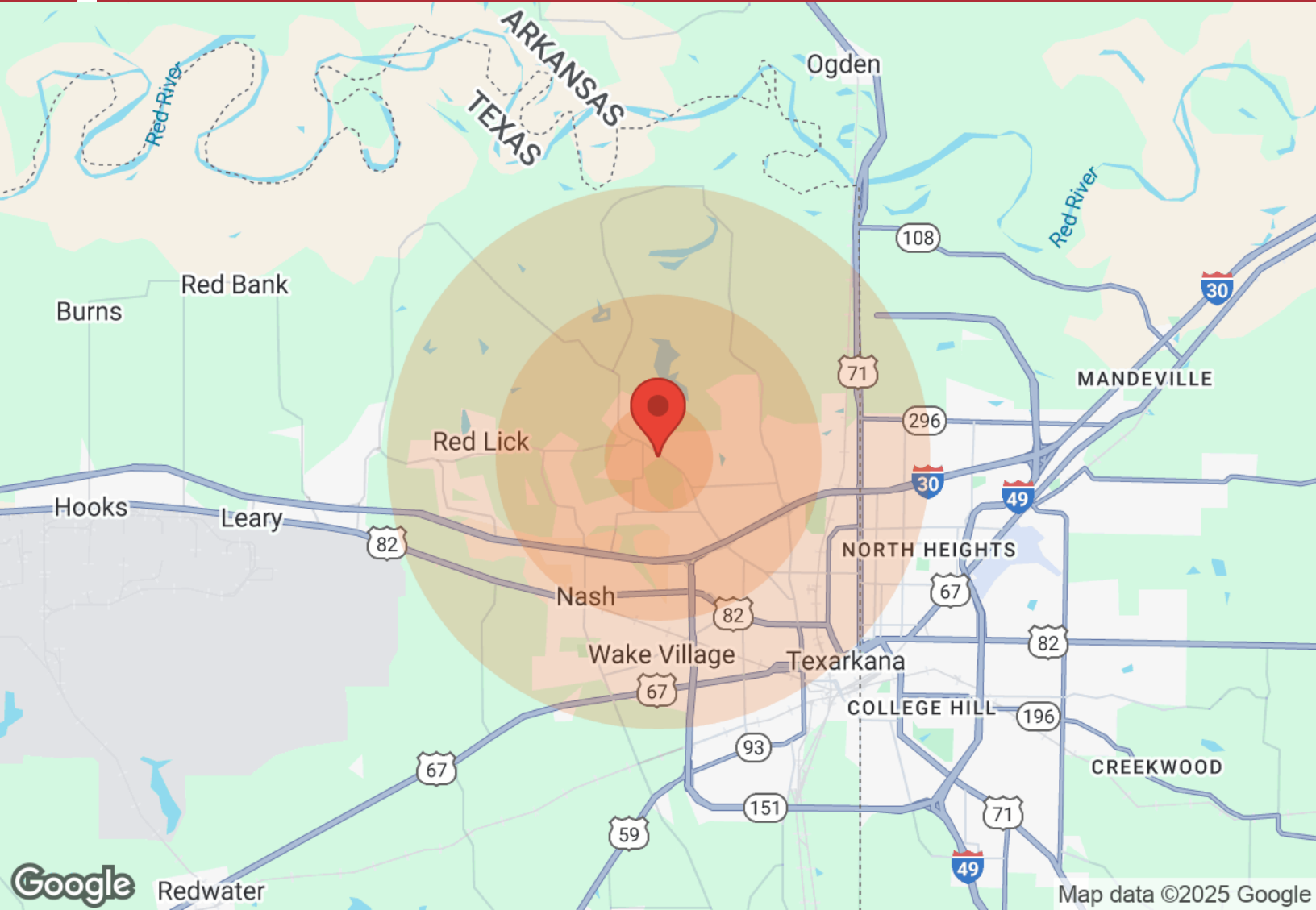
Pleasant Grove High School

Ironwood Grill

Amigo Juan

Racquet & Jog





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

Income	1 Mile	3 Miles	5 Miles
Median	\$66,306	\$64,041	\$44,114
< \$15,000	81	1,006	3,259
\$15,000-\$24,999	24	728	2,225
\$25,000-\$34,999	86	866	2,317
\$35,000-\$49,999	90	1,237	3,125
\$50,000-\$74,999	280	1,757	3,812
\$75,000-\$99,999	200	848	1,908
\$100,000-\$149,999	173	917	1,770
\$150,000-\$199,999	52	391	617
> \$200,000	45	252	638

Housing	1 Mile	3 Miles	5 Miles
Total Units	944	7,415	20,340
Occupied	907	6,936	18,371
Owner Occupied	688	4,142	10,597
Renter Occupied	219	2,794	7,774
Vacant	37	479	1,969

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