



**Property Summary**

Price: \$2,610,333  
Lot Size: 7.99 Acres

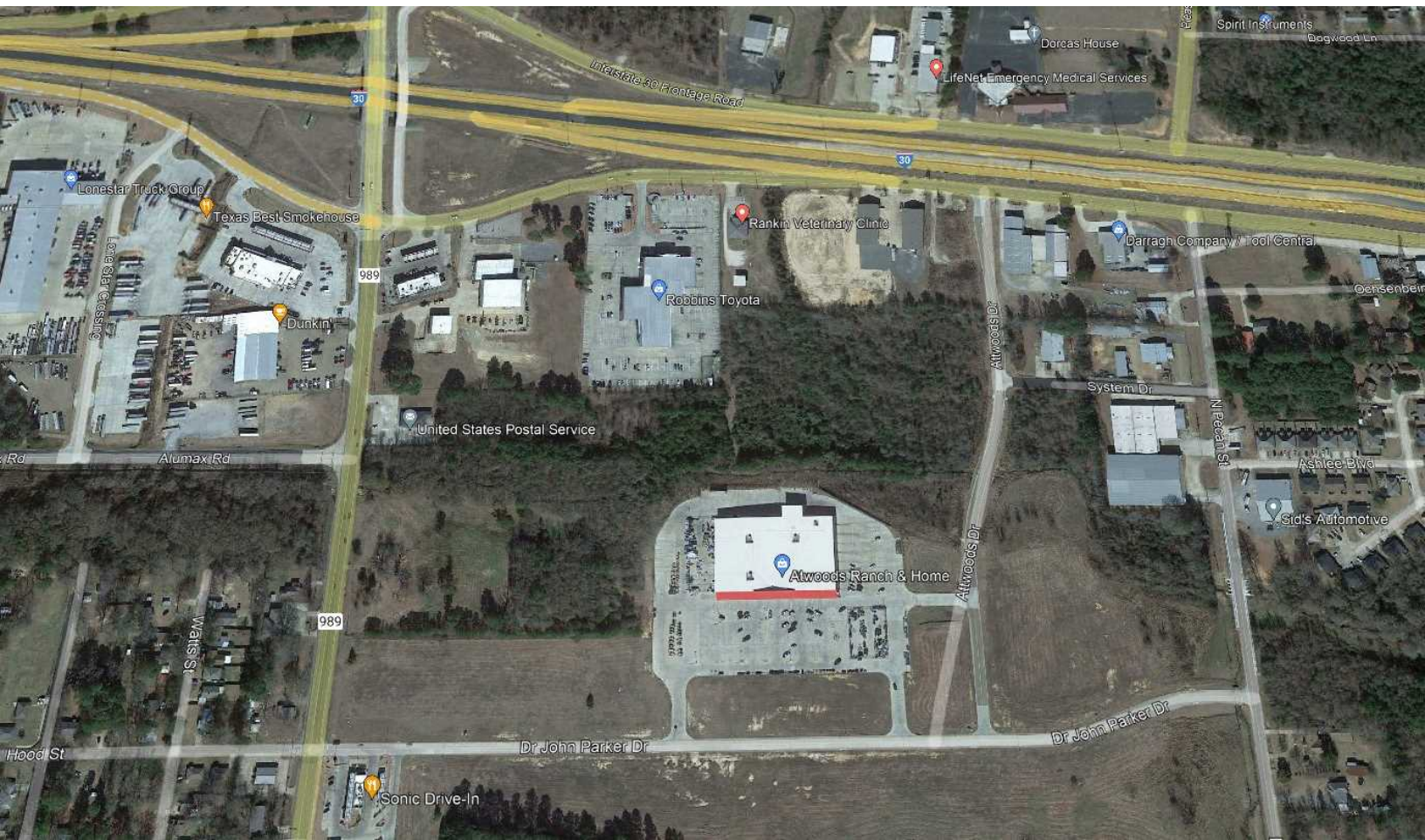
**Property Overview**

Approximately 7.99 acres of land on Atwoods Drive. This parcel of land sits between I-30 and Atwoods Ranch and Home. Prime Retail opportunity! Direct access to I-30 frontage road/ Mall Dr.

**Location Overview**

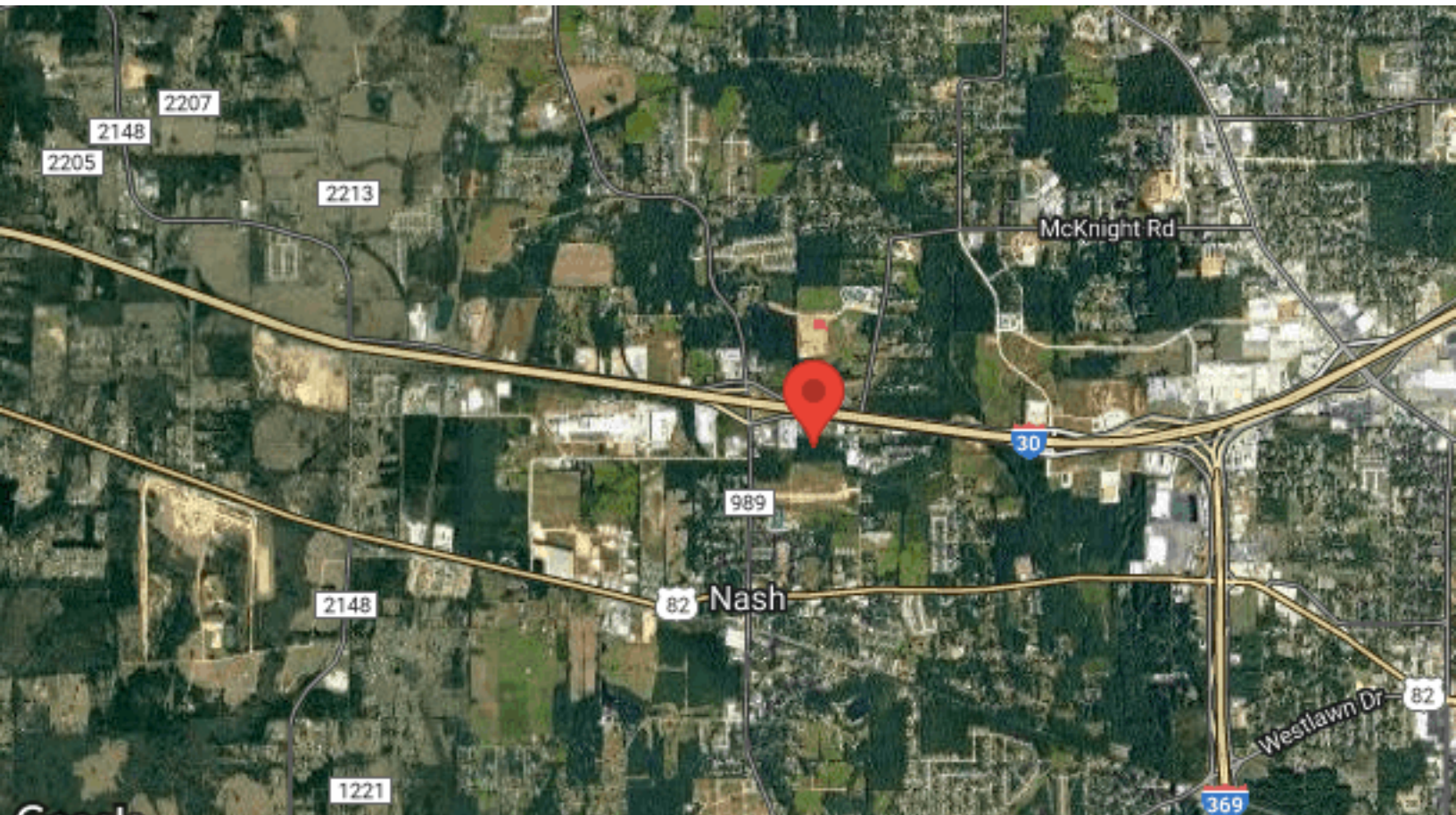
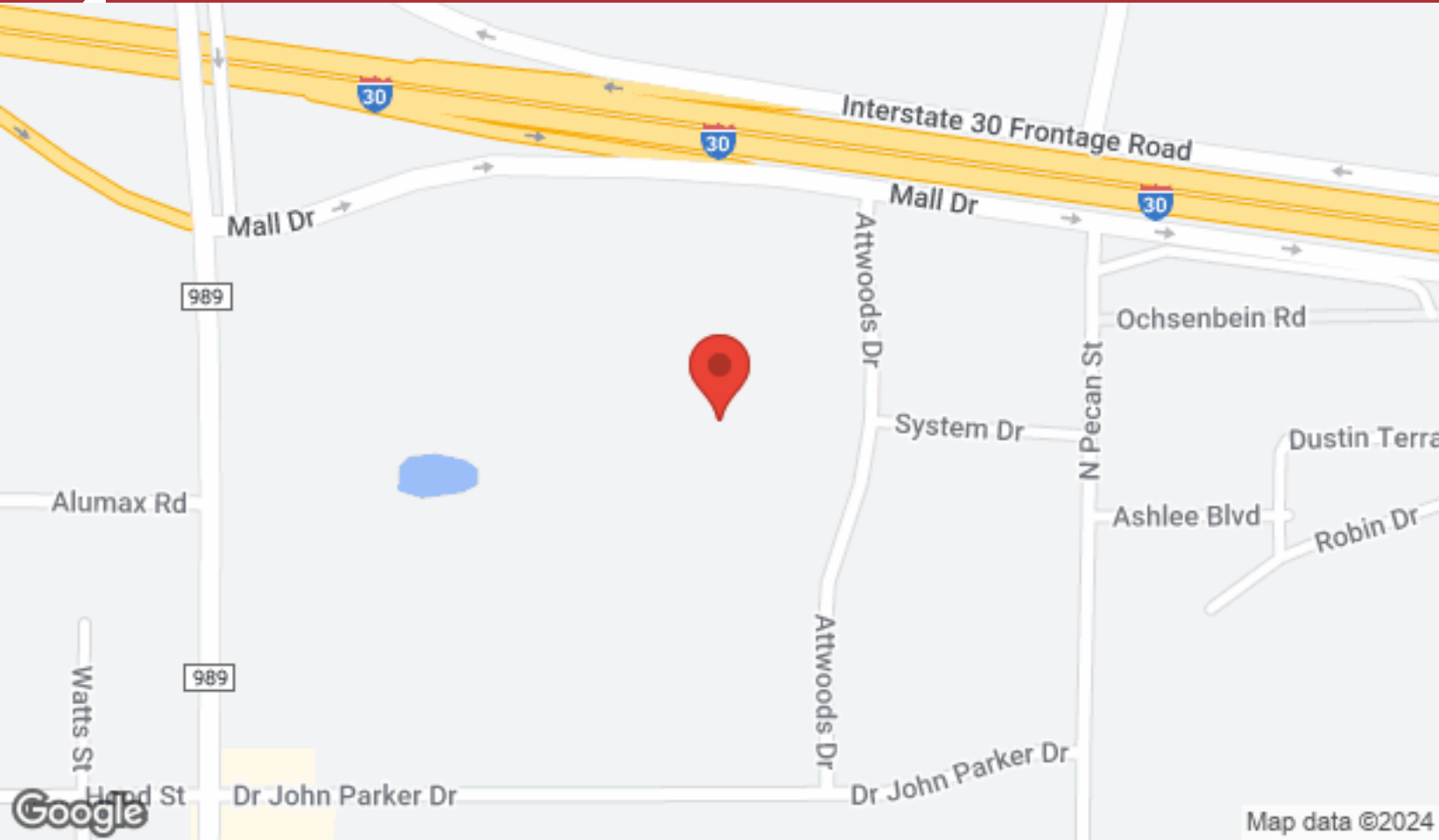
Located between the back of Atwoods and I-30



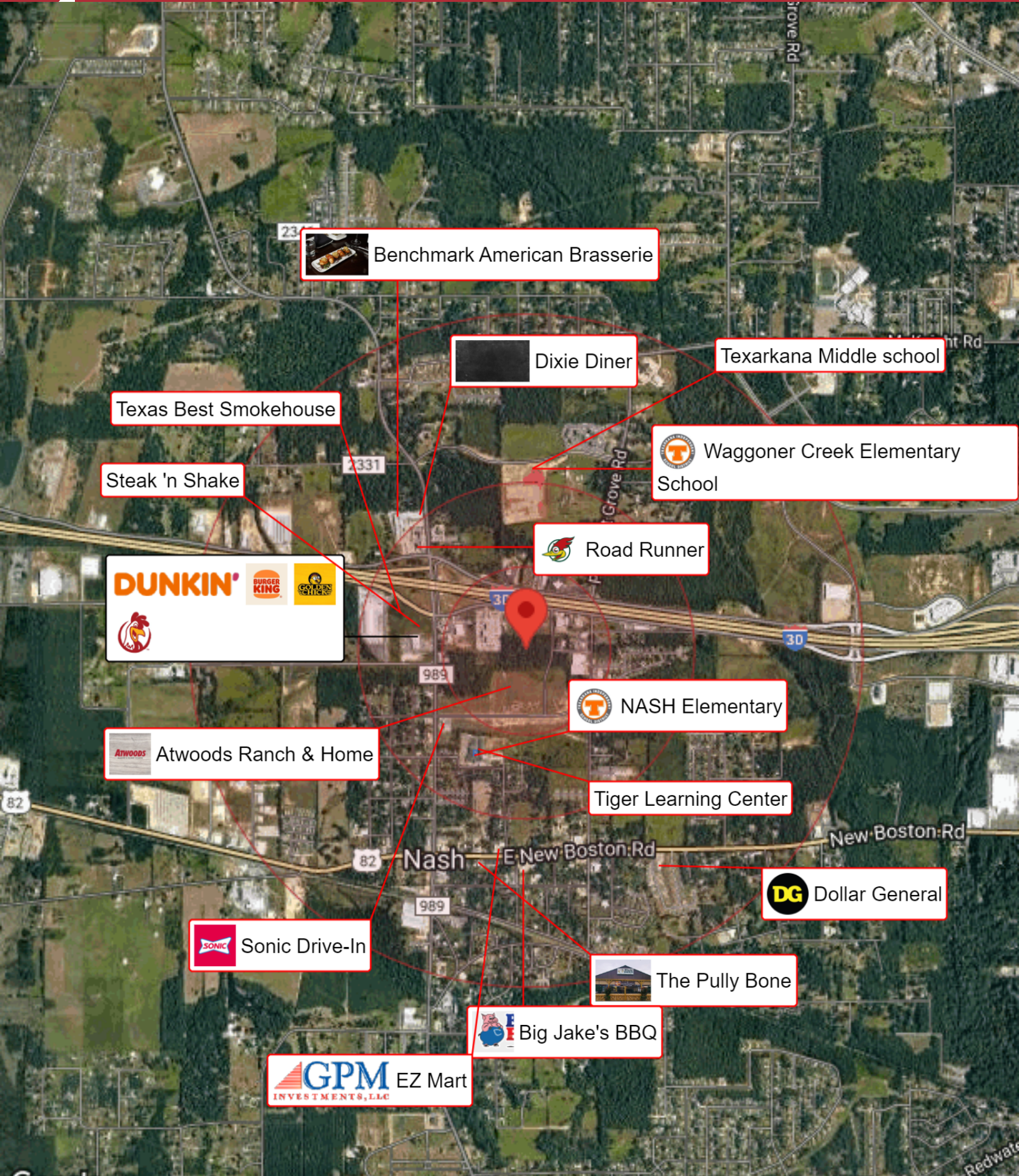














 Benchmark American Brasserie

 Dixie Diner

Texarkana Middle school


Texas Best Smokehouse


 Waggoner Creek Elementary School

Steak 'n Shake

 Road Runner


  
  
  



 NASH Elementary

 Atwoods Ranch & Home


Tiger Learning Center

Nash E New Boston Rd

 Dollar General

 Sonic Drive-In

 The Pully Bone

 Big Jake's BBQ

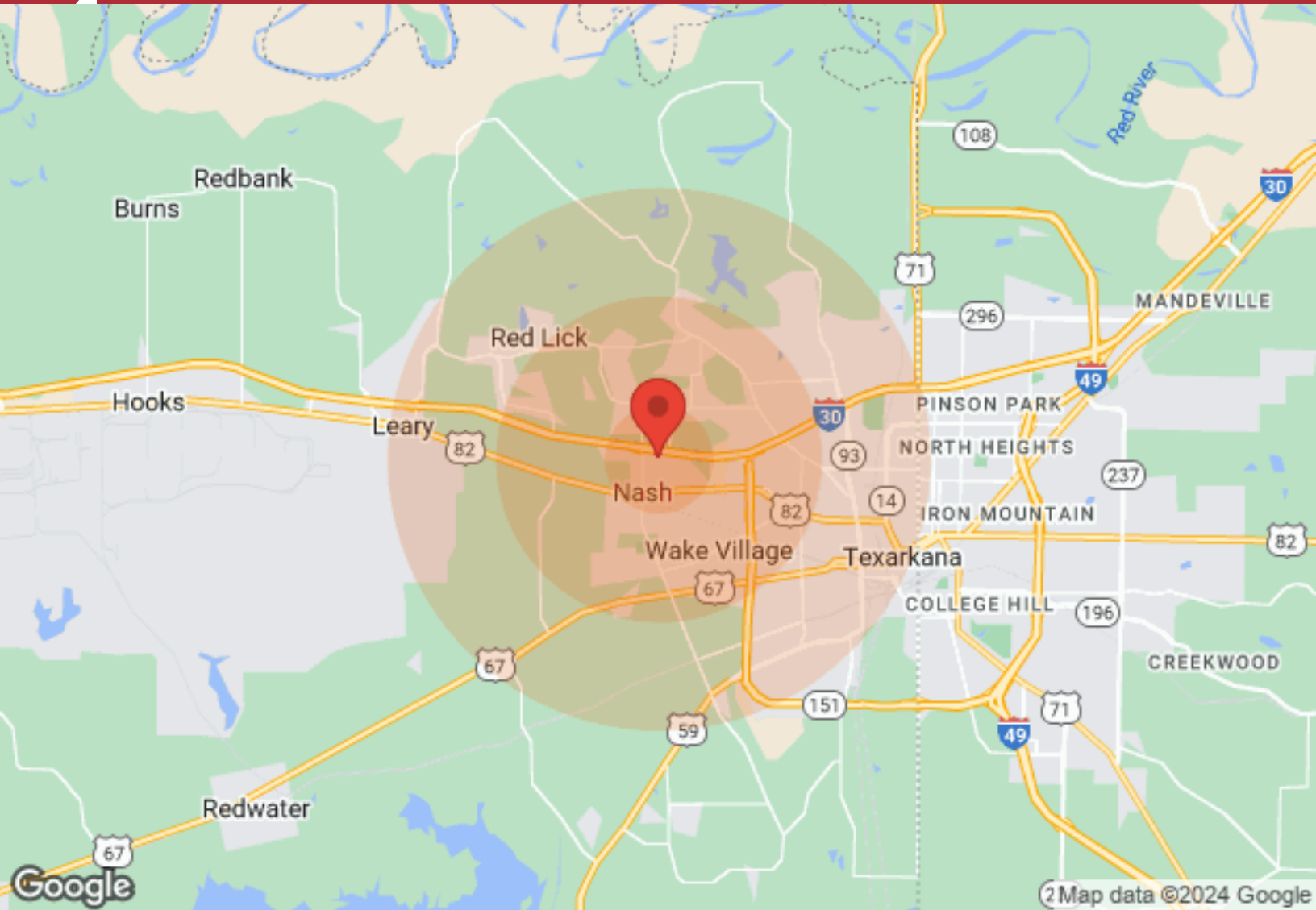
 GPM Investments, LLC  
EZ Mart



# DEMOGRAPHICS

## 3 Atwoods Dr

3 Atwoods Drive  
Nash, TX 75569



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 1,512  | 10,150  | 24,615  |
| Female           | 1,573  | 11,275  | 27,251  |
| Total Population | 3,085  | 21,425  | 51,866  |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 678    | 4,619   | 11,127  |
| Ages 15-24 | 480    | 3,117   | 7,680   |
| Ages 25-54 | 1,268  | 8,307   | 19,495  |
| Ages 55-64 | 315    | 2,404   | 5,932   |
| Ages 65+   | 344    | 2,978   | 7,632   |

| Race         | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White        | 2,532  | 14,624  | 32,764  |
| Black        | 307    | 5,348   | 16,205  |
| Am In/AK Nat | 12     | 29      | 49      |
| Hawaiian     | N/A    | N/A     | N/A     |
| Hispanic     | 254    | 1,478   | 3,223   |
| Multi-Racial | 418    | 2,514   | 5,110   |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$57,660 | \$48,432 | \$44,932 |
| < \$15,000          | 141      | 1,314    | 3,529    |
| \$15,000-\$24,999   | 62       | 943      | 2,245    |
| \$25,000-\$34,999   | 181      | 978      | 2,296    |
| \$35,000-\$49,999   | 203      | 1,484    | 3,126    |
| \$50,000-\$74,999   | 195      | 2,154    | 3,976    |
| \$75,000-\$99,999   | 85       | 790      | 1,972    |
| \$100,000-\$149,999 | 138      | 818      | 1,927    |
| \$150,000-\$199,999 | 101      | 272      | 670      |
| > \$200,000         | 63       | 97       | 675      |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 1,087  | 8,374   | 20,986  |
| Occupied        | 1,017  | 7,773   | 19,084  |
| Owner Occupied  | 692    | 4,463   | 11,514  |
| Renter Occupied | 325    | 3,310   | 7,570   |
| Vacant          | 70     | 601     | 1,902   |

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Jerry Brewer, OTHER

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