



Property Summary

Building SF: 8,050
 Lot Size: 1.0 acre, Approx.
 2.68 acres of land next door
 Price: \$1,200,000 for the building and business
 \$1,400,000 plus 2.68 acres next door

Property Overview

For investors seeking an exceptional opportunity, Whiskey River's 1-acre property and 8050 SF building offer incredible potential for expansion and further success in this thriving market. Step inside and be captivated by the electrifying ambiance that pulses through every inch of this hotspot. Whether you're looking to dance the night away on our expansive dance floor or unwind in our stylish lounge areas, Whiskey River has it all. The venue's top-notch sound system and state-of-the-art lighting create an immersive experience that elevates every event. From live music performances to DJ sets that keep the energy soaring, you'll find yourself enchanted by the vibrant atmosphere.

Location Overview

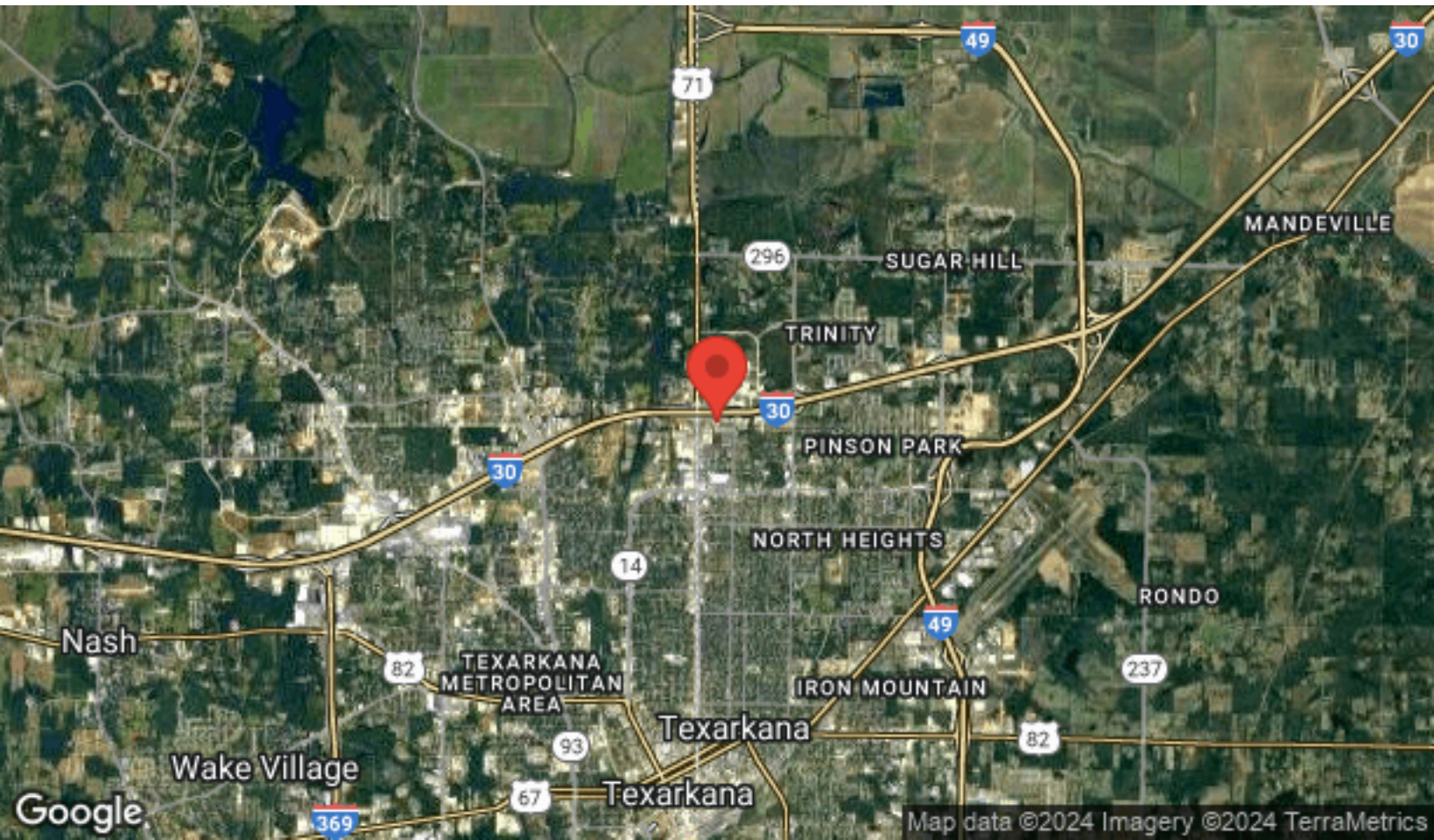
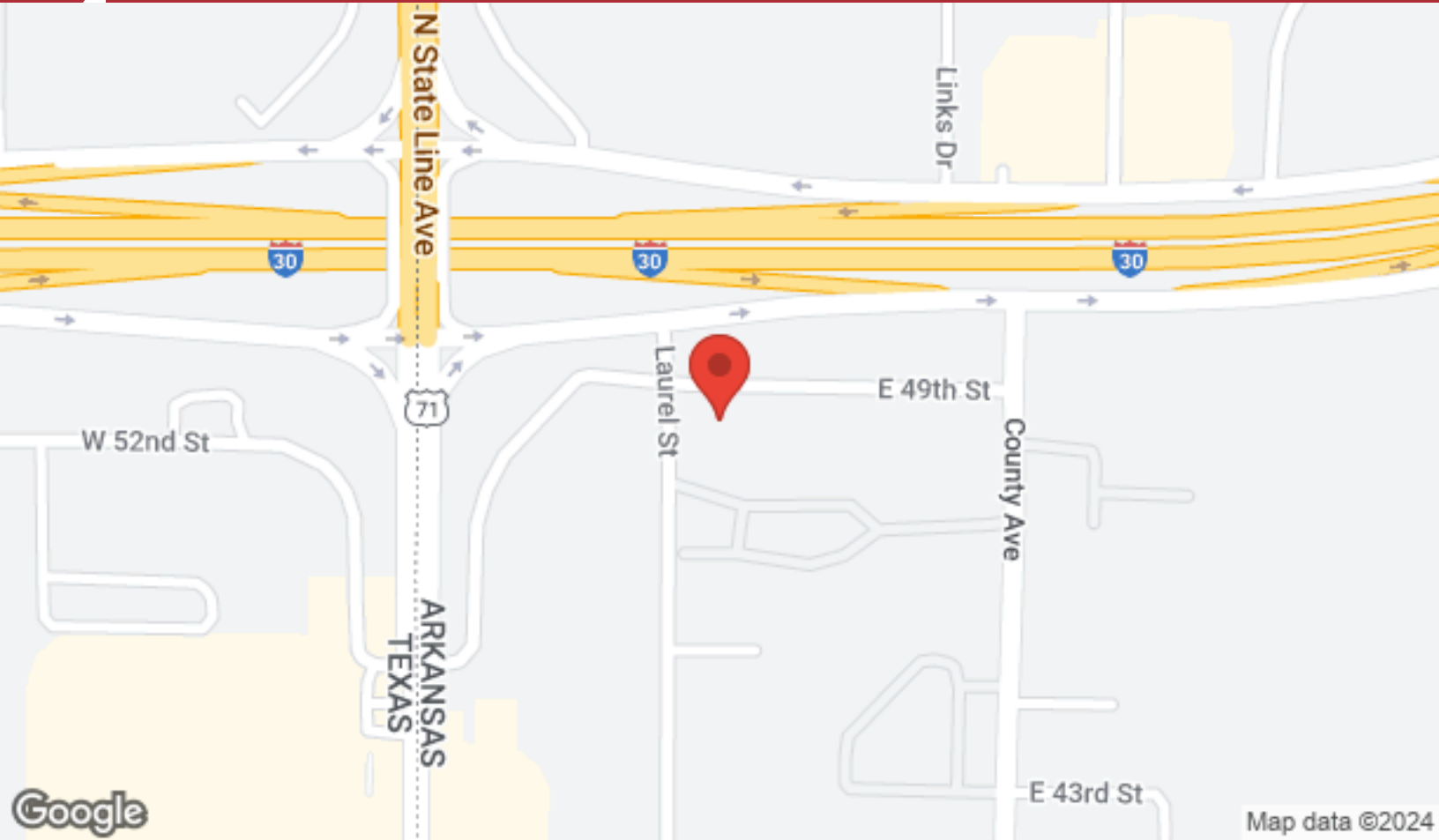
Great visibility from Interstate I-30, on the corner of 39th and Laurel.

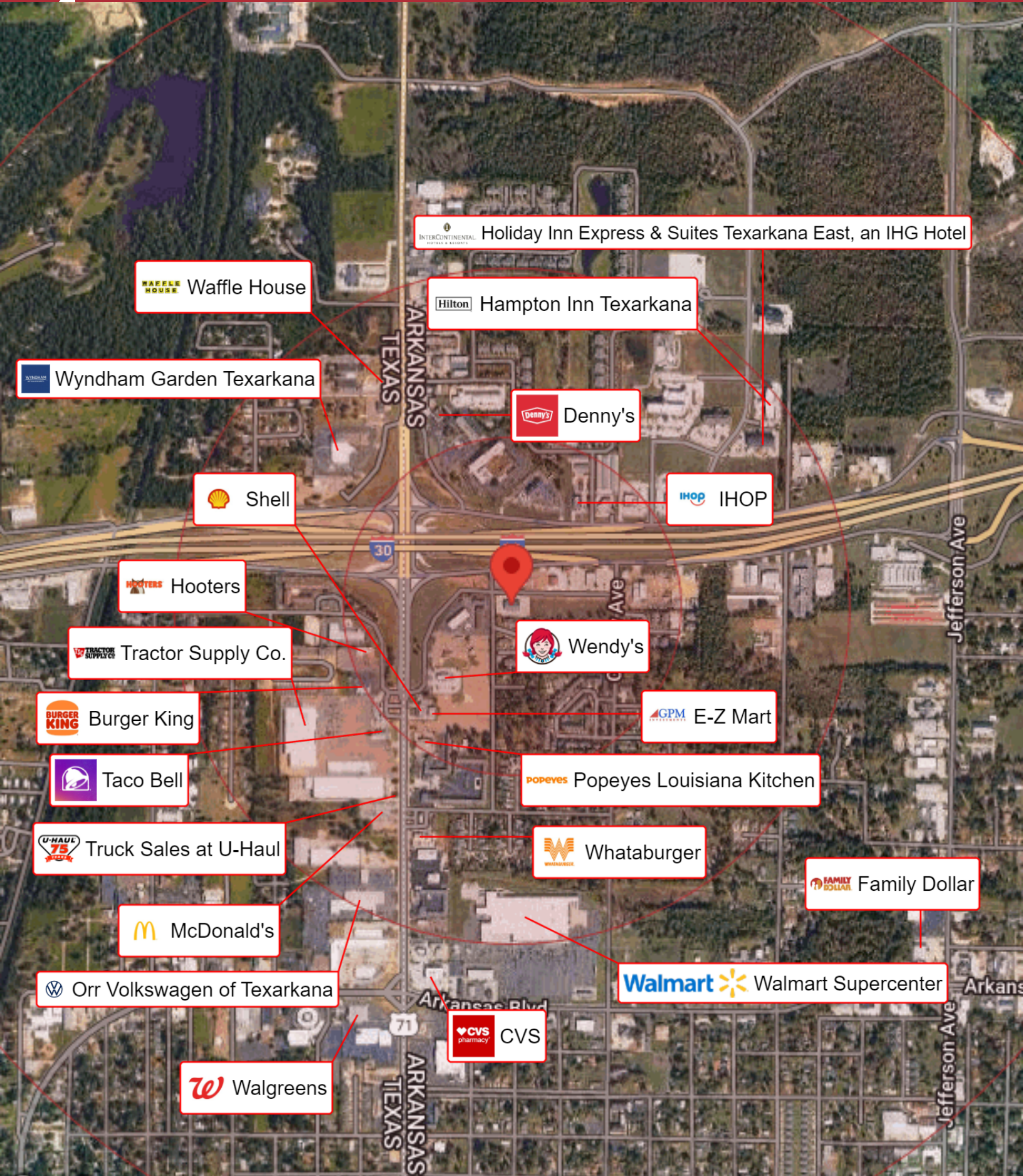














 Holiday Inn Express & Suites Texarkana East, an IHG Hotel

 Waffle House

 Hampton Inn Texarkana

 Wyndham Garden Texarkana

 Denny's


 Shell


 IHOP


 Hooters


 Tractor Supply Co.


 Wendy's

 Burger King


 E-Z Mart

 Taco Bell


 Popeyes Louisiana Kitchen


 Truck Sales at U-Haul


 Whataburger

 Family Dollar

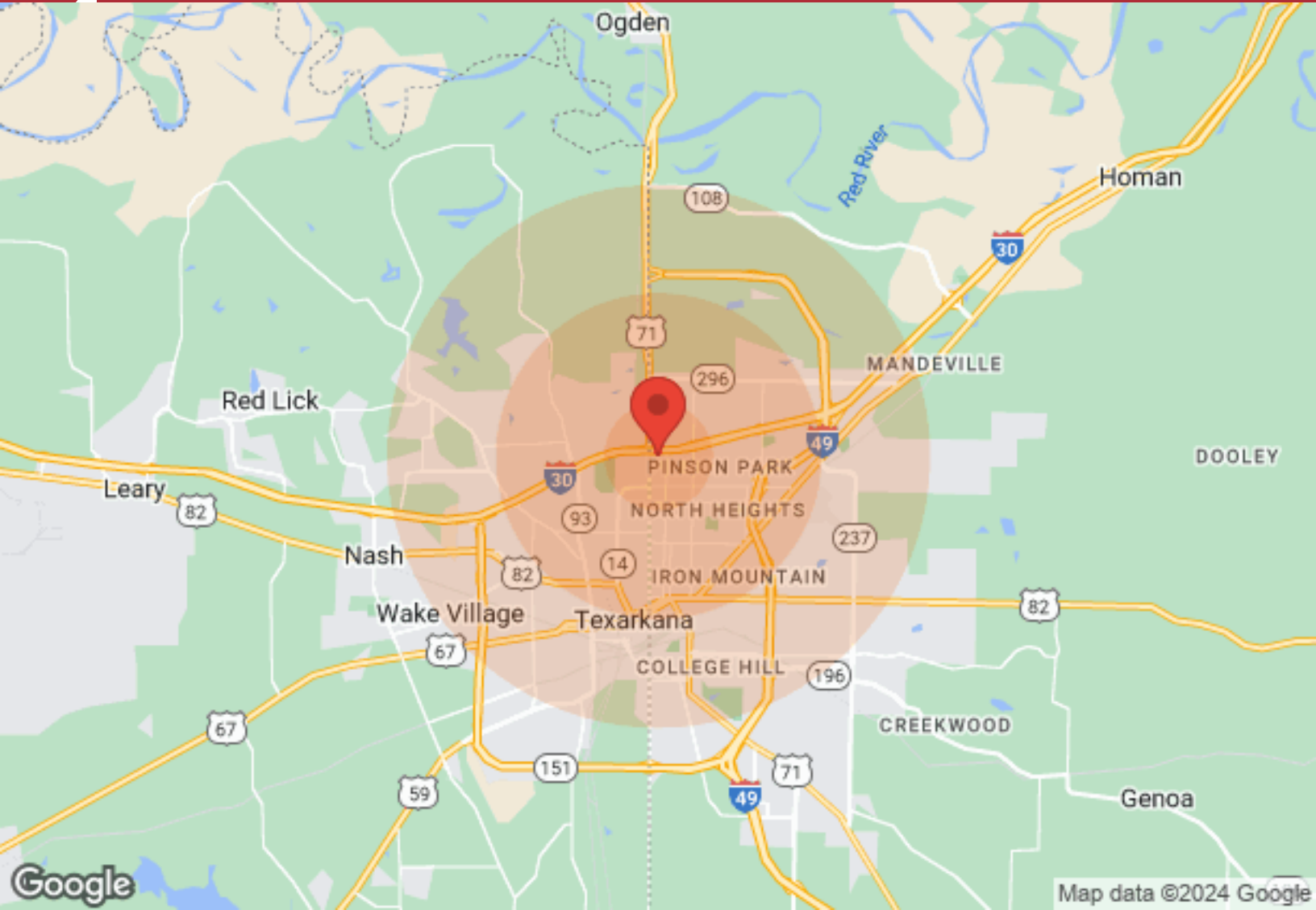
 McDonald's

 Orr Volkswagen of Texarkana

 Walmart Supercenter

 Walgreens

 CVS



Population	1 Mile	3 Miles	5 Miles
Male	1,931	16,696	28,296
Female	2,298	18,535	30,762
Total Population	4,229	35,231	59,058

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	916	7,271	12,649
Ages 15-24	585	4,788	8,231
Ages 25-54	1,514	13,482	22,541
Ages 55-64	413	3,997	6,584
Ages 65+	801	5,693	9,053

Race	1 Mile	3 Miles	5 Miles
White	2,496	21,676	34,313
Black	1,600	11,833	22,020
Am In/AK Nat	3	30	44
Hawaiian	N/A	N/A	N/A
Hispanic	122	1,691	2,863
Multi-Racial	226	2,940	4,750

Income	1 Mile	3 Miles	5 Miles
Median	\$35,393	\$44,114	\$39,877
< \$15,000	403	2,570	5,026
\$15,000-\$24,999	271	1,752	3,177
\$25,000-\$34,999	241	1,807	2,723
\$35,000-\$49,999	308	2,328	3,806
\$50,000-\$74,999	262	2,848	4,497
\$75,000-\$99,999	110	1,294	1,915
\$100,000-\$149,999	66	1,198	1,731
\$150,000-\$199,999	N/A	403	537
> \$200,000	43	274	375

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,630	15,017	24,689
Occupied	1,497	13,517	22,093
Owner Occupied	581	7,081	11,407
Renter Occupied	916	6,436	10,686
Vacant	133	1,500	2,596

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.