



Property Summary

Lot Size:	0.32 Acres
Price:	\$25,000

Property Overview

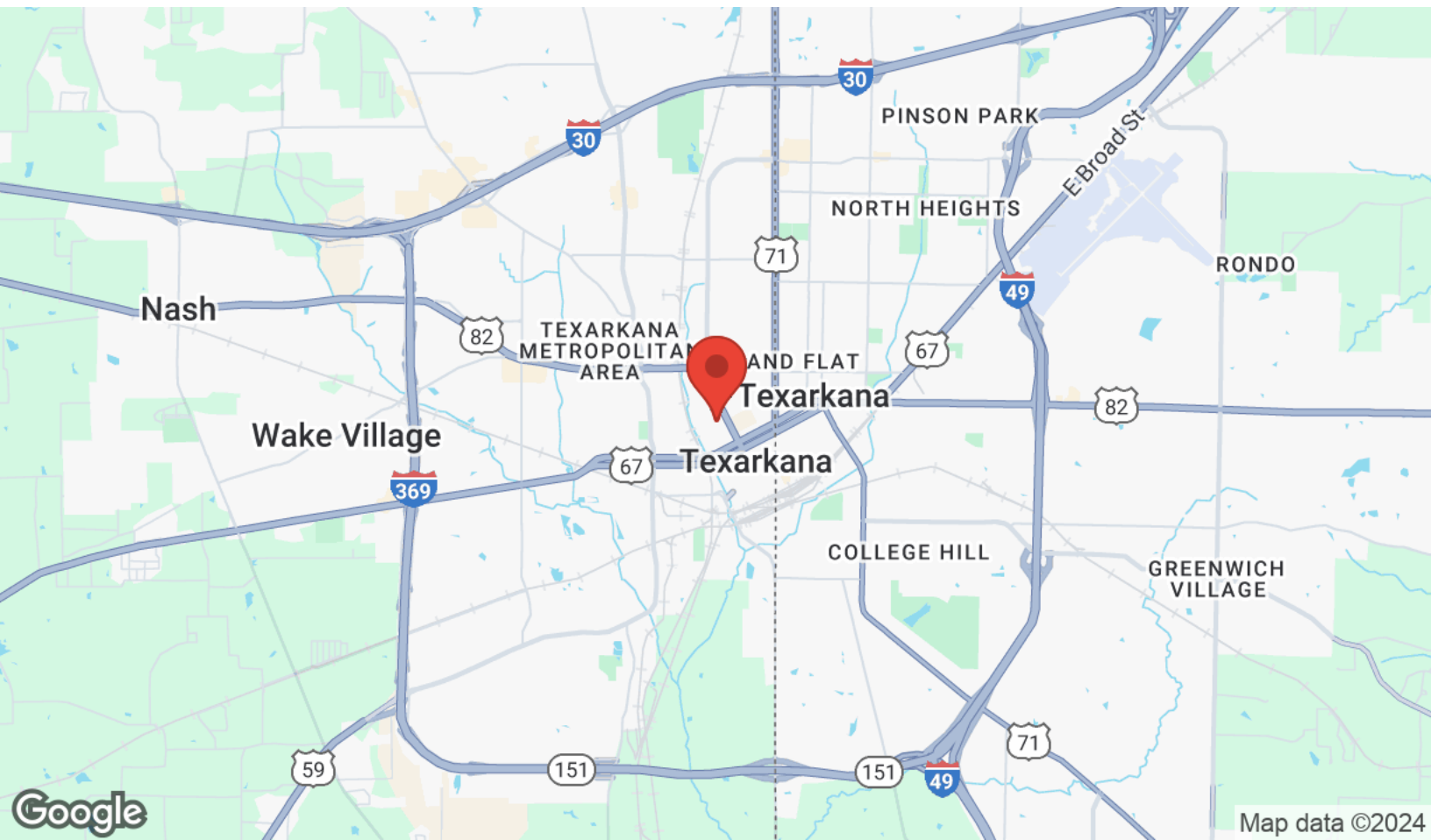
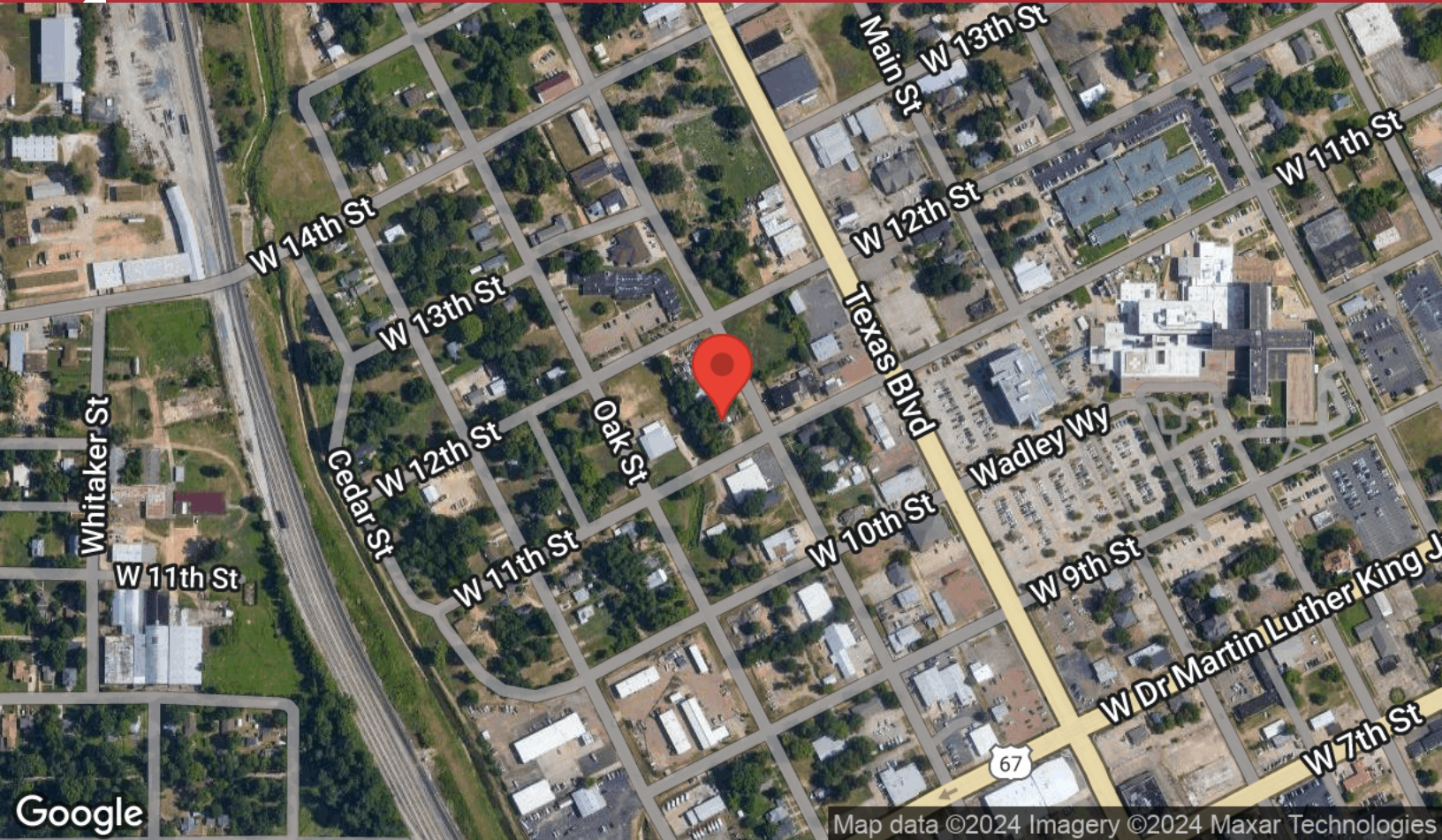
Approximate 0.32-acre commercial parcel surrounded by established businesses like General Supply Hardware and KLC Custom Electronics, as well as auto parts stores such as Danny's Imports and Boo's Transmission and Muffler. Just east of the property, the high-traffic Wadley Regional Medical Center and Encompass Health Rehabilitation Hospital enhance visibility and accessibility. Perfect for a variety of commercial uses—don't miss this opportunity to invest in a great area!

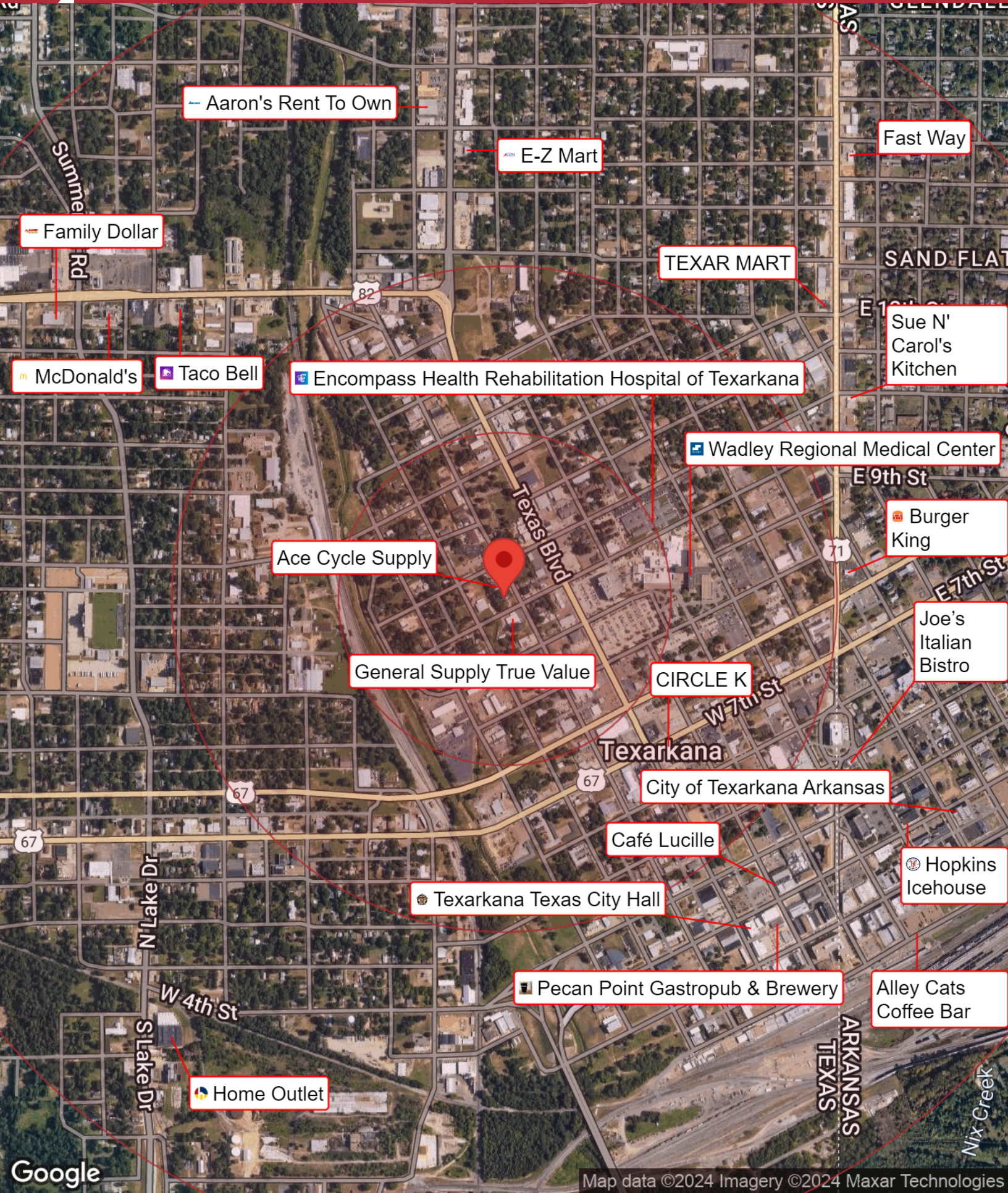
The red building will be removed from the property.

Location Overview

Located on the corner of Spruce and W 11th Street in Texarkana, TX.







Aaron's Rent To Own

E-Z Mart

Fast Way

Family Dollar

TEXAR MART

SAND FLAT

McDonald's

Taco Bell

Encompass Health Rehabilitation Hospital of Texarkana

Sue N' Carol's Kitchen

Wadley Regional Medical Center

Ace Cycle Supply

Burger King

General Supply True Value

CIRCLE K

Joe's Italian Bistro

Texarkana

City of Texarkana Arkansas

Café Lucille

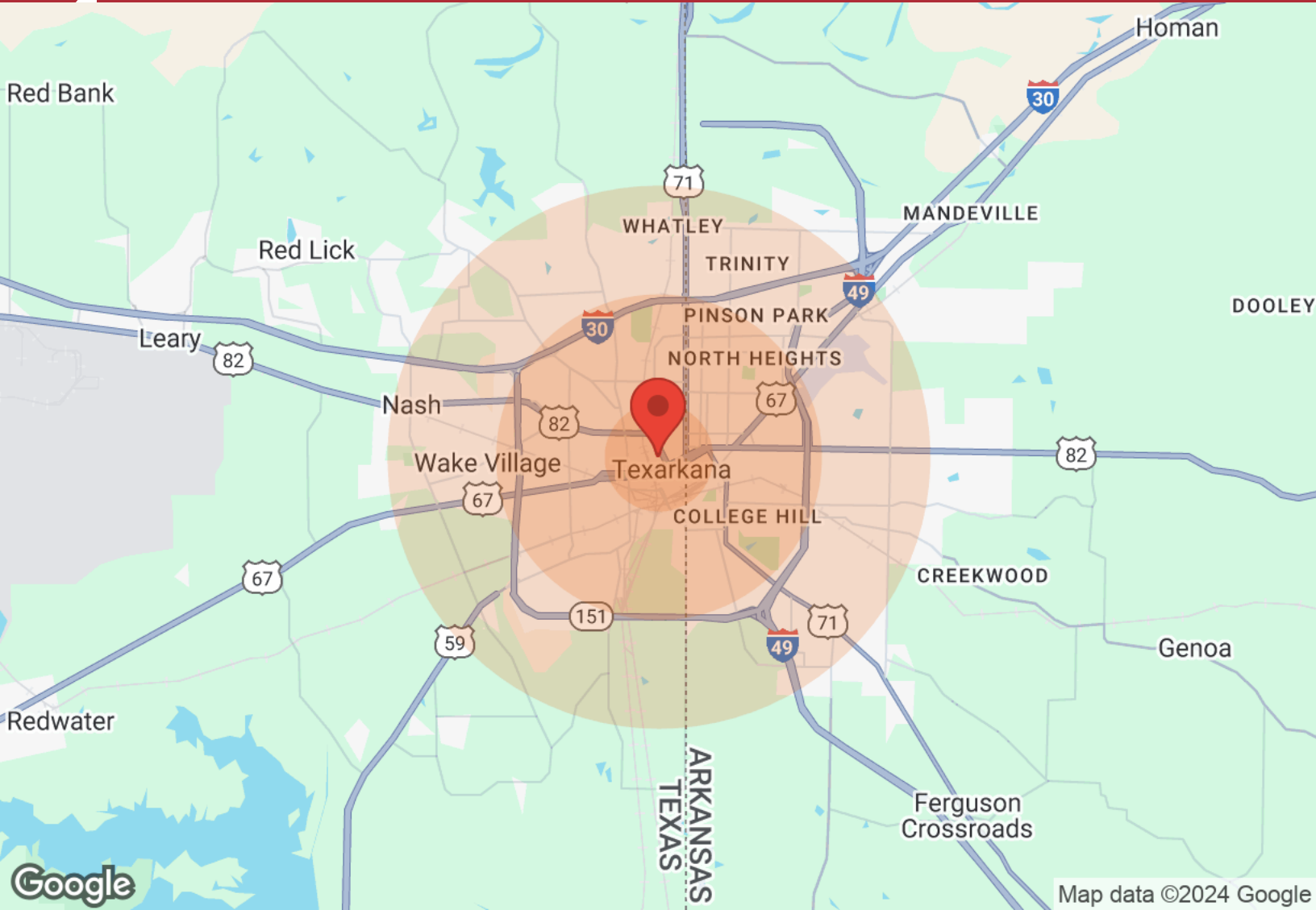
Texarkana Texas City Hall

Hopkins Icehouse

Pecan Point Gastropub & Brewery

Alley Cats Coffee Bar

Home Outlet



Population	1 Mile	3 Miles	5 Miles
Male	2,425	20,778	33,620
Female	2,621	23,020	35,121
Total Population	5,046	43,798	68,741

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,057	10,023	14,523
Ages 15-24	731	6,307	9,506
Ages 25-54	2,093	16,945	26,647
Ages 55-64	526	4,395	7,665
Ages 65+	639	6,128	10,400

Race	1 Mile	3 Miles	5 Miles
White	1,656	20,689	39,627
Black	3,042	20,993	25,608
Am In/AK Nat	11	39	86
Hawaiian	N/A	N/A	N/A
Hispanic	506	2,397	3,853
Multi-Racial	670	3,942	6,194

Income	1 Mile	3 Miles	5 Miles
Median	\$18,007	\$29,482	\$38,894
< \$15,000	551	4,482	5,692
\$15,000-\$24,999	426	2,920	3,771
\$25,000-\$34,999	294	2,149	3,025
\$35,000-\$49,999	70	2,903	4,401
\$50,000-\$74,999	175	2,898	5,029
\$75,000-\$99,999	130	1,055	2,146
\$100,000-\$149,999	23	756	1,944
\$150,000-\$199,999	31	206	561
> \$200,000	N/A	120	323

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,009	18,750	28,200
Occupied	1,695	16,433	25,278
Owner Occupied	667	7,416	13,392
Renter Occupied	1,028	9,017	11,886
Vacant	314	2,317	2,922

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