



Property Summary

Building SF:	1,939
Lot Size:	0.34 Acres
Price:	\$195,000
Zoning:	○

Property Overview

This well-located office building features direct frontage on Texas Blvd, offering high visibility and accessibility. The layout includes four offices, a spacious conference room, a welcoming reception area, a full break room, and two restrooms. Ample parking is available behind the building, along with a covered carport. Perfect for businesses seeking a functional and inviting workspace!

Location Overview

Located on Texas Blvd between W 36th St and W 37th St.



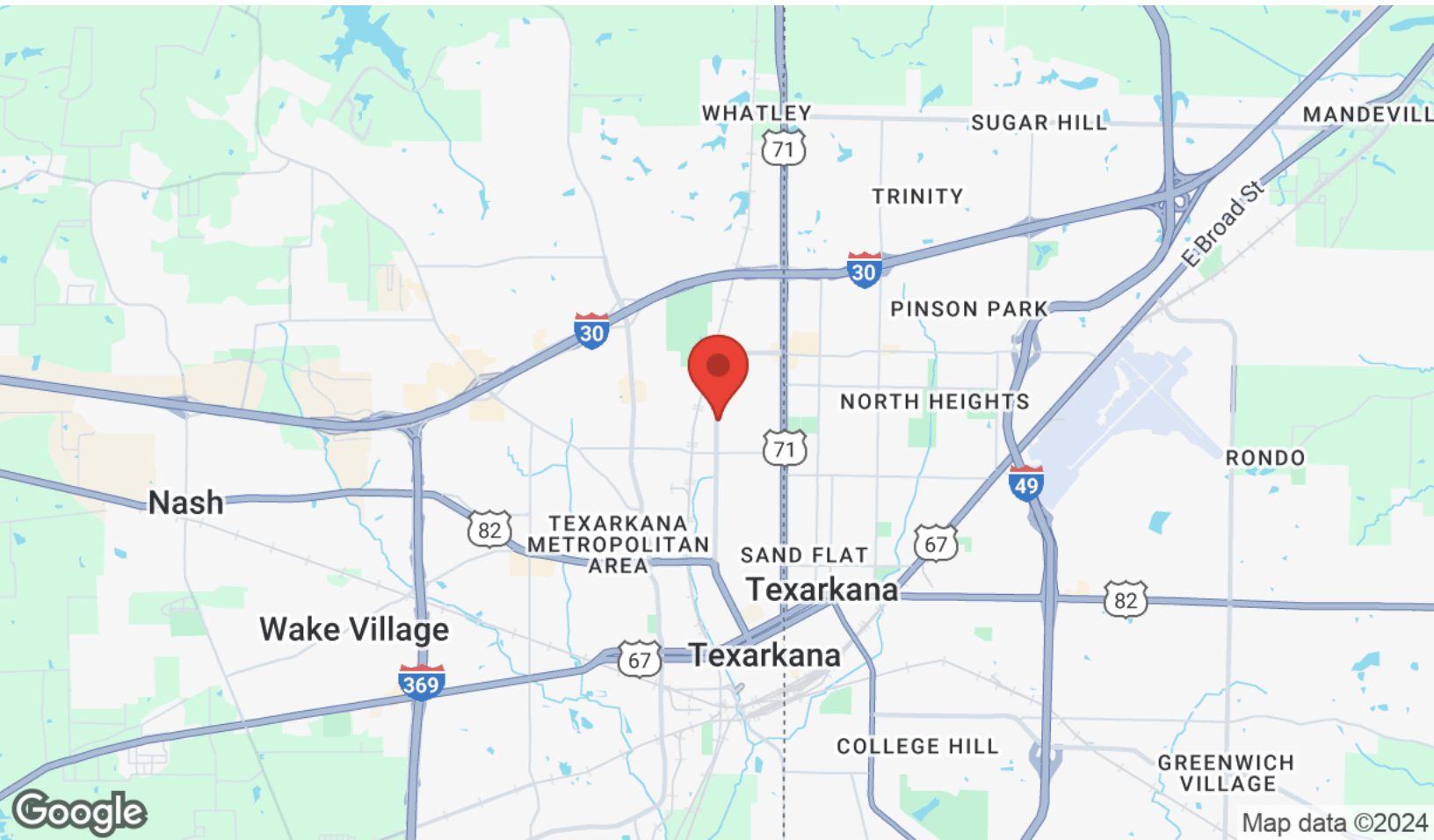
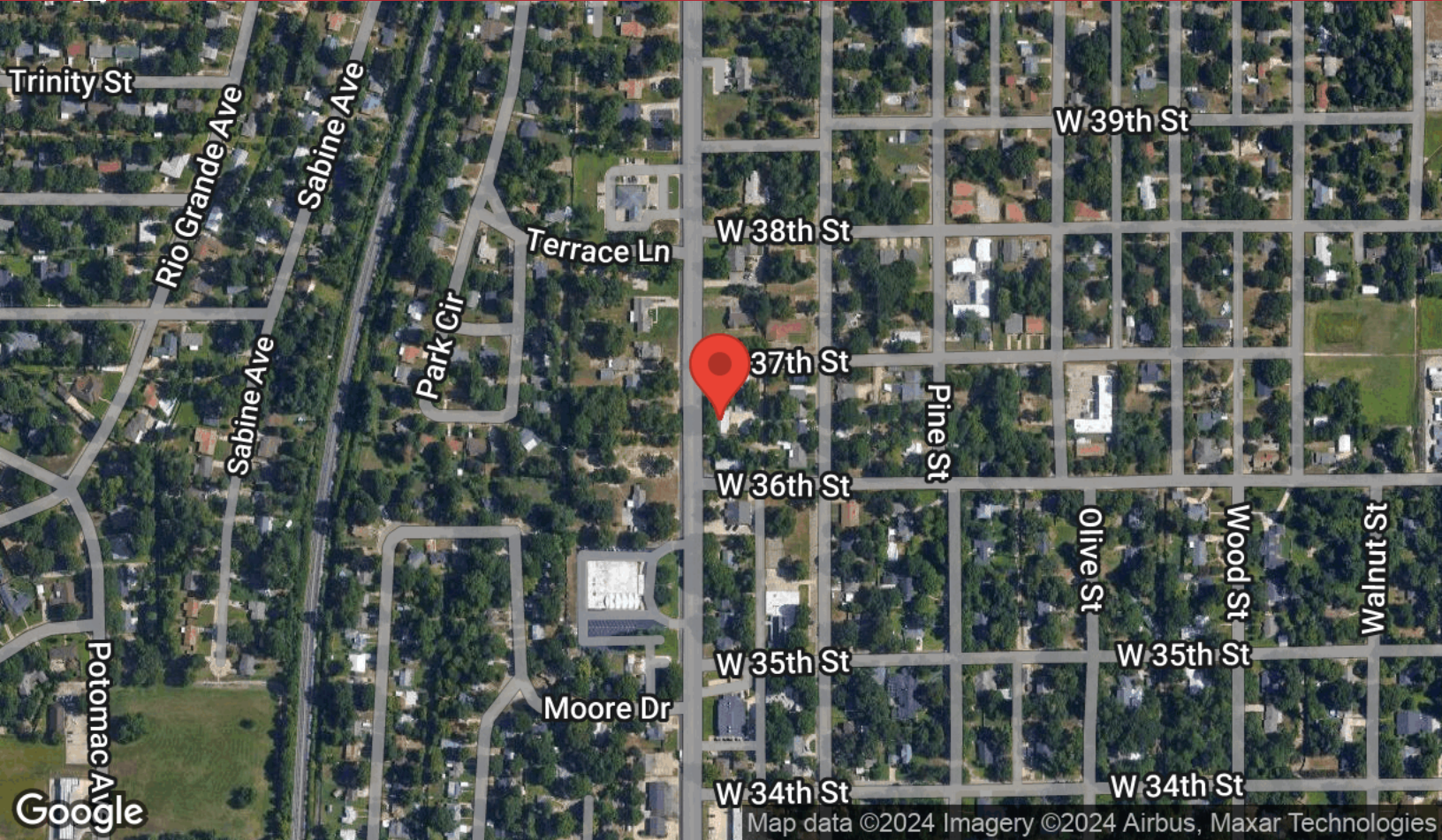


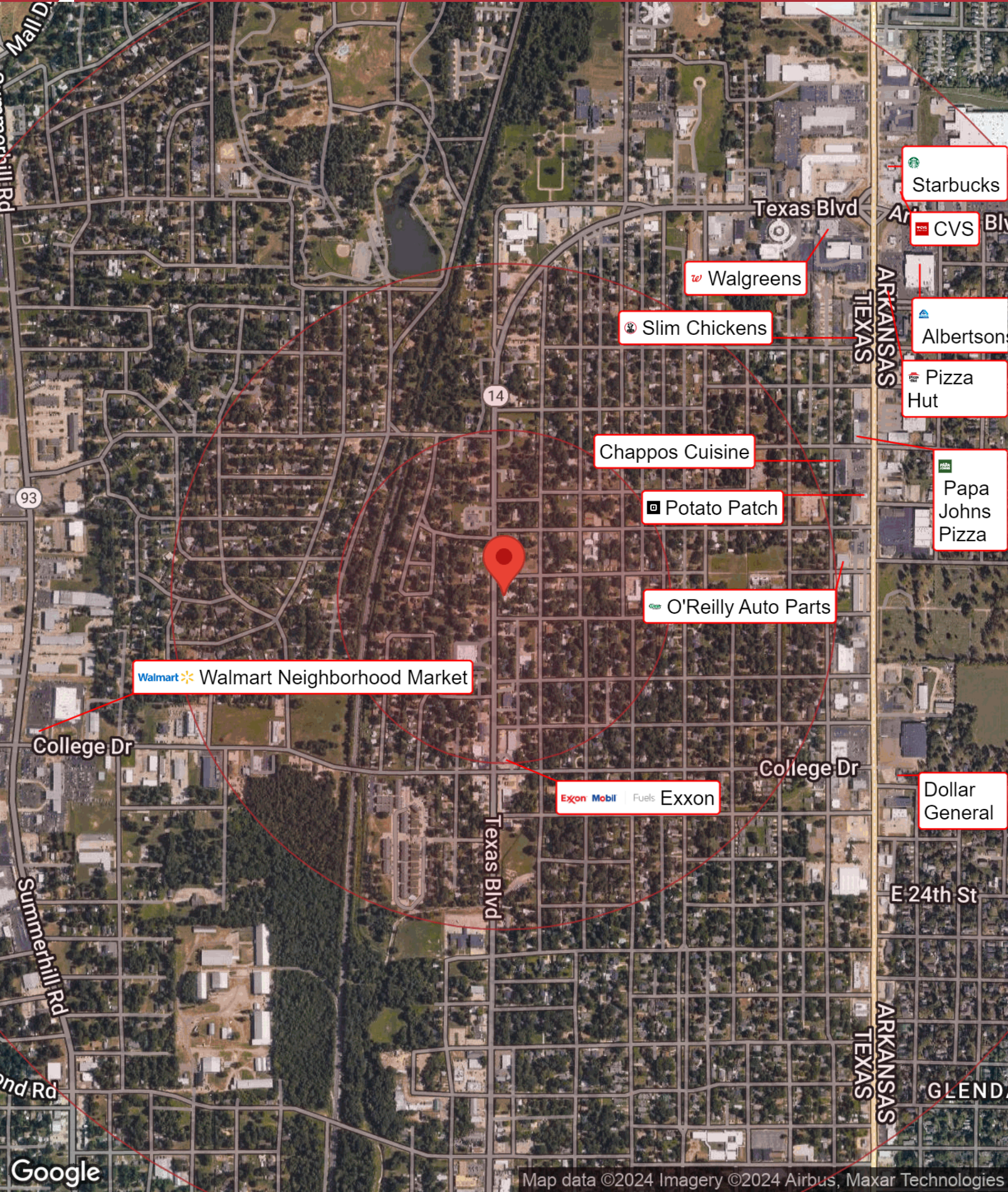












Walmart Neighborhood Market

Walgreens

Slim Chickens

Chappos Cuisine

Potato Patch

O'Reilly Auto Parts

Exxon Mobil Fuels Exxon

Starbucks

CVS

Albertsons

Pizza Hut

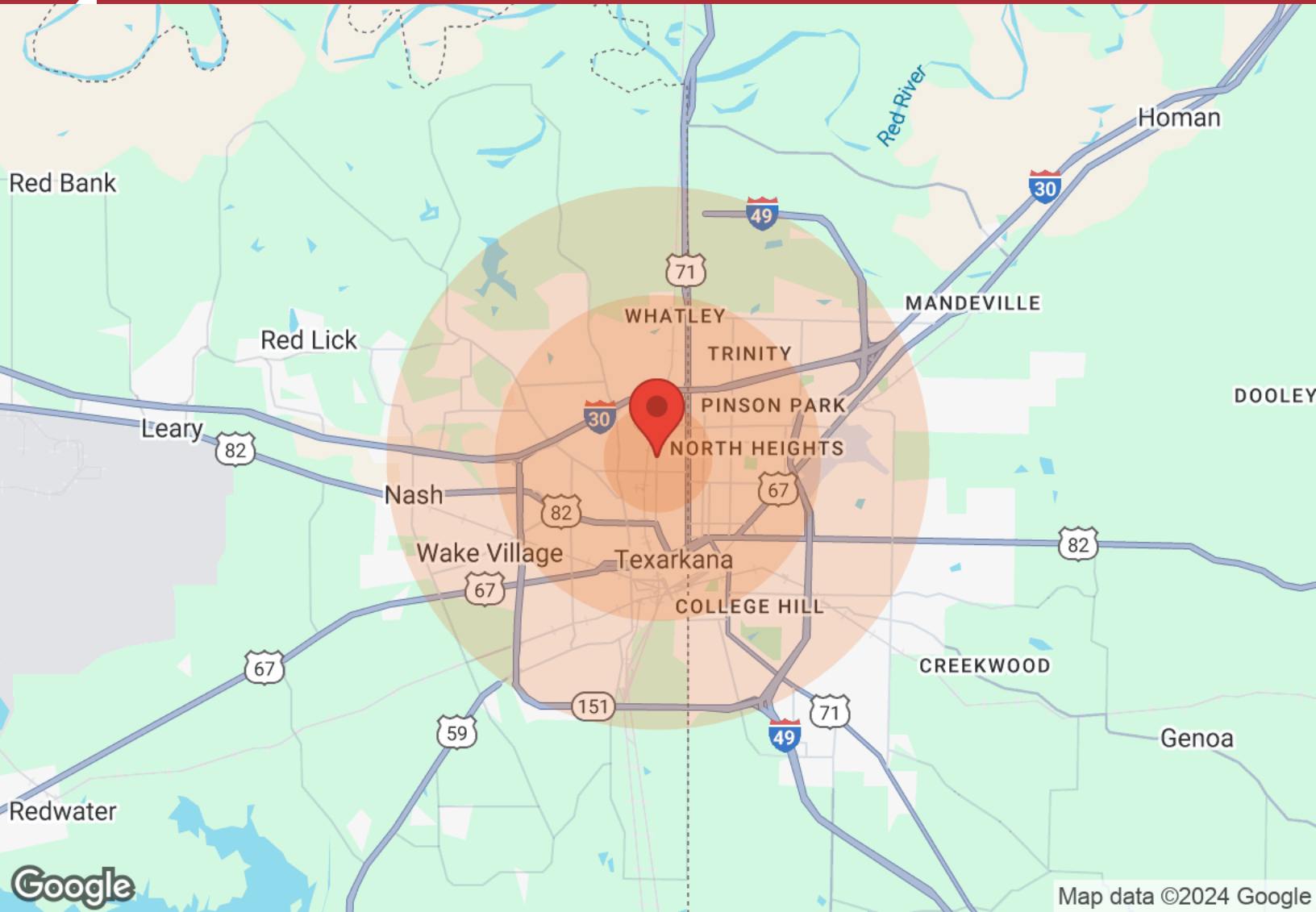
Papa John's Pizza

Dollar General

DEMOGRAPHICS

1,939 sqft office building on Texas Blvd

3606 Texas Boulevard
 Texarkana, TX 75503



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	3,998	19,473	32,249	Median	\$37,911	\$36,652	\$40,643
Female	4,684	21,371	35,088	< \$15,000	683	3,567	5,550
Total Population	8,682	40,844	67,337	\$15,000-\$24,999	424	2,291	3,460
				\$25,000-\$34,999	643	2,001	3,103
Age				\$35,000-\$49,999	648	2,717	4,232
Ages 0-14	2,034	8,608	14,528	\$50,000-\$74,999	656	3,076	5,274
Ages 15-24	1,283	5,652	9,514	\$75,000-\$99,999	274	1,241	2,204
Ages 25-54	3,340	15,973	25,712	\$100,000-\$149,999	61	991	2,119
Ages 55-64	818	4,445	7,434	\$150,000-\$199,999	27	348	705
Ages 65+	1,207	6,166	10,149	> \$200,000	56	237	431
				Housing			
Race				Total Units	3,651	17,537	27,886
White	4,444	22,400	39,822	Occupied	3,267	15,484	25,086
Black	3,588	16,375	24,277	Owner Occupied	1,604	7,600	13,250
Am In/AK Nat	10	30	53	Renter Occupied	1,663	7,884	11,836
Hawaiian	N/A	N/A	N/A	Vacant	384	2,053	2,800
Hispanic	731	2,198	3,330				
Multi-Racial	1,248	3,630	5,698				

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.