



### Property Summary

Price:	\$1,000,000
Lease Rate:	1.00-1.30/SF/MO
Building SF:	21,344
Lot Size:	1.49 Acres
Year Built:	1972

### Property Overview

Texas Blvd. Office Center provides a great location as well as multiple office options for your distinct needs. The office center consists of three office buildings in the approximate geographic center of Texarkana, TX & Texarkana, AR. Offices are leased with all bills paid and janitorial service twice per week. Offices have been freshly painted inside and out and are ready to fit your needs!

### Location Overview

Located in the approximate geographic center of Texarkana, TX & Texarkana, AR

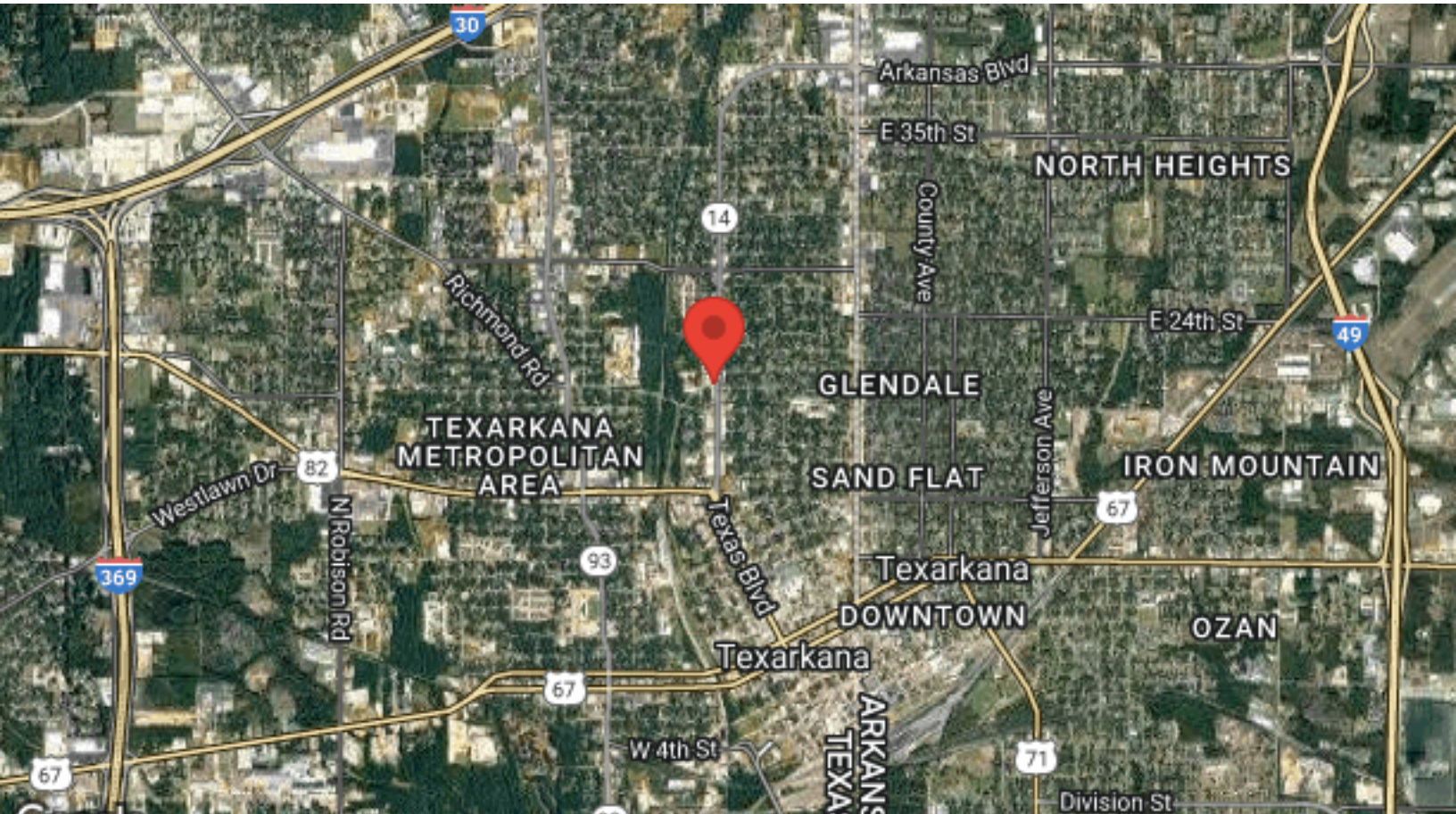
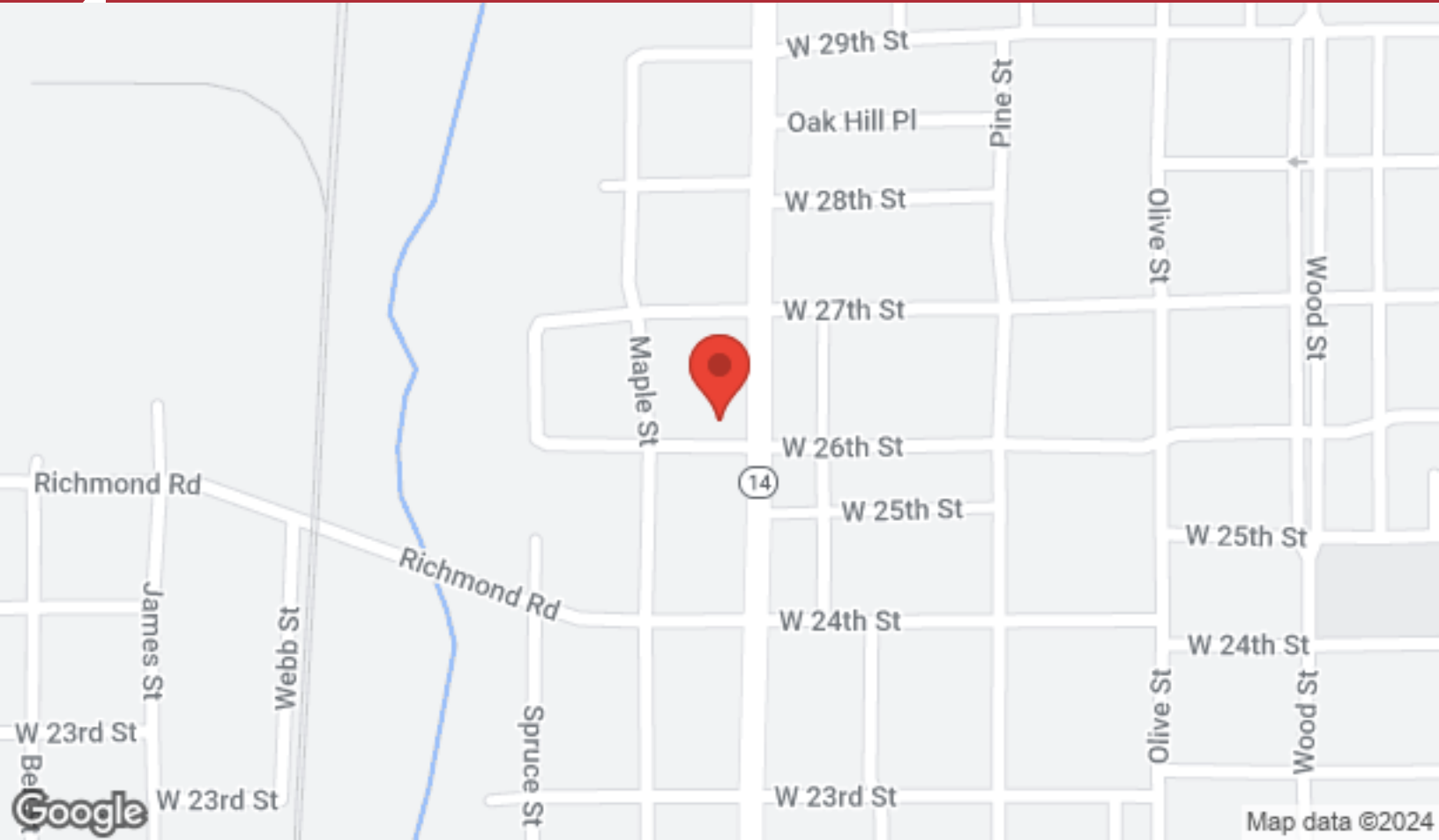




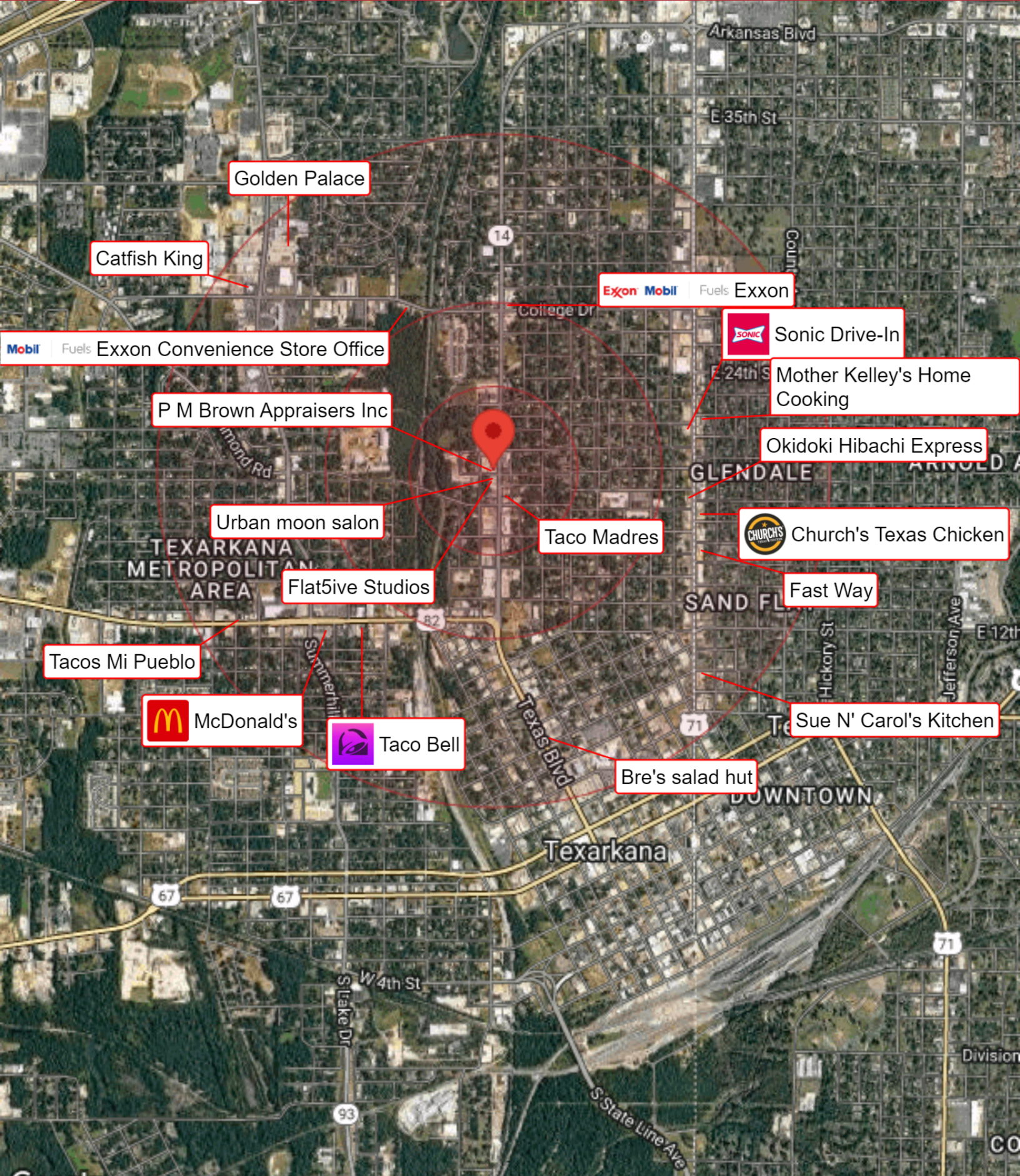










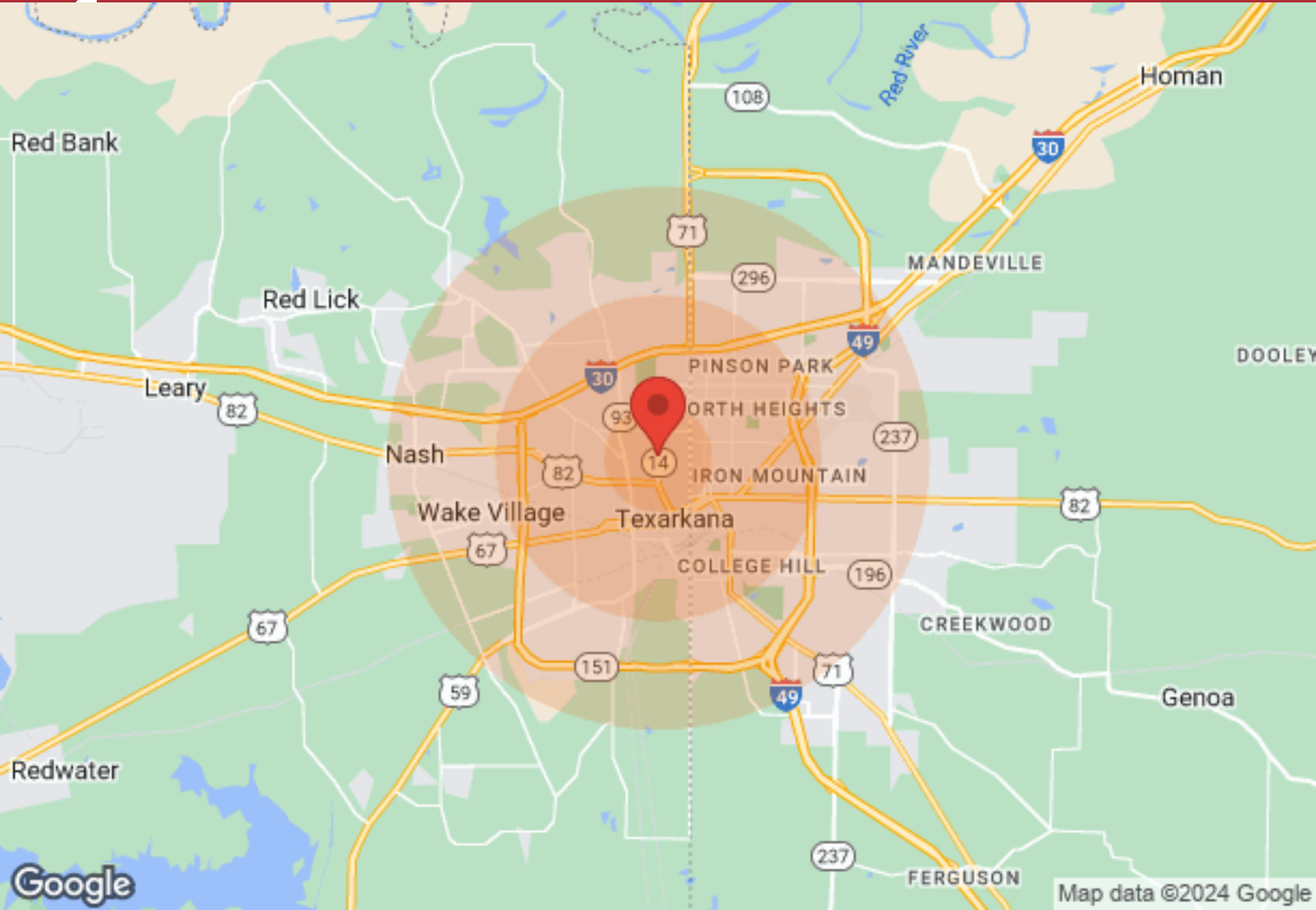




DEMOGRAPHICS

Office property in Texarkana, TX

2601-2605 Texas Blvd  
Texarkana, TX 75503



Population	1 Mile	3 Miles	5 Miles
Male	3,783	21,164	34,589
Female	4,301	23,506	36,021
Total Population	8,084	44,670	70,610
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,020	9,874	14,818
Ages 15-24	1,296	6,343	9,738
Ages 25-54	3,296	17,128	27,376
Ages 55-64	778	4,671	7,980
Ages 65+	694	6,654	10,698
Race	1 Mile	3 Miles	5 Miles
White	3,164	23,141	41,461
Black	4,209	19,292	25,624
Am In/AK Nat	10	35	87
Hawaiian	N/A	N/A	N/A
Hispanic	807	2,421	3,897
Multi-Racial	1,382	4,000	6,214

Income	1 Mile	3 Miles	5 Miles
Median	\$38,894	\$34,796	\$39,877
< \$15,000	672	4,151	5,745
\$15,000-\$24,999	466	2,704	3,764
\$25,000-\$34,999	563	2,137	3,055
\$35,000-\$49,999	512	2,985	4,405
\$50,000-\$74,999	542	3,270	5,285
\$75,000-\$99,999	310	1,246	2,302
\$100,000-\$149,999	105	950	2,117
\$150,000-\$199,999	31	290	613
> \$200,000	17	196	368

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,623	19,070	28,858
Occupied	3,140	16,837	25,923
Owner Occupied	1,528	8,028	13,859
Renter Occupied	1,612	8,809	12,064
Vacant	483	2,233	2,935

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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