



Property Summary

Building SF:	3,071
Lot Size:	0.26 Acres
Price:	\$199,000

Property Overview

Prime commercial opportunity! Located on North State Line Avenue, this approximately 3,071 square foot office building offers unbeatable visibility in Texarkana, TX/AR. Positioned amidst a vibrant hub, neighboring businesses include Kawasaki of Texarkana, Advance Auto Parts, Sue N' Carol's Kitchen, Texar Mart, and the Texarkana Chamber of Commerce. Don't miss your chance to establish your presence on one of the most traveled roads in the area!

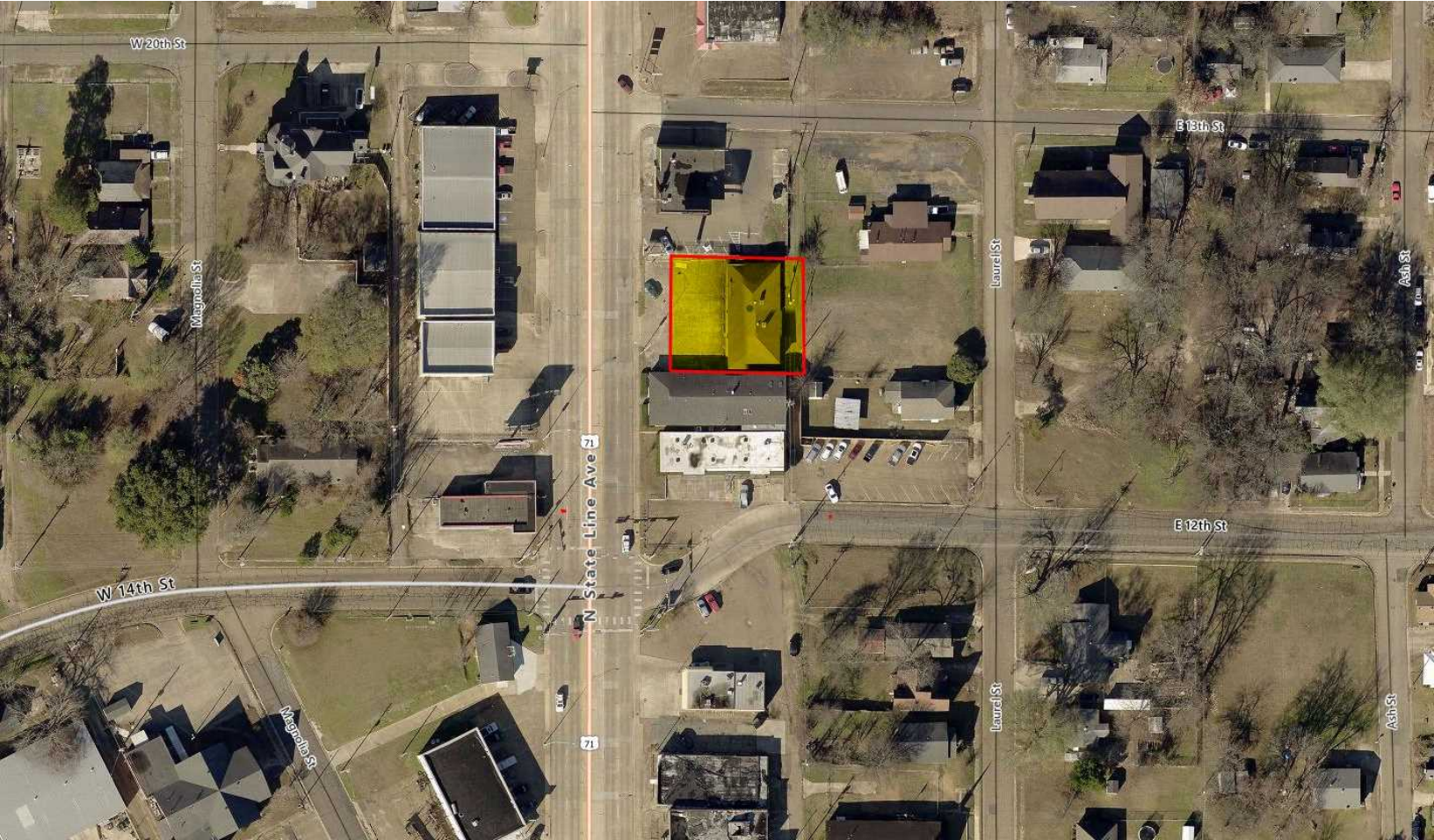
Location Overview

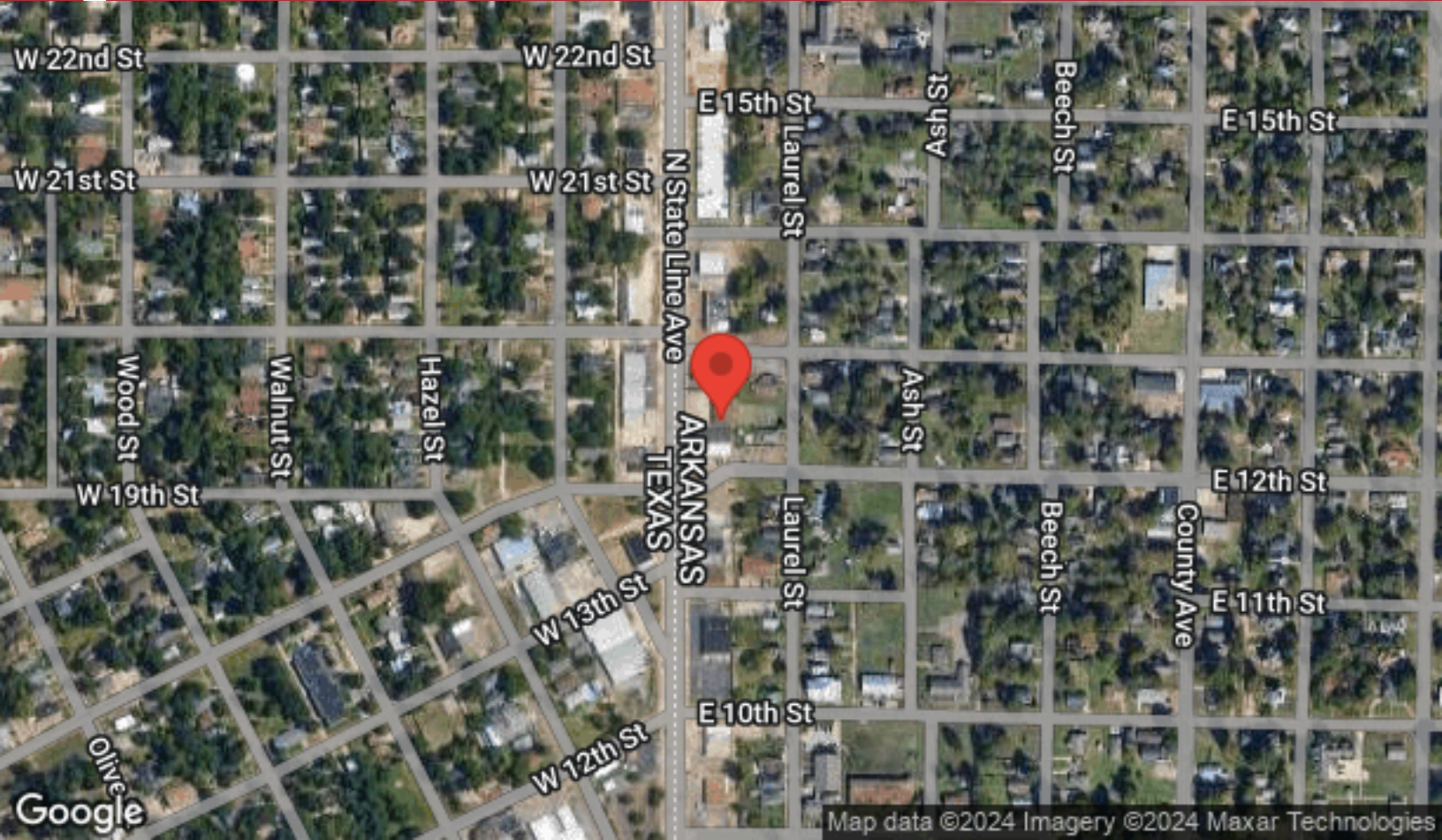
Located on North State Line Avenue directly across from Texar Mart.

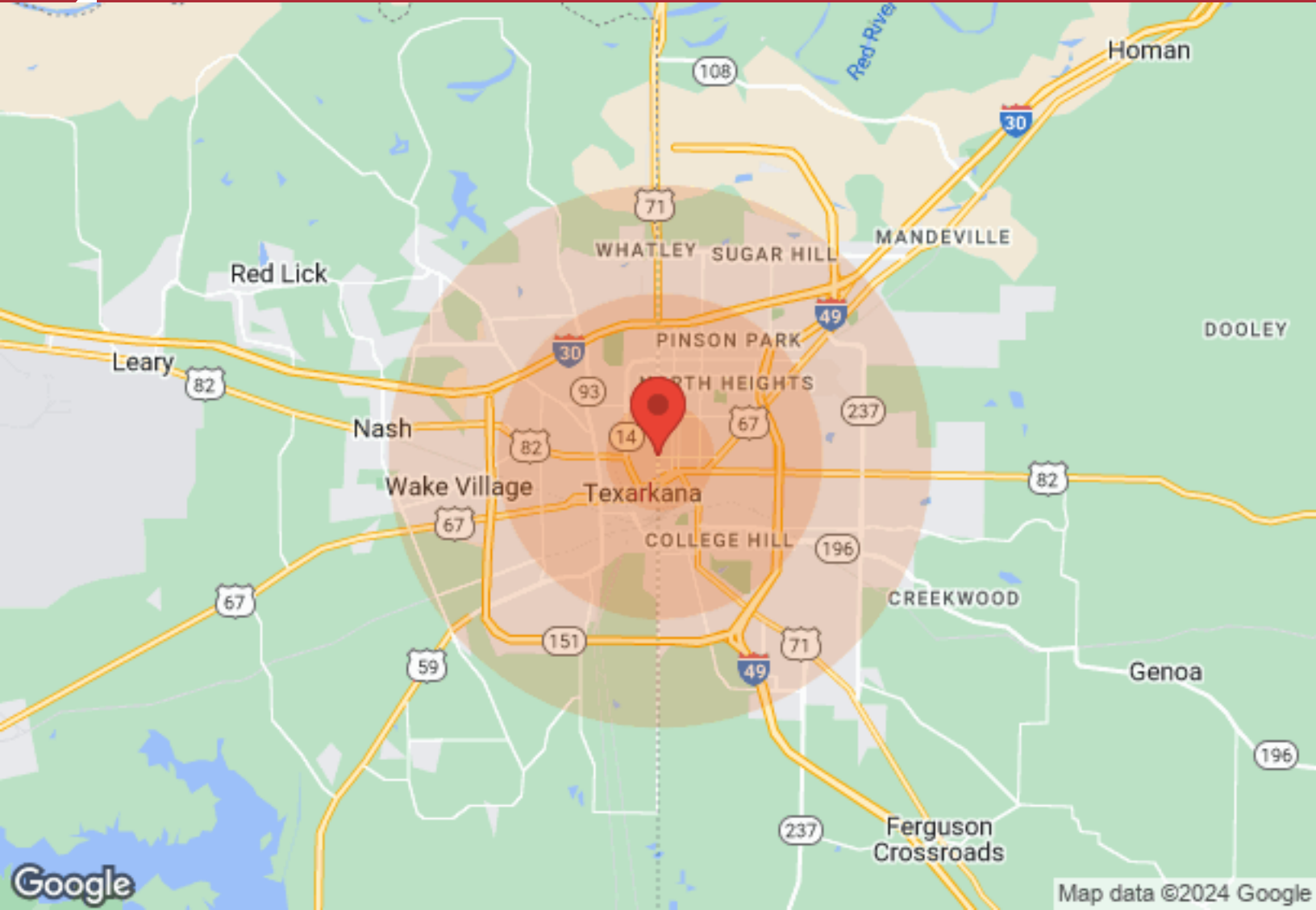












Population	1 Mile	3 Miles	5 Miles
Male	3,236	20,131	33,018
Female	3,590	22,278	34,448
Total Population	6,826	42,409	67,466

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,458	9,575	14,253
Ages 15-24	911	6,022	9,325
Ages 25-54	2,851	16,398	26,152
Ages 55-64	747	4,305	7,515
Ages 65+	859	6,109	10,221

Race	1 Mile	3 Miles	5 Miles
White	3,863	20,267	39,021
Black	2,584	20,113	25,023
Am In/AK Nat	9	39	86
Hawaiian	N/A	N/A	N/A
Hispanic	453	2,284	3,746
Multi-Racial	722	3,760	6,026

Income	1 Mile	3 Miles	5 Miles
Median	\$31,018	\$30,250	\$39,877
< \$15,000	485	4,378	5,569
\$15,000-\$24,999	436	2,696	3,707
\$25,000-\$34,999	505	2,005	2,980
\$35,000-\$49,999	261	2,762	4,294
\$50,000-\$74,999	467	2,936	4,975
\$75,000-\$99,999	236	1,021	2,120
\$100,000-\$149,999	98	759	1,894
\$150,000-\$199,999	13	216	561
> \$200,000	13	131	323

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,075	18,239	27,678
Occupied	2,623	16,020	24,793
Owner Occupied	1,297	7,379	13,028
Renter Occupied	1,326	8,641	11,765
Vacant	452	2,219	2,885

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