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**Property Summary**

Lot Size:	0.45 Acres
Price:	\$195,000

**Property Overview**

Prime Commercial Lot off Richmond Road

Discover a golden opportunity to invest in this vacant land strategically located in a high-traffic area off Richmond Road. With its enviable location, this property offers exceptional visibility!

**Location Overview**

Located off Richmond Rd. next door to Ironwood Grill.



# ArcGIS Web Map



AM

Municipal Boundaries

Street Centerline

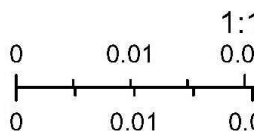
Collector

Texarkana, TX

Major Arterial

Local

Point

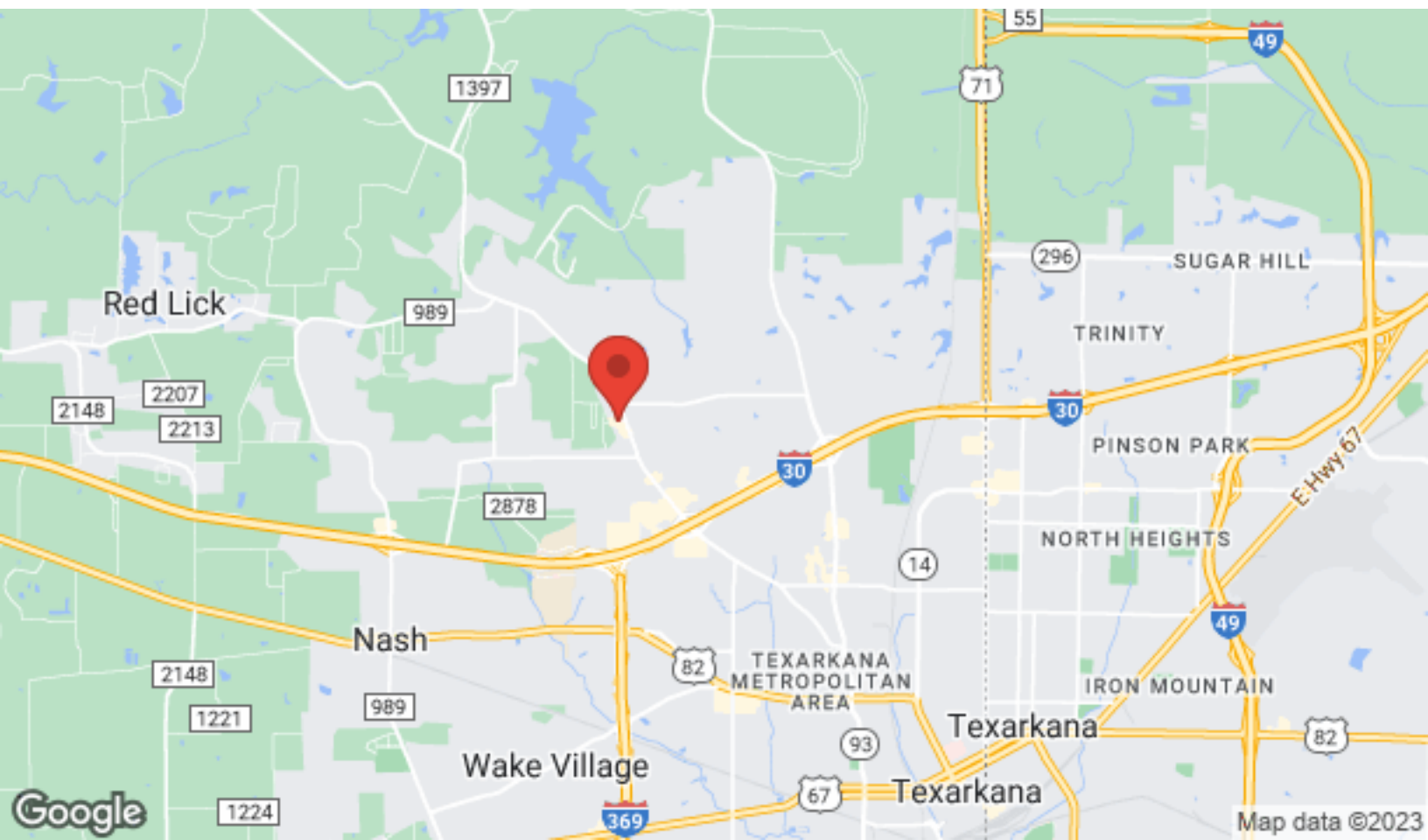


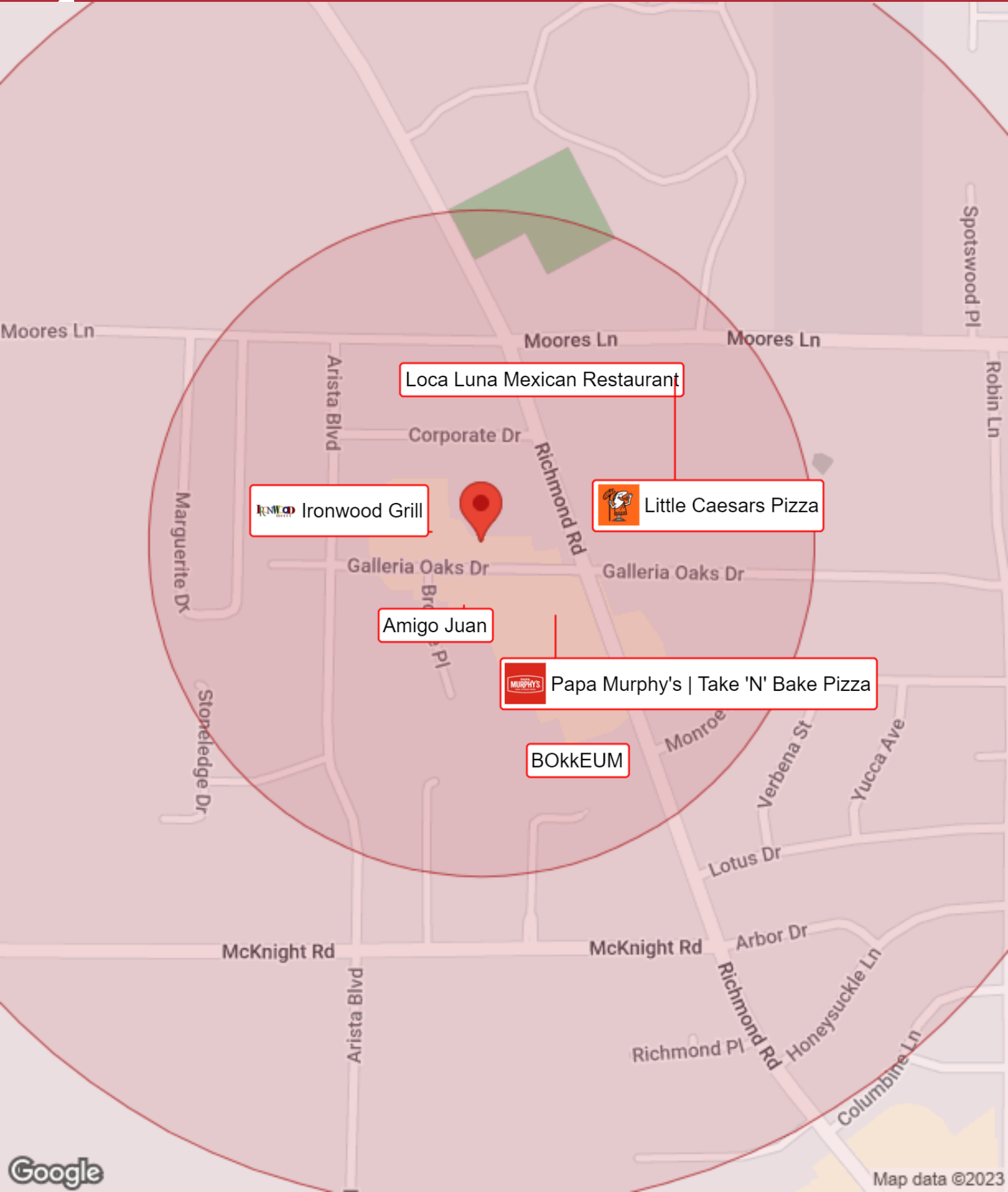
Esri Community Maps Contributors, City of Texarkana, Texas Parks & Wildlife, © OpenStreetMap














 Ironwood Grill

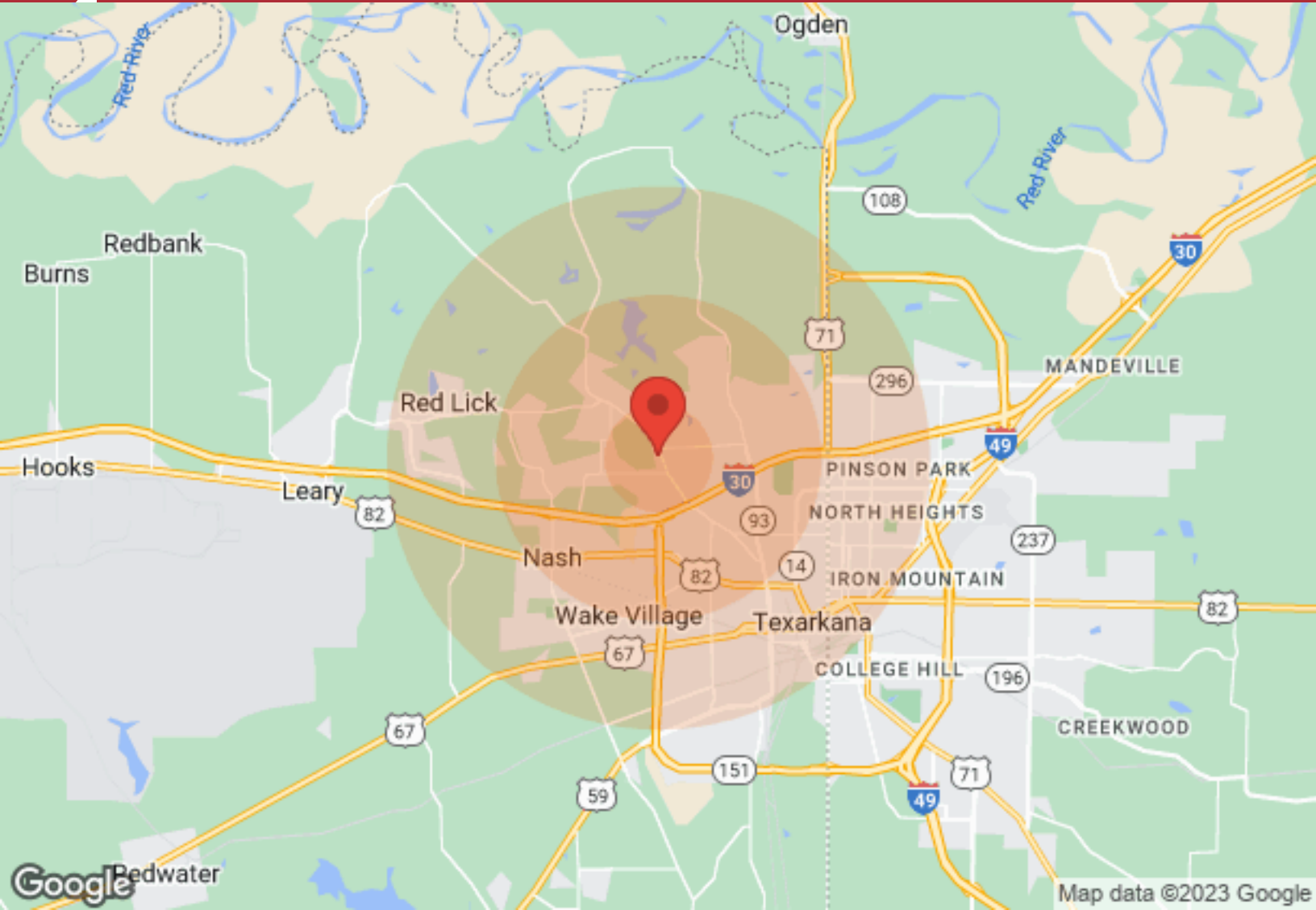
Loca Luna Mexican Restaurant

 Little Caesars Pizza

Amigo Juan

 Papa Murphy's | Take 'N' Bake Pizza

BOKKEUM



Population	1 Mile	3 Miles	5 Miles
Male	1,063	13,394	29,351
Female	1,245	14,891	32,036
Total Population	2,308	28,285	61,387

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	430	5,775	12,998
Ages 15-24	312	4,018	8,774
Ages 25-54	846	10,755	23,557
Ages 55-64	290	3,324	6,954
Ages 65+	430	4,413	9,104

Race	1 Mile	3 Miles	5 Miles
White	1,966	18,919	38,599
Black	215	7,657	19,516
Am In/AK Nat	N/A	23	58
Hawaiian	N/A	N/A	N/A
Hispanic	136	1,751	3,485
Multi-Racial	152	2,890	5,792

Income	1 Mile	3 Miles	5 Miles
Median	\$60,512	\$50,732	\$42,427
< \$15,000	233	1,883	4,261
\$15,000-\$24,999	58	1,174	2,931
\$25,000-\$34,999	72	1,234	2,852
\$35,000-\$49,999	46	1,875	3,867
\$50,000-\$74,999	363	2,370	4,716
\$75,000-\$99,999	123	1,176	2,212
\$100,000-\$149,999	114	1,177	2,194
\$150,000-\$199,999	14	426	650
> \$200,000	N/A	327	658

Housing	1 Mile	3 Miles	5 Miles
Total Units	924	11,280	25,323
Occupied	883	10,283	22,870
Owner Occupied	467	5,787	13,106
Renter Occupied	416	4,496	9,764
Vacant	41	997	2,453

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