

3701 – 3723 MALL DR, TEXARKANA, TX 75501

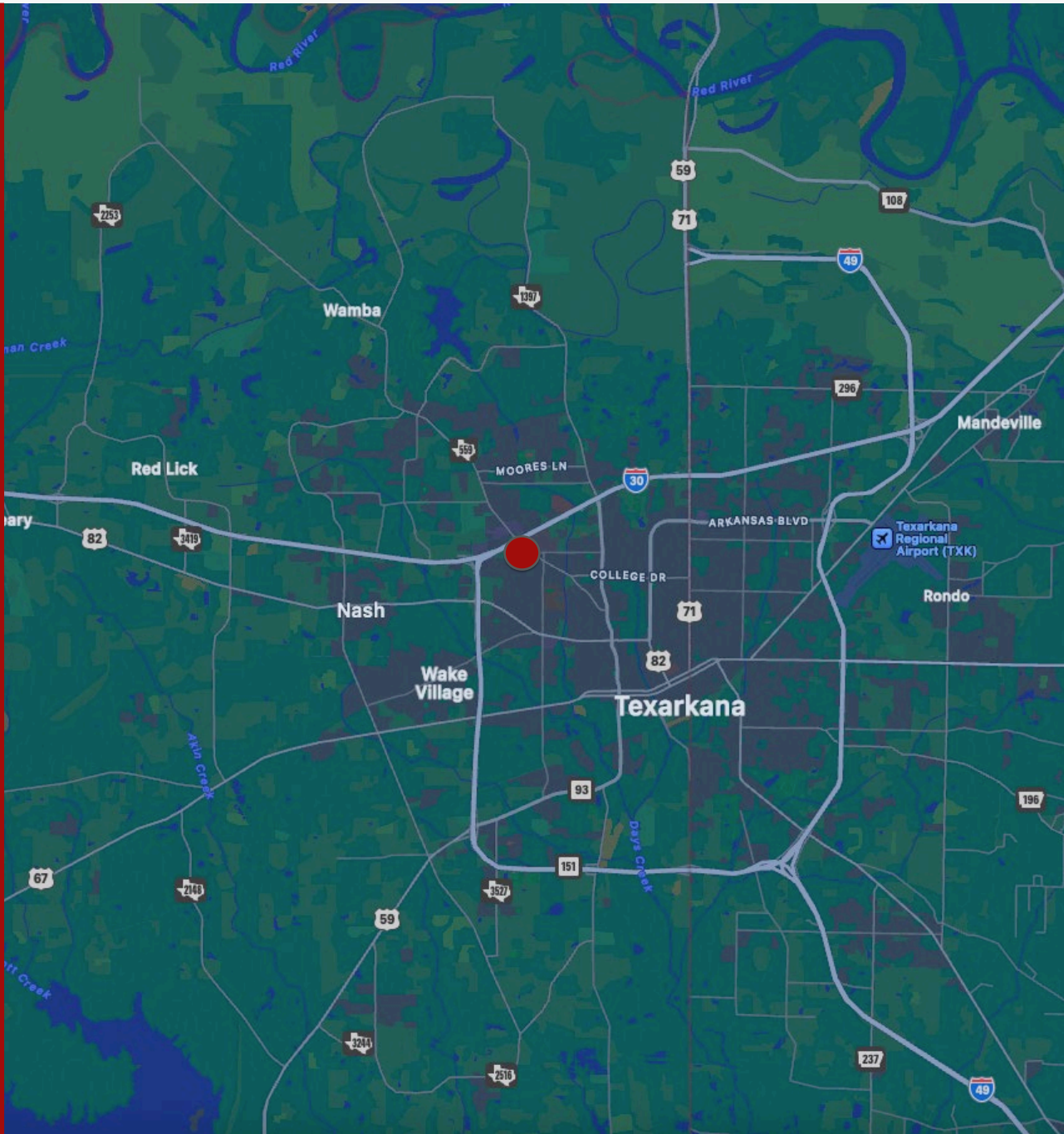
ALEXANDER CENTER

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CENTER
ALEXANDER
CENTER



SUMMARY

HIGHLIGHTS

- EXCELLENT VISIBILITY
- CONSISTENT DAYTIME TRAFFIC
- EASY ACCESS
- SIGNALIZED INTERSECTION
- SITUATED IN THE MIDDLE OF A LARGE SHOPPING AREA

DESCRIPTION

SIZE	19,032 SF RETAIL CENTER ON 62,726 SF LAND
BUILT	1987
PARKING	65 SPACES
ADDT'L	MULTIPLE CURB-CUTS

NOTABLE CO-TENANTS

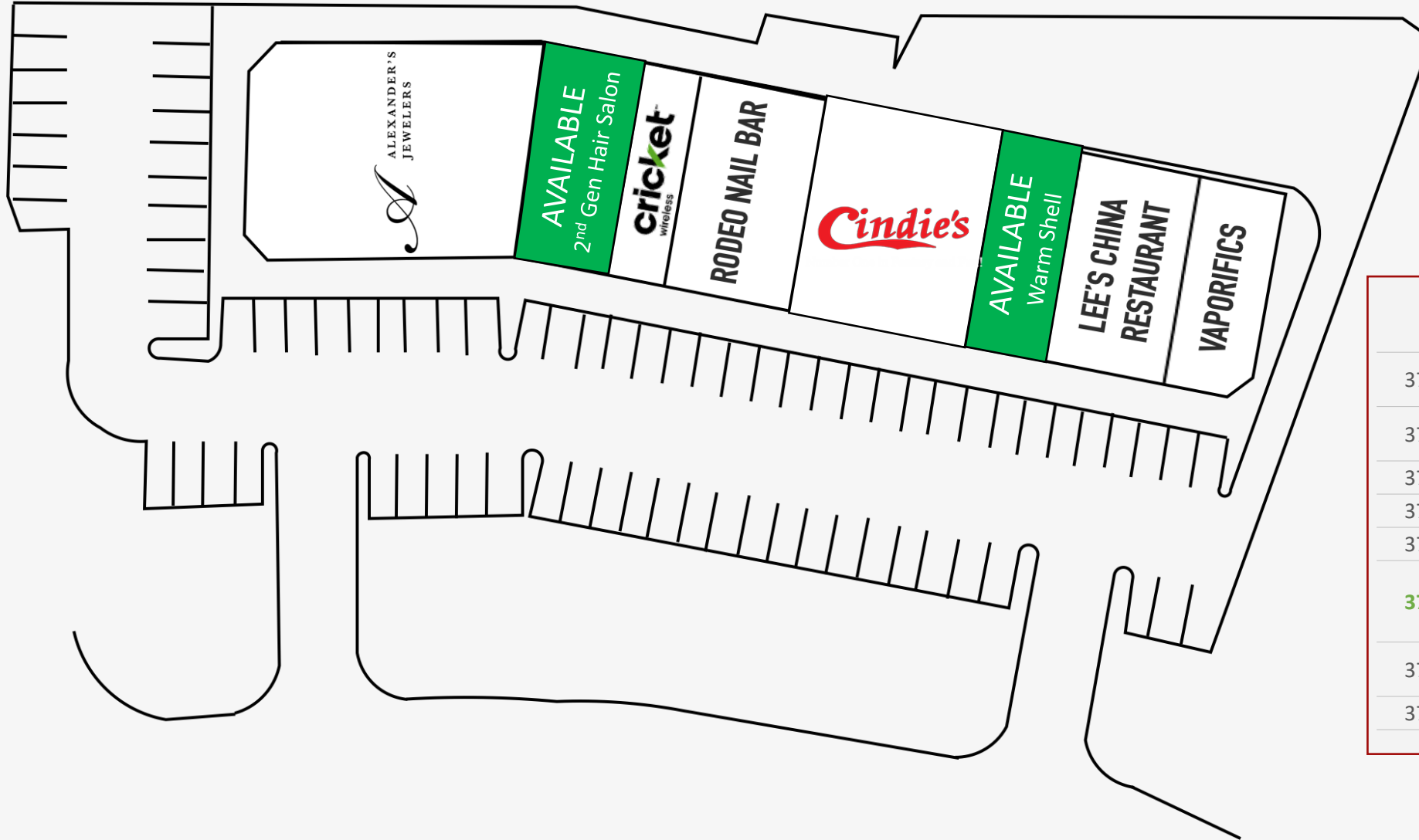


ALEXANDER'S
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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.



SITE PLAN



TENANT KEY

#	Tenant	SF
3701	Alexander's Jewelers	3,600
3703	AVAILABLE 2ND Gen Hair Salon	2,000
3705	Cricket	1,200
3707	Rodeo Nail Bar	2,290
3711	Cindie's	3,000
3715	AVAILABLE Warm Shell (Utilities, HVAC)	1,425
3717	Lee's China Restaurant	2,400
3721	Vaporifics	1,400

DEMOGRAPHICS

Population	1 MI	3 MI	5 MI
2022 Population	4,832	42,930	76,403
2027 Population	4,798	42,876	76,243
Est. 5yr Growth	0.1%	0.1%	0.1%
Average Age	34.7	36.7	37.6

2019 Population by Race

White	2,692	25,748	44,922
Black	1,845	14,754	27,546
Am. Indian & Alaskan	33	415	759
Asian	122	806	1,102
Hawaiian & Pacific Island	6	42	88
Hispanic Origin	406	3,565	5,754

Households

2022 Total Households	2,129	17,314	30,005
HH Growth 2022-2027	0.1%	0.1%	0.1%
Median Household Inc	\$38,376	\$47,947	\$44,948
Avg Household Inc	\$52,982	\$66,193	\$64,423
Avg Household Size	2.3	2.4	2.4
Avg Household Vehicles	1.00	2.00	2.00

Housing

Median Home Value	\$126,316	\$140,646	\$131,039
Median Year Built	1972	1974	1973

Employment

Daytime Employment	10,063	31,730	46,975
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EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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