



**Property Summary**

Lot Size:	1.23 Acres
Price:	\$69,900
Zoning:	C

**Property Overview**

Commercial property located on South Lake Drive in Texarkana, TX, offering approximately 1.23 acres with direct road frontage. This highly visible and well-traveled area is ideal for various commercial development opportunities. With convenient access to major thoroughfares and high traffic exposure, it's a perfect location for businesses looking to establish a presence in the area!

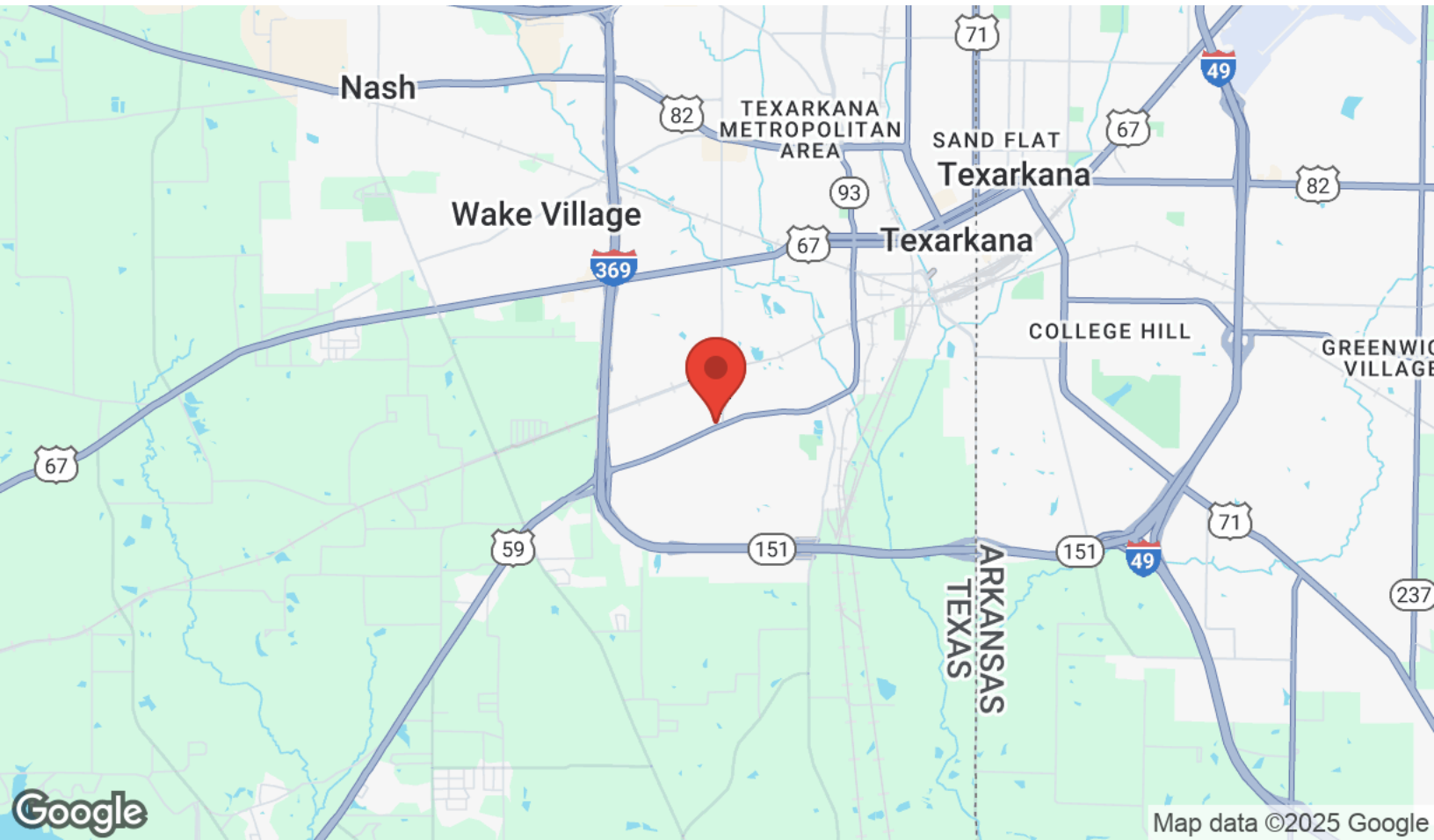
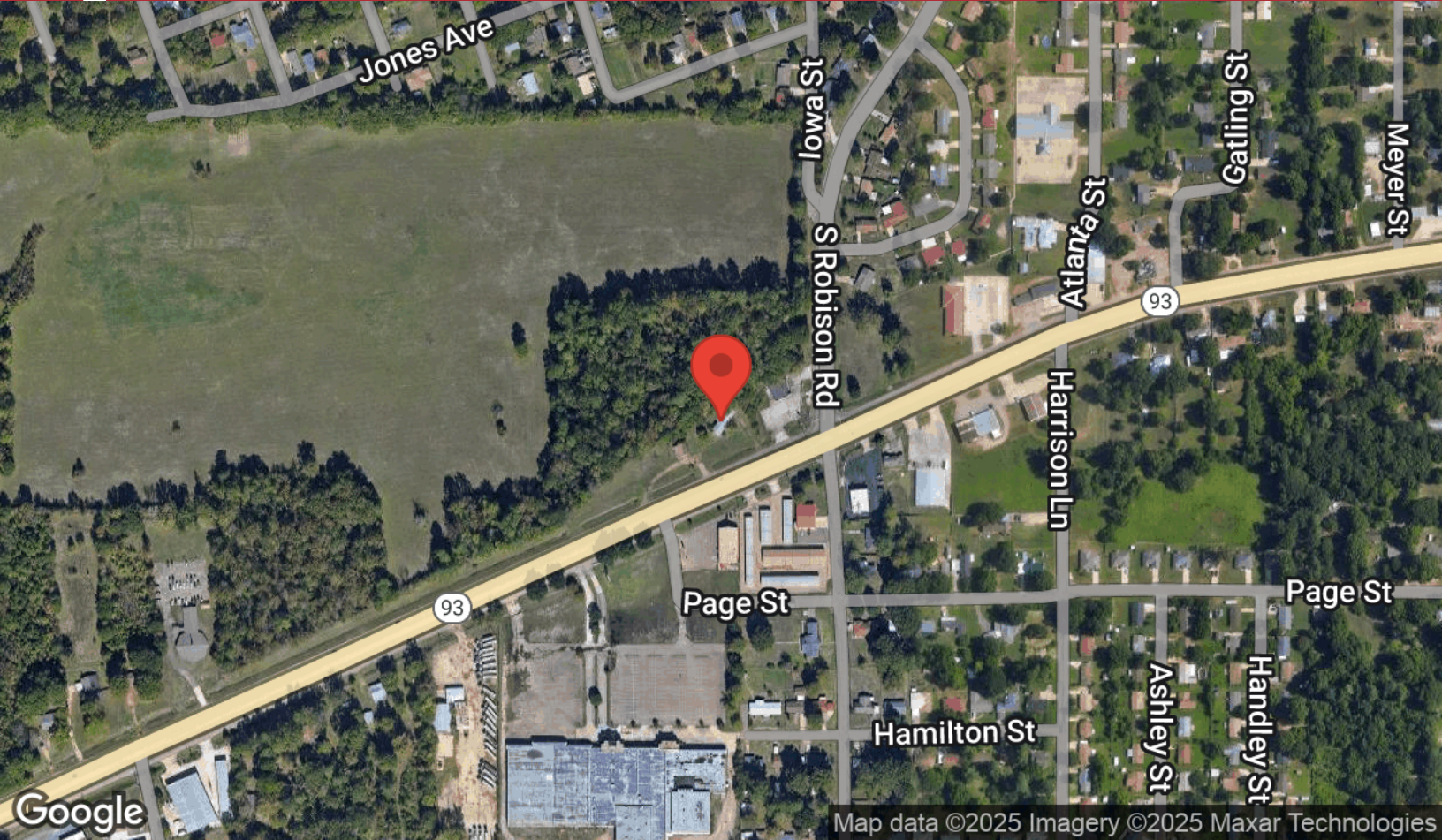
**Location Overview**

Located at the intersection of South Lake Drive and Robison Road across from U-Store-It.







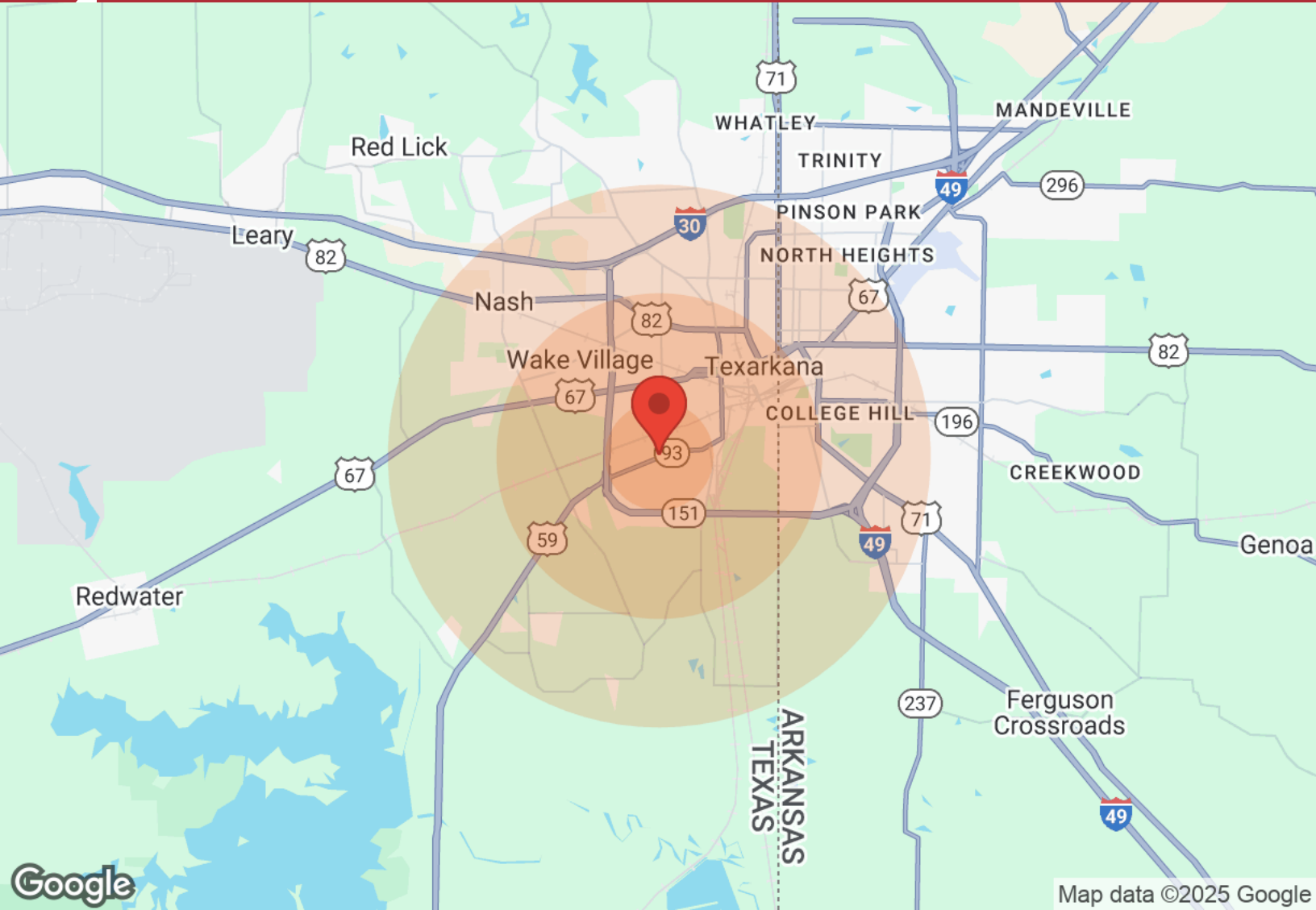






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Population	1 Mile	3 Miles	5 Miles
Male	1,645	13,110	30,396
Female	1,850	12,310	31,781
Total Population	3,495	25,420	62,177

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	883	5,282	13,352
Ages 15-24	596	3,592	8,717
Ages 25-54	1,258	10,267	24,233
Ages 55-64	346	2,840	6,818
Ages 65+	412	3,439	9,057

Race	1 Mile	3 Miles	5 Miles
White	1,230	12,574	34,682
Black	2,102	11,388	23,966
Am In/AK Nat	N/A	55	100
Hawaiian	N/A	N/A	N/A
Hispanic	203	1,921	4,090
Multi-Racial	326	2,730	6,432

Income	1 Mile	3 Miles	5 Miles
Median	\$29,281	\$29,281	\$35,145
< \$15,000	474	2,370	5,455
\$15,000-\$24,999	219	1,514	3,591
\$25,000-\$34,999	196	895	2,898
\$35,000-\$49,999	169	1,443	3,995
\$50,000-\$74,999	206	1,404	4,443
\$75,000-\$99,999	69	604	1,741
\$100,000-\$149,999	44	366	1,335
\$150,000-\$199,999	19	128	352
> \$200,000	N/A	32	176

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,390	9,795	25,953
Occupied	1,244	8,544	23,059
Owner Occupied	602	4,531	12,264
Renter Occupied	642	4,013	10,795
Vacant	146	1,251	2,894

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