



**Property Summary**

Lot Size: 0.52 Acres  
 Price: \$125,000  
 Zoning: C

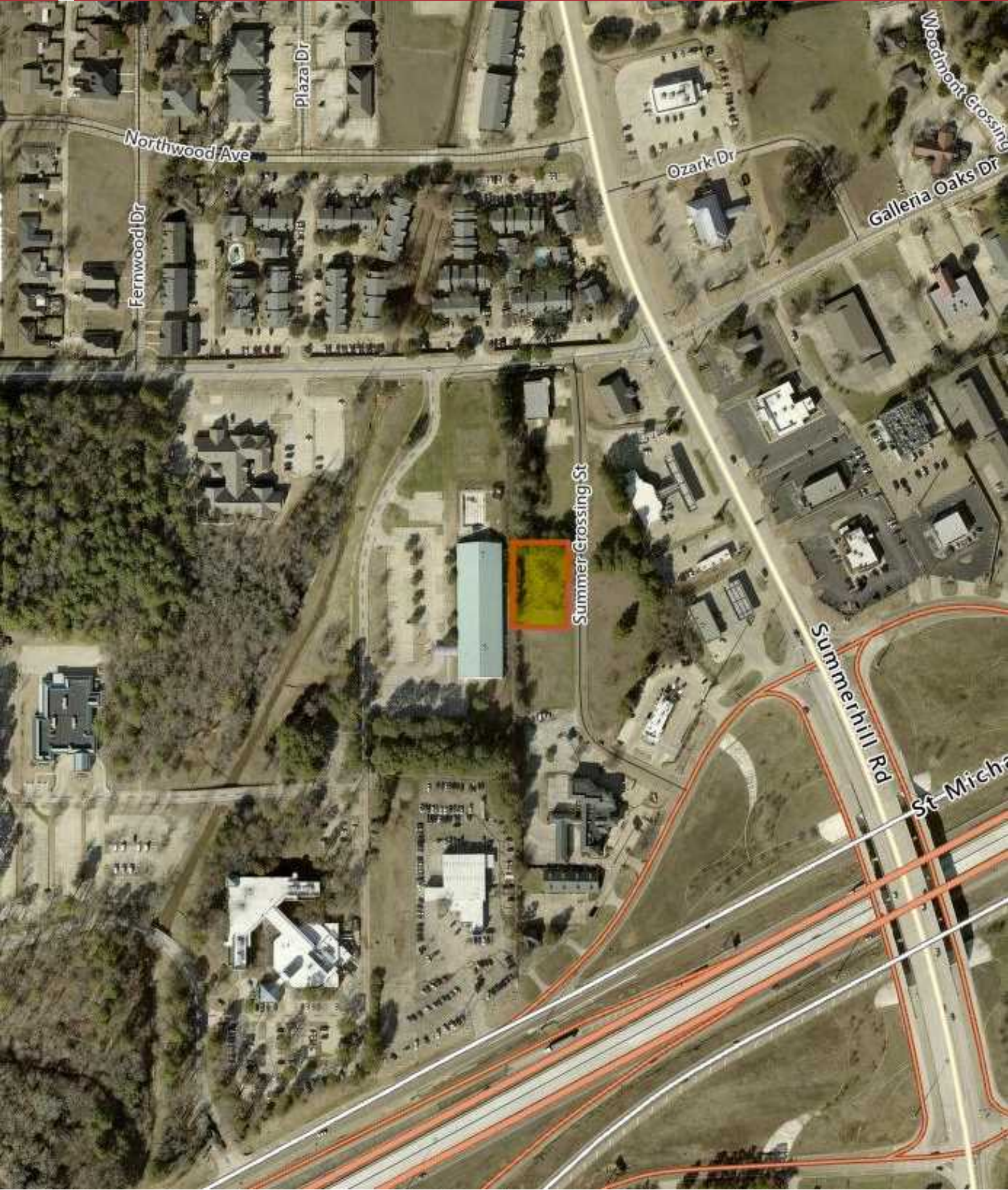
**Property Overview**

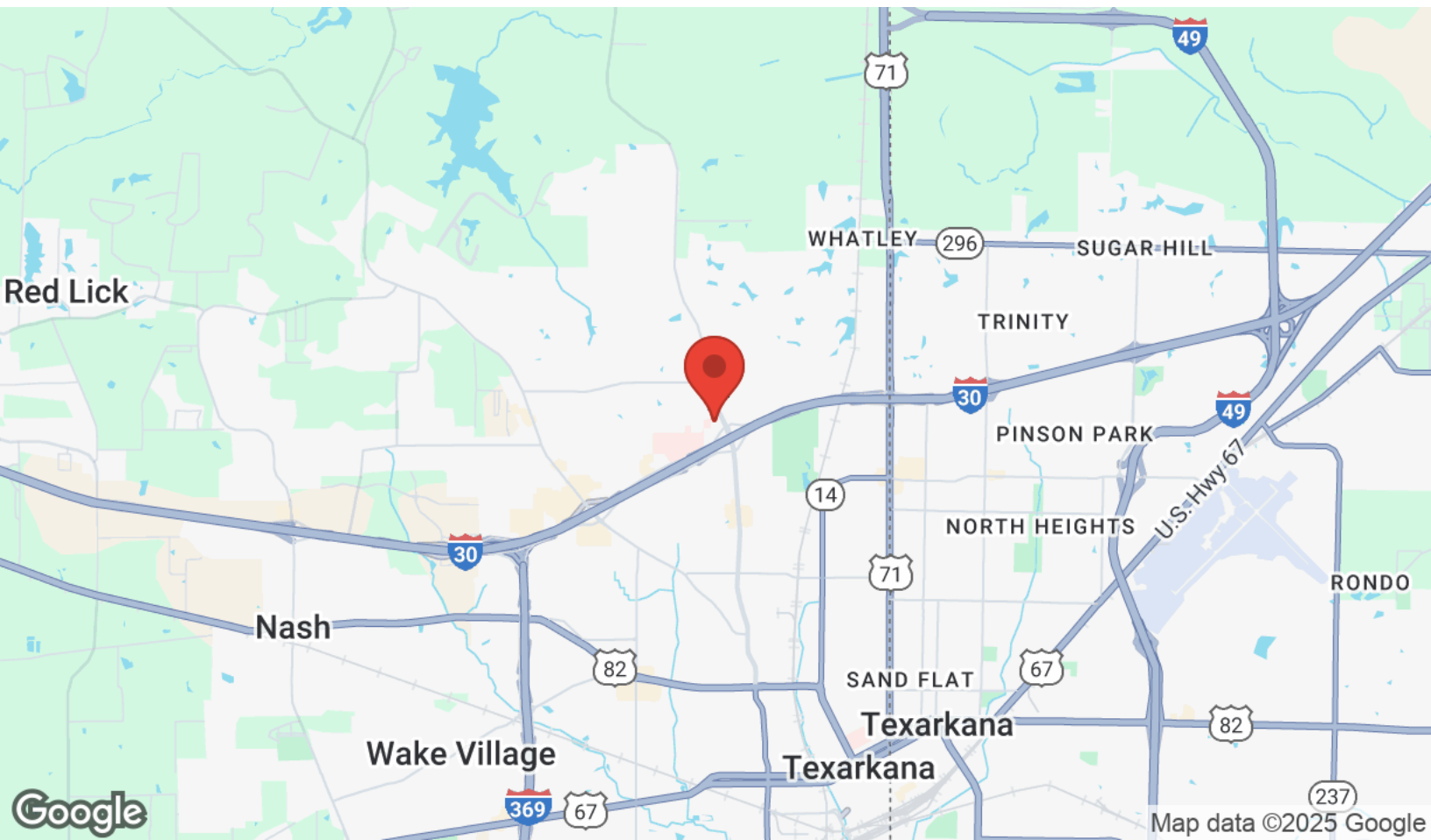
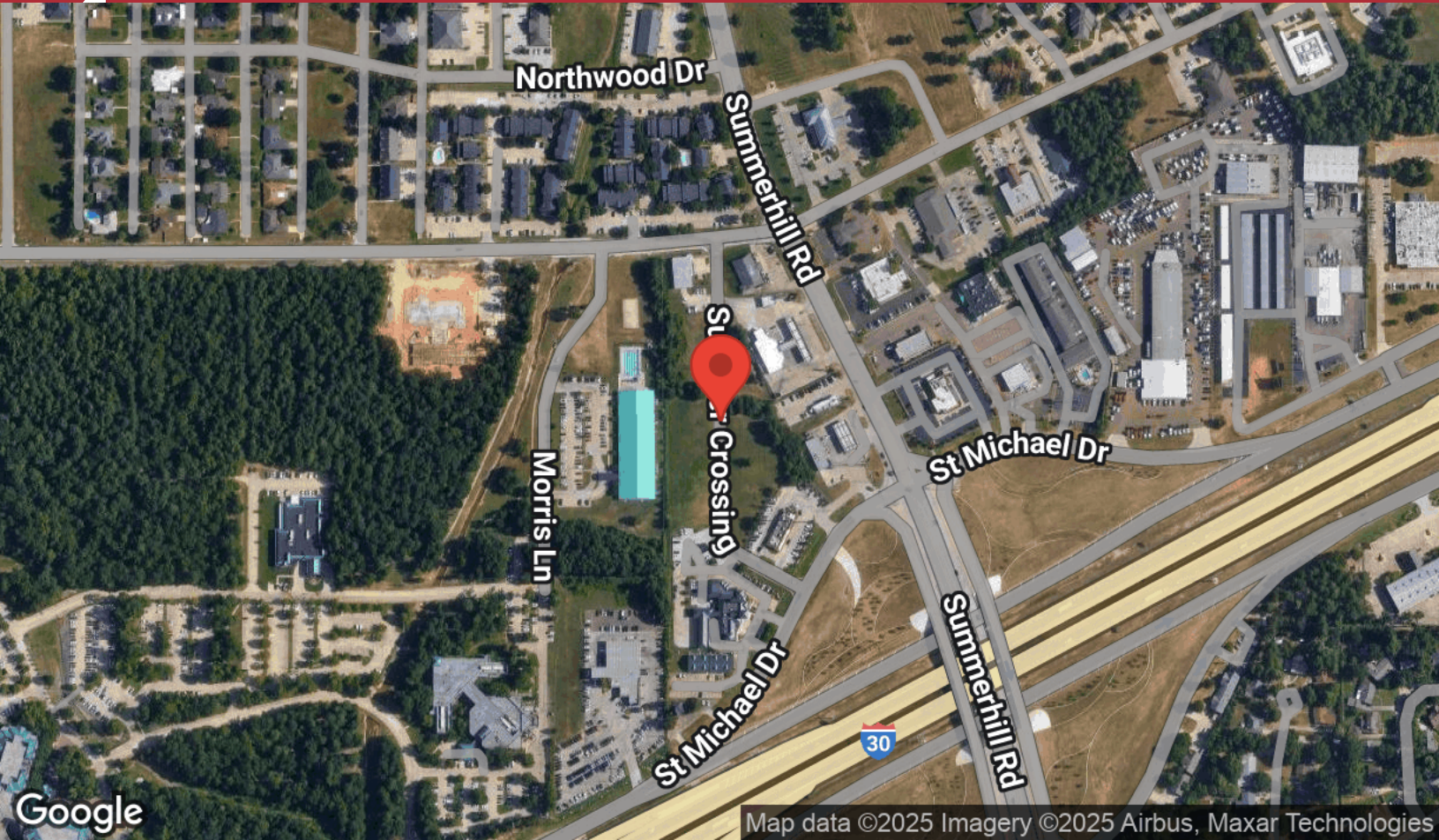
Prime 0.52-Acre Commercial Lot in Texarkana, TX.

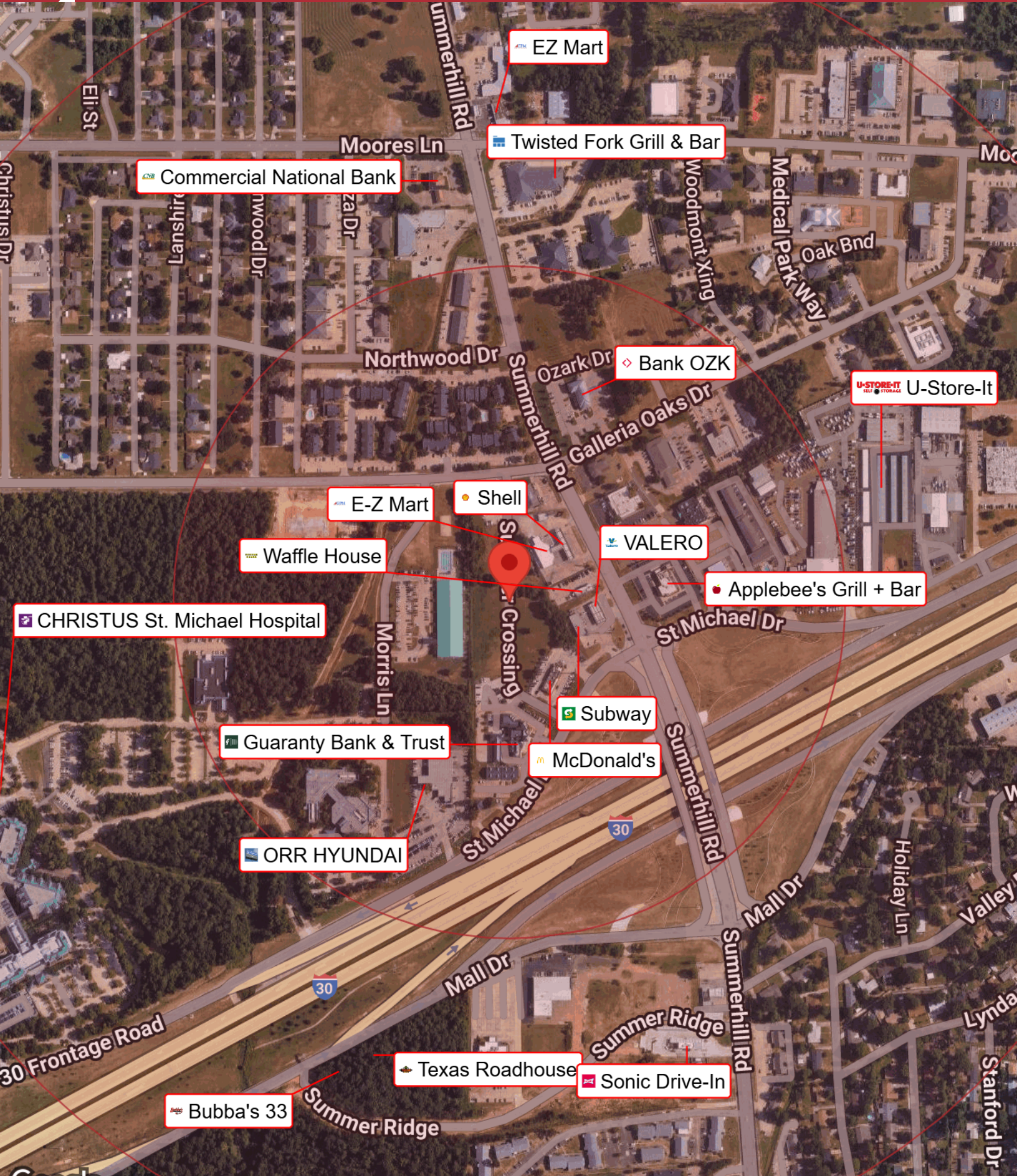
Located directly on Summer Crossing, this approximately 0.52-acre property offers an excellent opportunity for commercial development. Positioned between Christus St. Michael Outpatient Rehabilitation Center and national brands like McDonald's, Valero, Shell/E-Z Mart, and Waffle House, the site boasts great visibility and accessibility. Summer Crossing connects directly to both St. Michael Drive and Galleria Oaks Drive—offering seamless access to I-30, Christus St. Michael Hospital, Sam’s Club, Home Depot, Walmart Neighborhood Market, and more.

**Location Overview**

Located on Summer Crossing directly next to the Christus St. Michael Outpatient Rehabilitation Center in Texarkana, TX.







Commercial National Bank

EZ Mart

Twisted Fork Grill & Bar

Bank OZK

U-Store-It

E-Z Mart

Shell

VALERO

Applebee's Grill + Bar

Waffle House

CHRISTUS St. Michael Hospital

Subway

Guaranty Bank & Trust

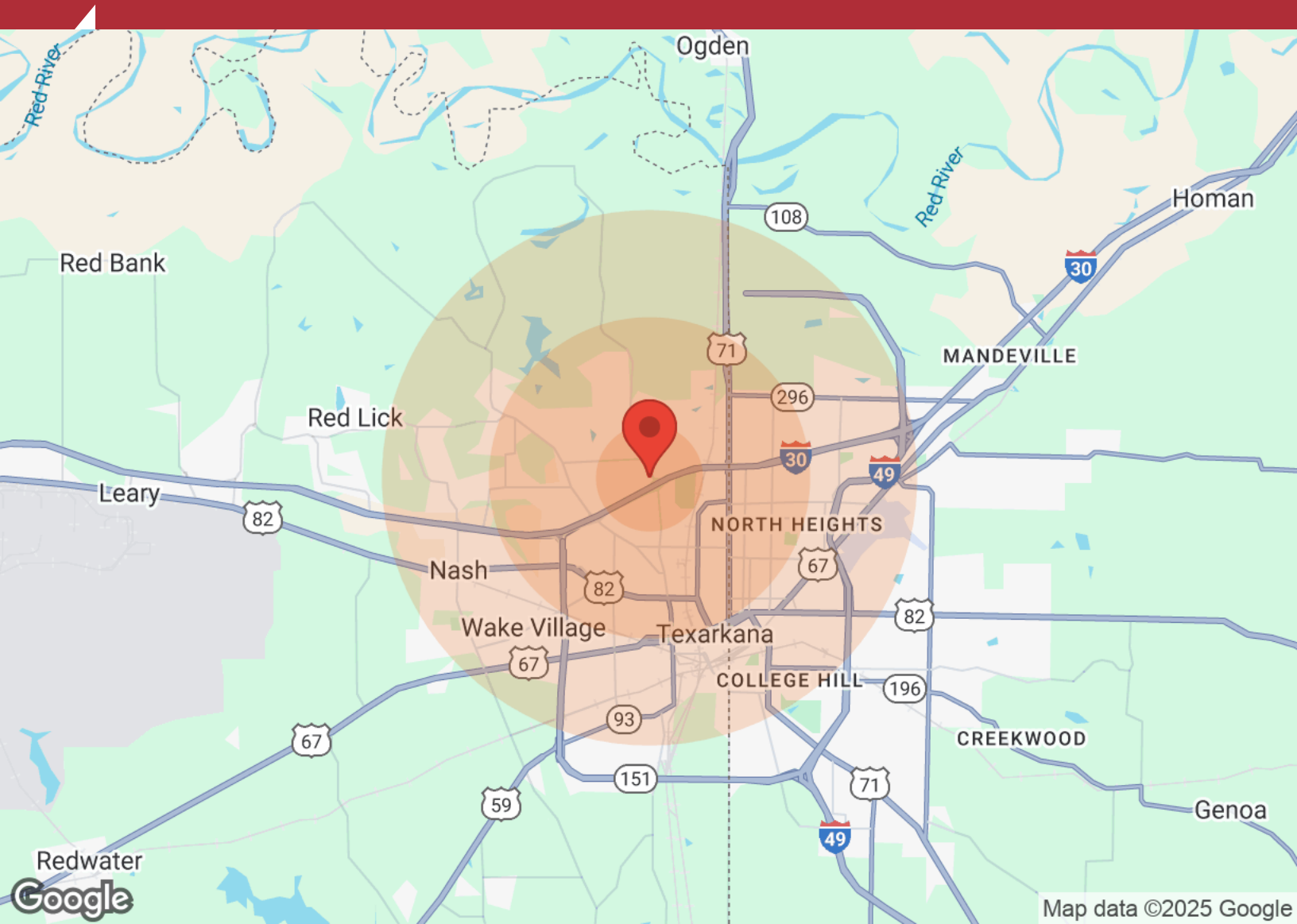
McDonald's

ORR HYUNDAI

Texas Roadhouse

Sonic Drive-In

Bubba's 33



Population	1 Mile	3 Miles	5 Miles
Male	2,428	17,422	30,932
Female	2,691	19,988	33,711
Total Population	5,119	37,410	64,643

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	987	7,972	13,899
Ages 15-24	686	5,270	9,174
Ages 25-54	1,868	14,320	24,769
Ages 55-64	654	4,237	7,125
Ages 65+	924	5,611	9,676

Race	1 Mile	3 Miles	5 Miles
White	3,627	22,544	38,148
Black	1,139	12,814	23,207
Am In/AK Nat	3	24	55
Hawaiian	N/A	N/A	N/A
Hispanic	282	2,102	3,413
Multi-Racial	490	3,566	5,794

Income	1 Mile	3 Miles	5 Miles
Median	\$59,284	\$44,114	\$40,643
< \$15,000	250	2,852	5,305
\$15,000-\$24,999	264	1,965	3,230
\$25,000-\$34,999	222	2,031	3,052
\$35,000-\$49,999	395	2,629	4,140
\$50,000-\$74,999	530	3,006	5,063
\$75,000-\$99,999	247	1,380	2,124
\$100,000-\$149,999	258	1,156	2,080
\$150,000-\$199,999	52	355	693
> \$200,000	38	269	411

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,004	16,115	26,823
Occupied	1,898	14,388	24,107
Owner Occupied	950	7,415	12,585
Renter Occupied	948	6,973	11,522
Vacant	106	1,727	2,716

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