



Property Summary

| | |
|--------------|-------------|
| Building SF: | 69,420 SF |
| Lot Size: | 7.24 Acres |
| Price: | \$1,312,500 |
| Year Built: | 1959, 1985 |
| Zoning: | C-3 |

Property Overview

Located on East Street in Texarkana, AR, this ±69,420 square foot offering includes a ±67,326 SF shopping center plus a separate ±2,094 SF building situated at the front of the property. The center is clean, well-kept, and a popular destination among local residents. Current tenants include Friendship Center Thrift Store, Unclaimed Furniture, and DaVita Miller County Dialysis, with M & M Burgers occupying the freestanding front building. The property benefits from strong tenant retention and consistent foot traffic, making it an excellent investment opportunity in a stable market.

YouTube link for drone footage of shopping center (credit to Ten-X for capturing the footage):

https://youtu.be/2in6O_AVV-U

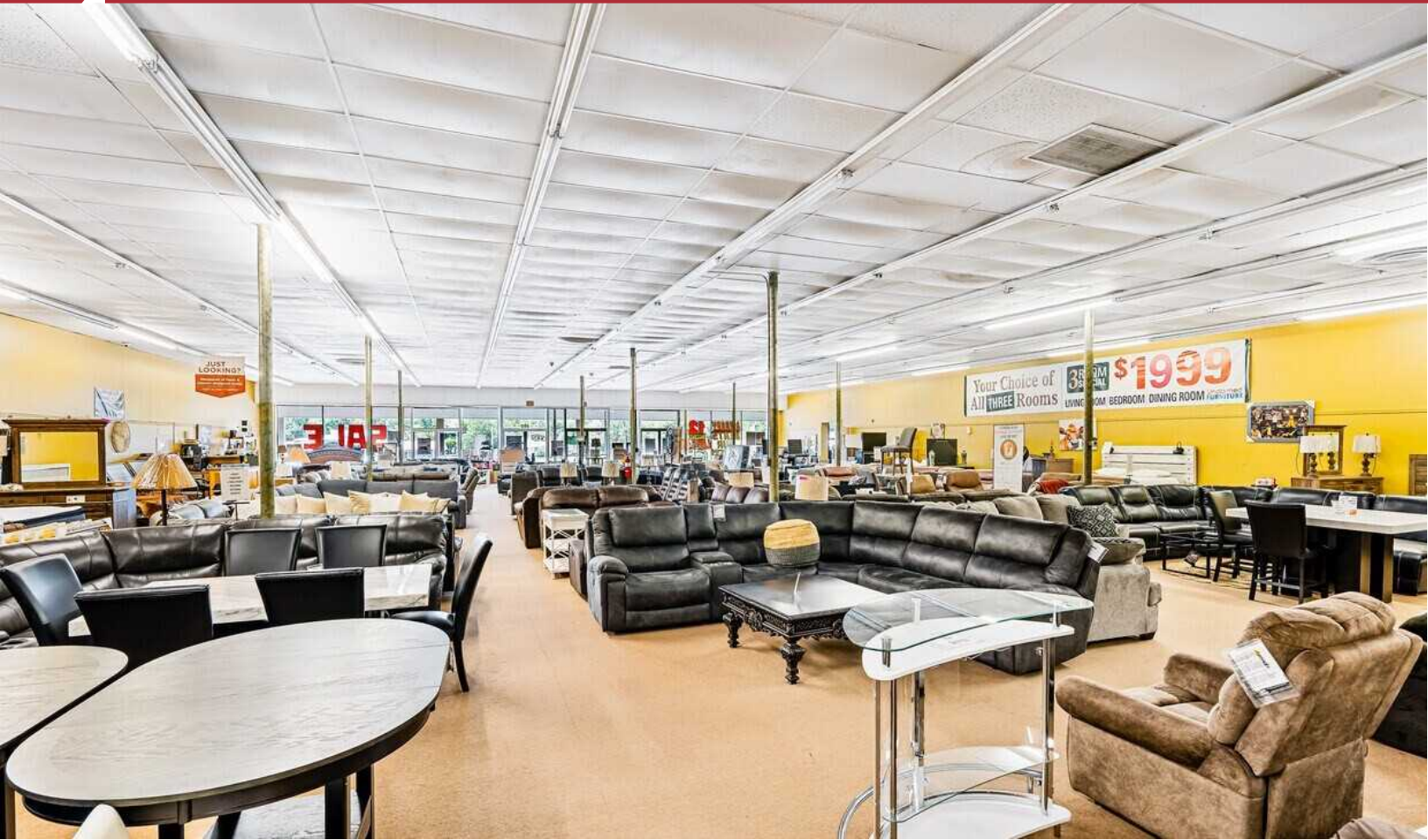
Location Overview

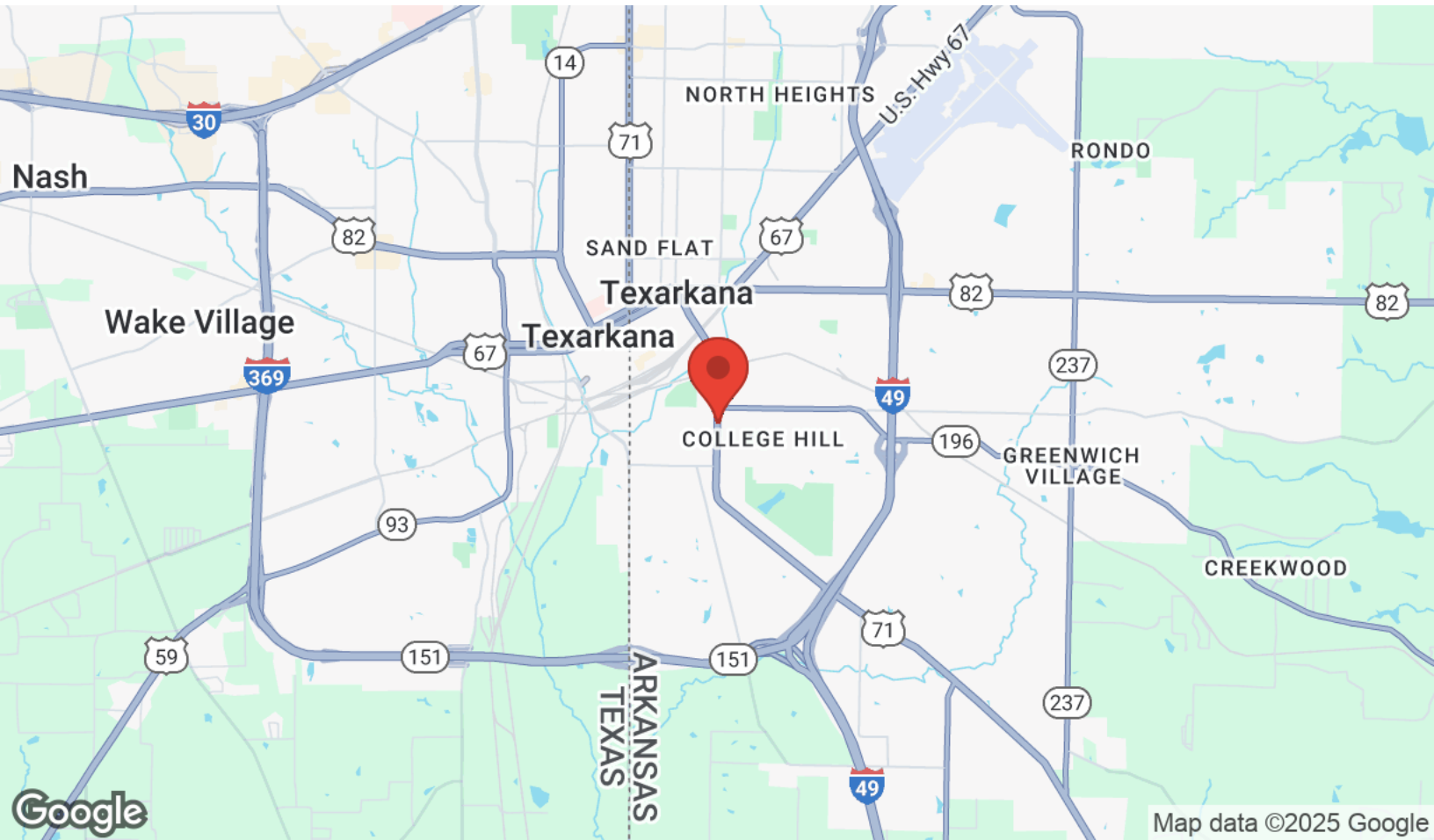
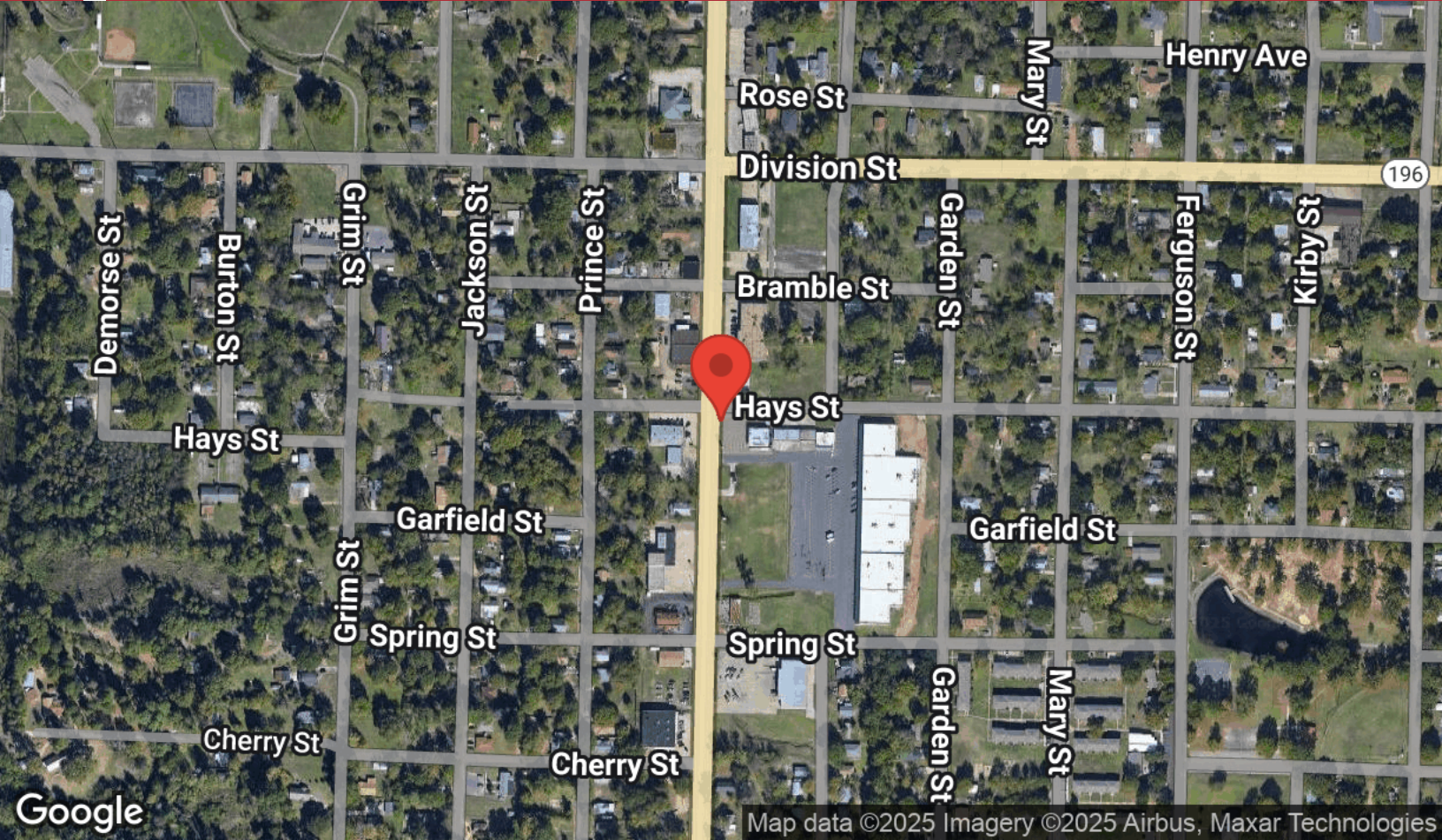
Located at the corner of East Street (Highway 71) and Hays Street in Texarkana, AR.



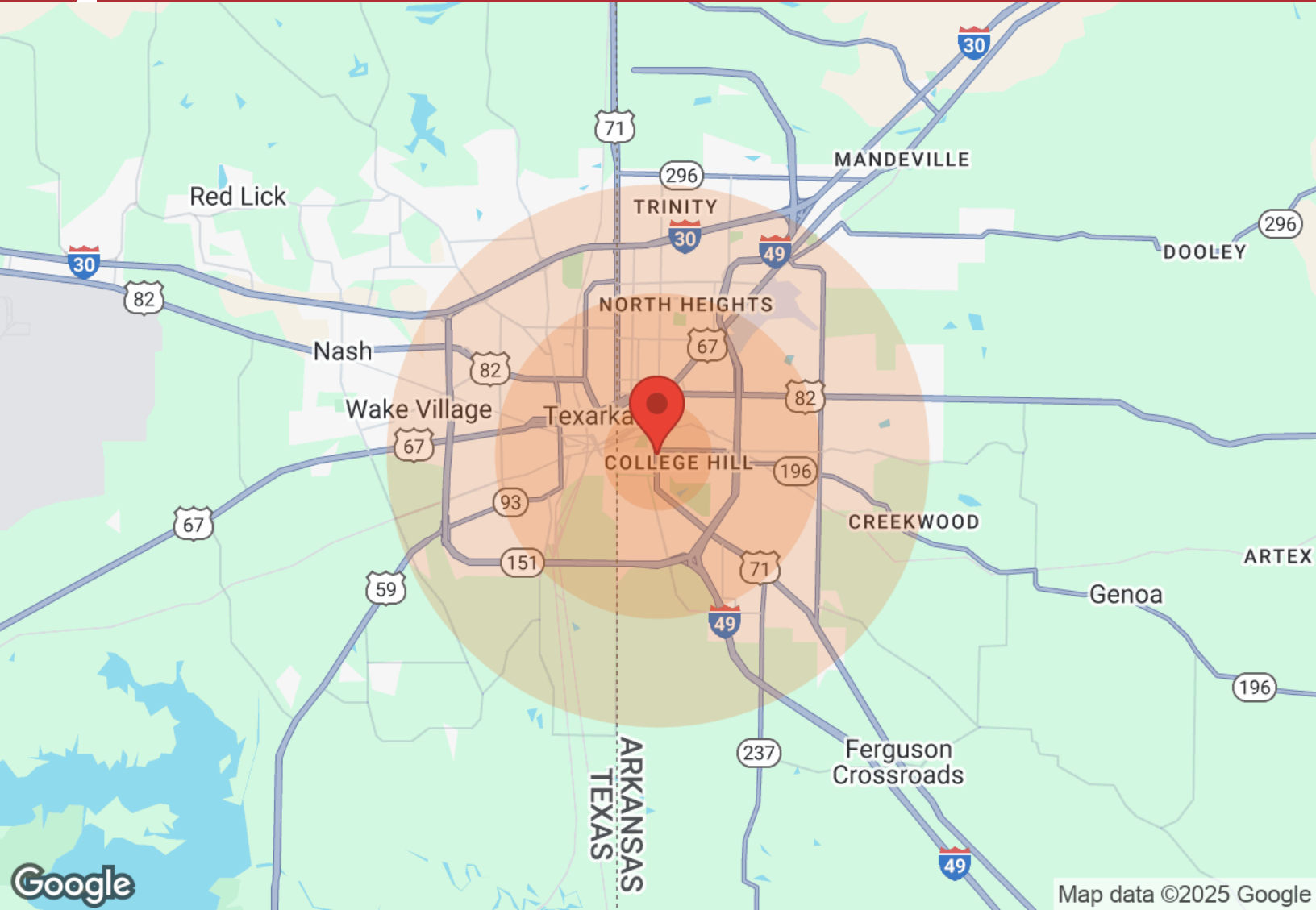












| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 3,133 | 14,328 | 29,525 |
| Female | 2,715 | 15,603 | 30,424 |
| Total Population | 5,848 | 29,931 | 59,949 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 1,274 | 6,832 | 12,678 |
| Ages 15-24 | 814 | 4,304 | 8,219 |
| Ages 25-54 | 2,431 | 11,716 | 23,437 |
| Ages 55-64 | 577 | 2,987 | 6,571 |
| Ages 65+ | 752 | 4,092 | 9,044 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 2,558 | 13,700 | 33,210 |
| Black | 3,143 | 14,845 | 23,786 |
| Am In/AK Nat | 1 | 32 | 82 |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | 178 | 1,669 | 3,366 |
| Multi-Racial | 282 | 2,614 | 5,342 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$19,277 | \$27,985 | \$36,388 |
| < \$15,000 | 672 | 3,353 | 5,178 |
| \$15,000-\$24,999 | 430 | 2,062 | 3,564 |
| \$25,000-\$34,999 | 166 | 1,379 | 2,781 |
| \$35,000-\$49,999 | 341 | 1,663 | 3,890 |
| \$50,000-\$74,999 | 148 | 1,846 | 4,140 |
| \$75,000-\$99,999 | 56 | 638 | 1,733 |
| \$100,000-\$149,999 | 32 | 386 | 1,379 |
| \$150,000-\$199,999 | 8 | 141 | 398 |
| > \$200,000 | 20 | 59 | 249 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 2,241 | 13,323 | 24,756 |
| Occupied | 1,910 | 11,425 | 21,979 |
| Owner Occupied | 896 | 5,442 | 11,276 |
| Renter Occupied | 1,014 | 5,983 | 10,703 |
| Vacant | 331 | 1,898 | 2,777 |

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