

Property Summary

Price:	\$1,099,000
Building SF:	12,000
Lot Size:	1.12 acres



Property Overview

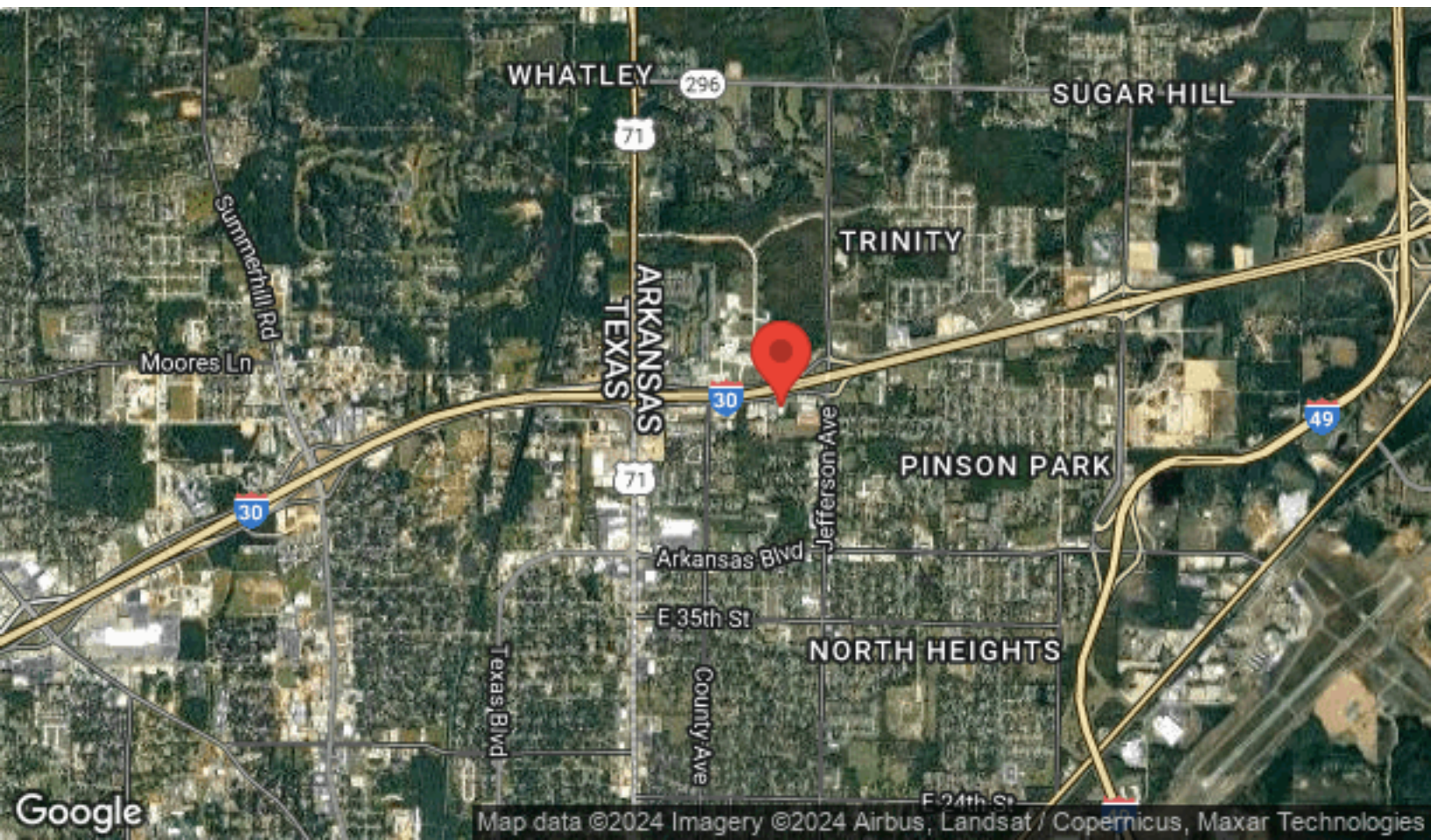
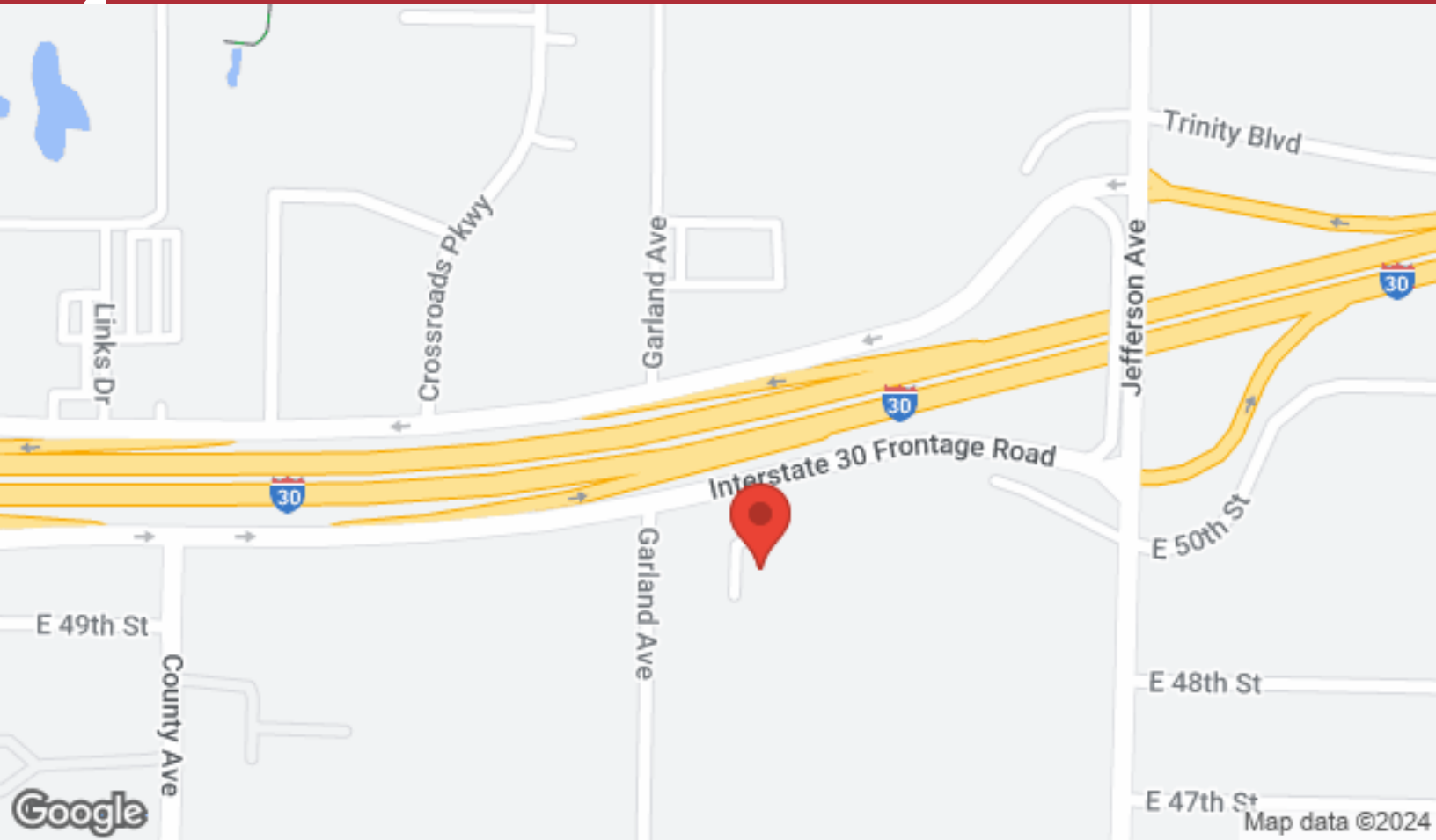
Welcome to the perfect investment opportunity! This remarkable 12,000 square foot former VA outpatient facility, nestled on an 1.12-acre lot, awaits its next chapter. Built in 1996, this property boasts a prime location, with I-30 visibility, and a versatile layout, making it ideal for a multitude of business ventures. Imagine the possibilities this spacious facility holds – from a state-of-the-art medical center or wellness hub to a vibrant educational institution or a thriving commercial space. With its substantial land area, there's ample room for expansion or thoughtful landscaping to create an inviting and tranquil environment.

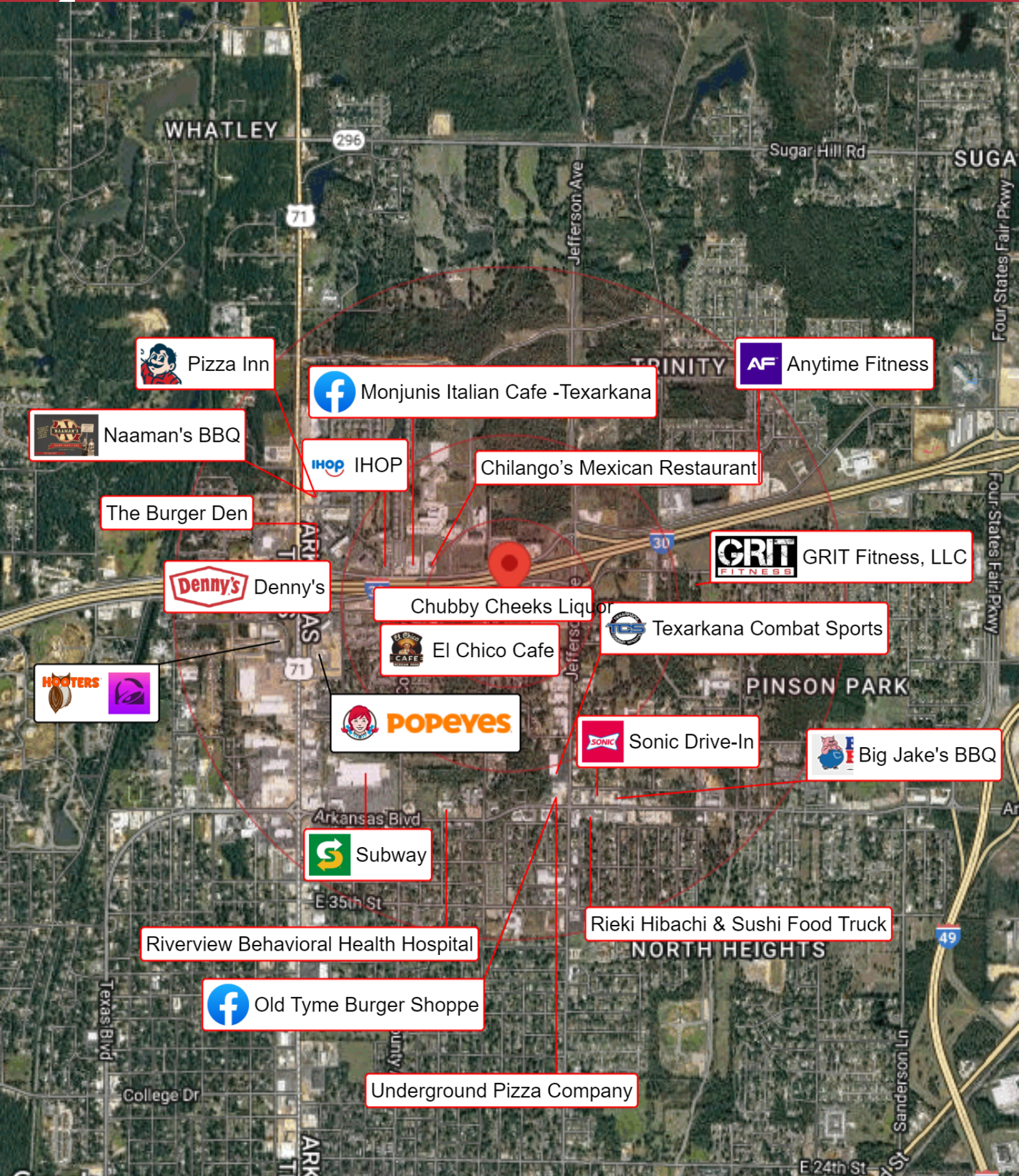
Location Overview

Located on Realtor Rd in Texarkana, AR











 Pizza Inn

 Monjunis Italian Cafe -Texarkana

 Anytime Fitness

 Naaman's BBQ

 IHOP

Chilango's Mexican Restaurant


The Burger Den

 Denny's

 GRIT Fitness, LLC

Chubby Cheeks Liquor

 El Chico Cafe

 Texarkana Combat Sports

 HOOTERS

 POPEYES


 SONIC Drive-In

 Big Jake's BBQ

 Subway

Riverview Behavioral Health Hospital

Rieki Hibachi & Sushi Food Truck

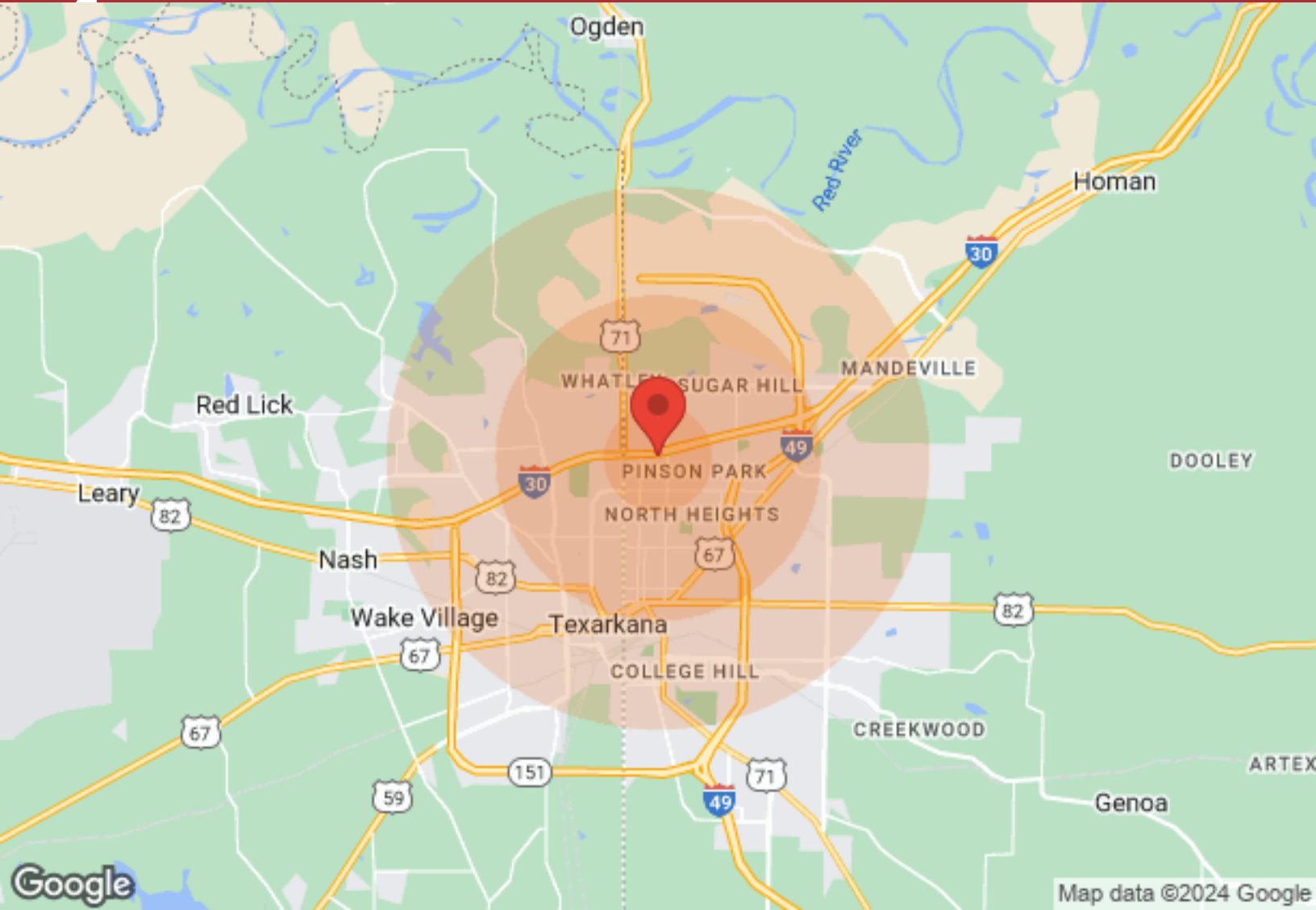
 Old Tyme Burger Shoppe

Underground Pizza Company

DEMOGRAPHICS

Former VA Clinic

910 Realtor Avenue
Texarkana, AR 71854



Population	1 Mile	3 Miles	5 Miles
Male	2,160	14,909	26,853
Female	2,465	16,667	29,086
Total Population	4,625	31,576	55,939

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	965	6,688	11,890
Ages 15-24	611	4,284	7,733
Ages 25-54	1,663	12,085	21,457
Ages 55-64	508	3,538	6,242
Ages 65+	878	4,981	8,617

Race	1 Mile	3 Miles	5 Miles
White	3,108	19,185	32,076
Black	1,374	10,769	21,211
Am In/AK Nat	4	27	38
Hawaiian	N/A	N/A	N/A
Hispanic	112	1,494	2,783
Multi-Racial	244	2,798	4,616

Income	1 Mile	3 Miles	5 Miles
Median	\$44,400	\$44,257	\$38,894
< \$15,000	371	2,403	4,875
\$15,000-\$24,999	207	1,603	3,016
\$25,000-\$34,999	242	1,712	2,611
\$35,000-\$49,999	387	2,157	3,581
\$50,000-\$74,999	369	2,652	4,227
\$75,000-\$99,999	158	1,180	1,779
\$100,000-\$149,999	134	1,068	1,600
\$150,000-\$199,999	10	337	524
> \$200,000	11	233	375

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,827	13,747	23,592
Occupied	1,719	12,452	21,069
Owner Occupied	904	6,398	10,712
Renter Occupied	815	6,054	10,357
Vacant	108	1,295	2,523

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