



Property Summary

| | |
|-----------|------------|
| Lot Size: | 9.89 Acres |
| Price: | \$950,000 |

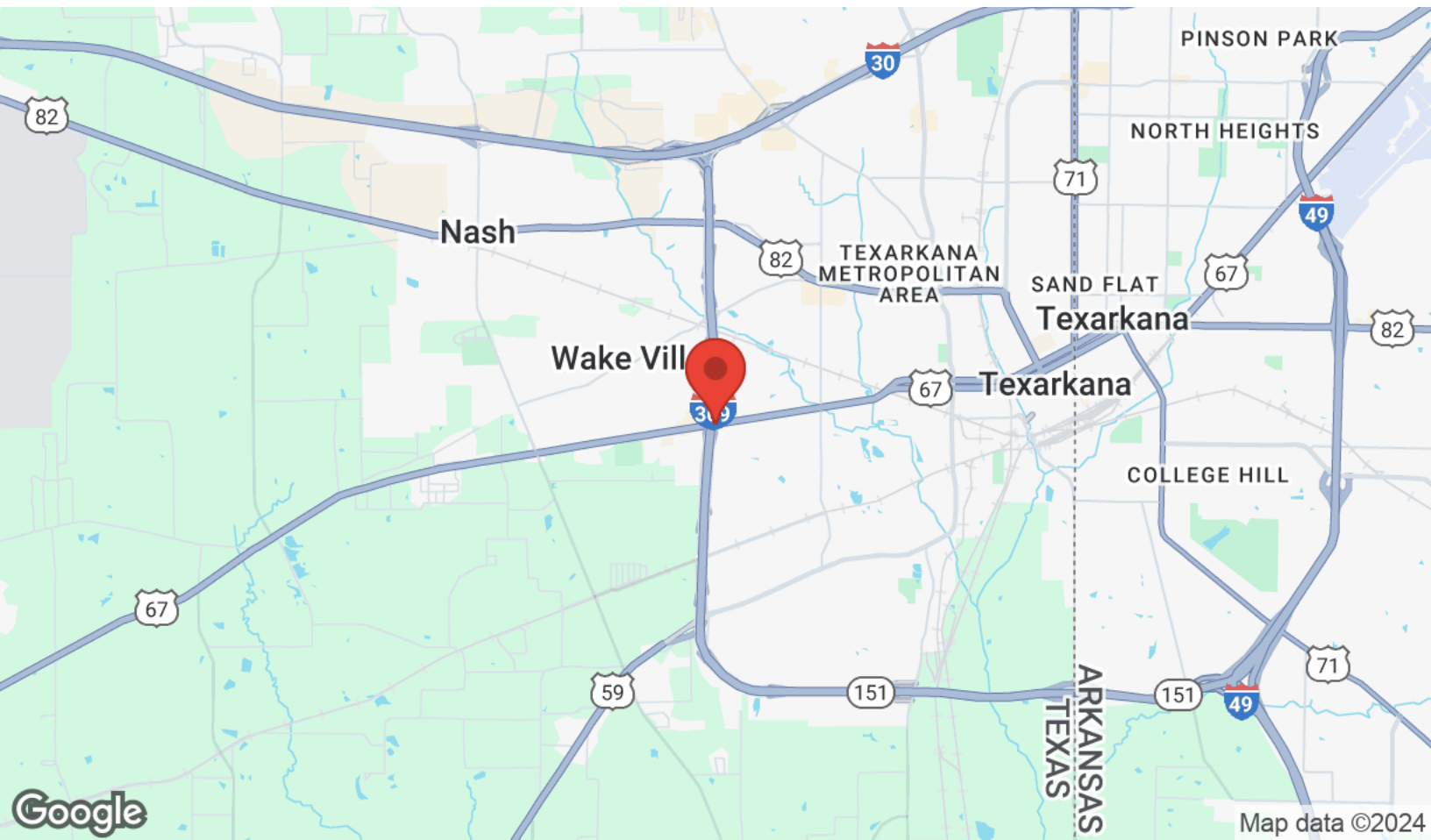
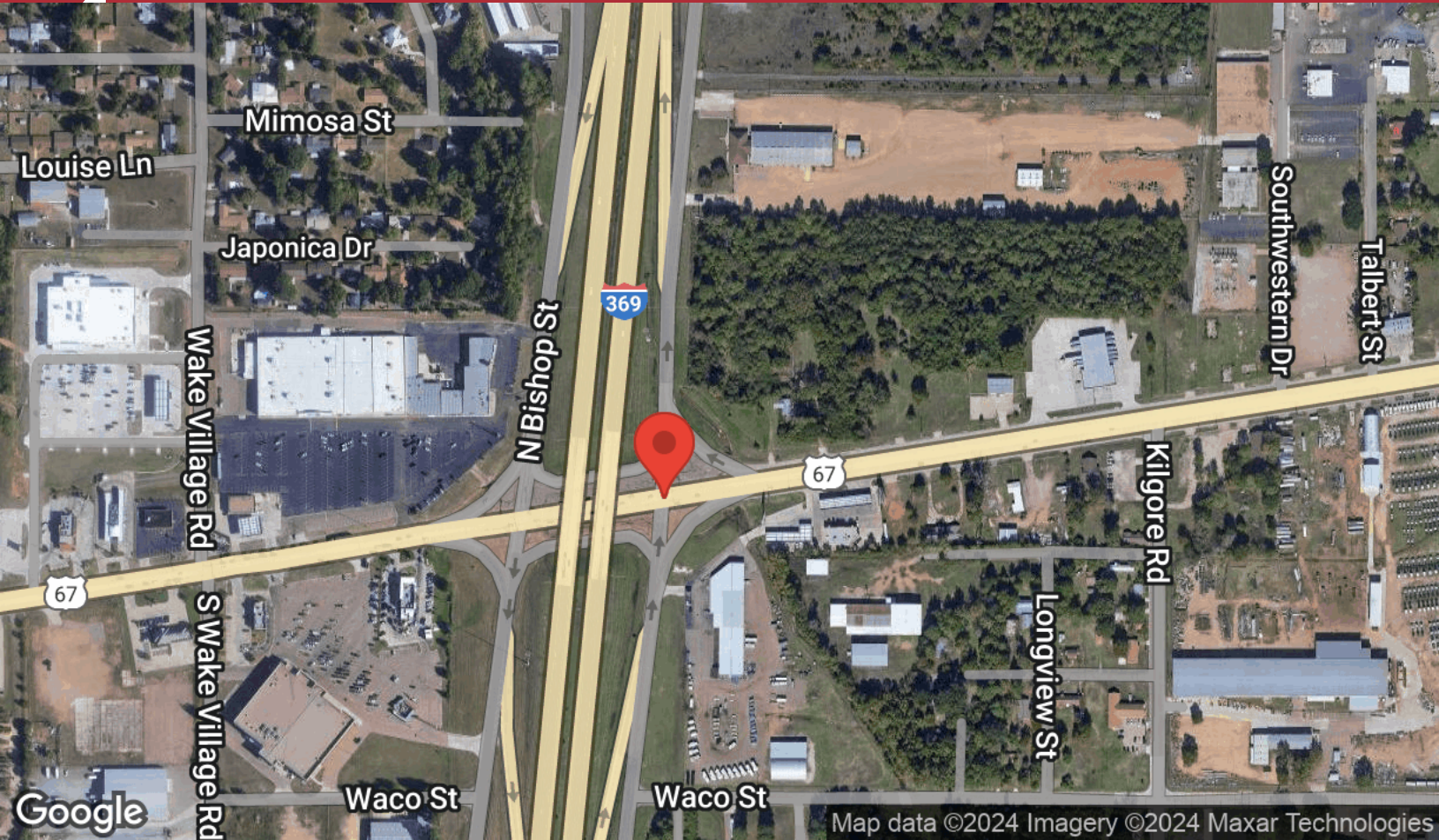
Property Overview

Great opportunity with this approximate 9.89-acre property in Texarkana, TX, featuring valuable frontages on both Interstate-369 and West 7th Street. Ideal for retail or industrial development, this site possesses excellent visibility and high traffic counts!

Location Overview

Located on West 7th Street in Texarkana, TX.







Walmart Neighborhood Market

Wingstop

Sonic Drive-In

Pizza Hut

Subway

Paradise Quick Stop

Dairy Queen

Exxon Mobil Fuels Exxon

Chicken Express

Taco Bell McDonald's

Langdon Polaris RV & Trailer

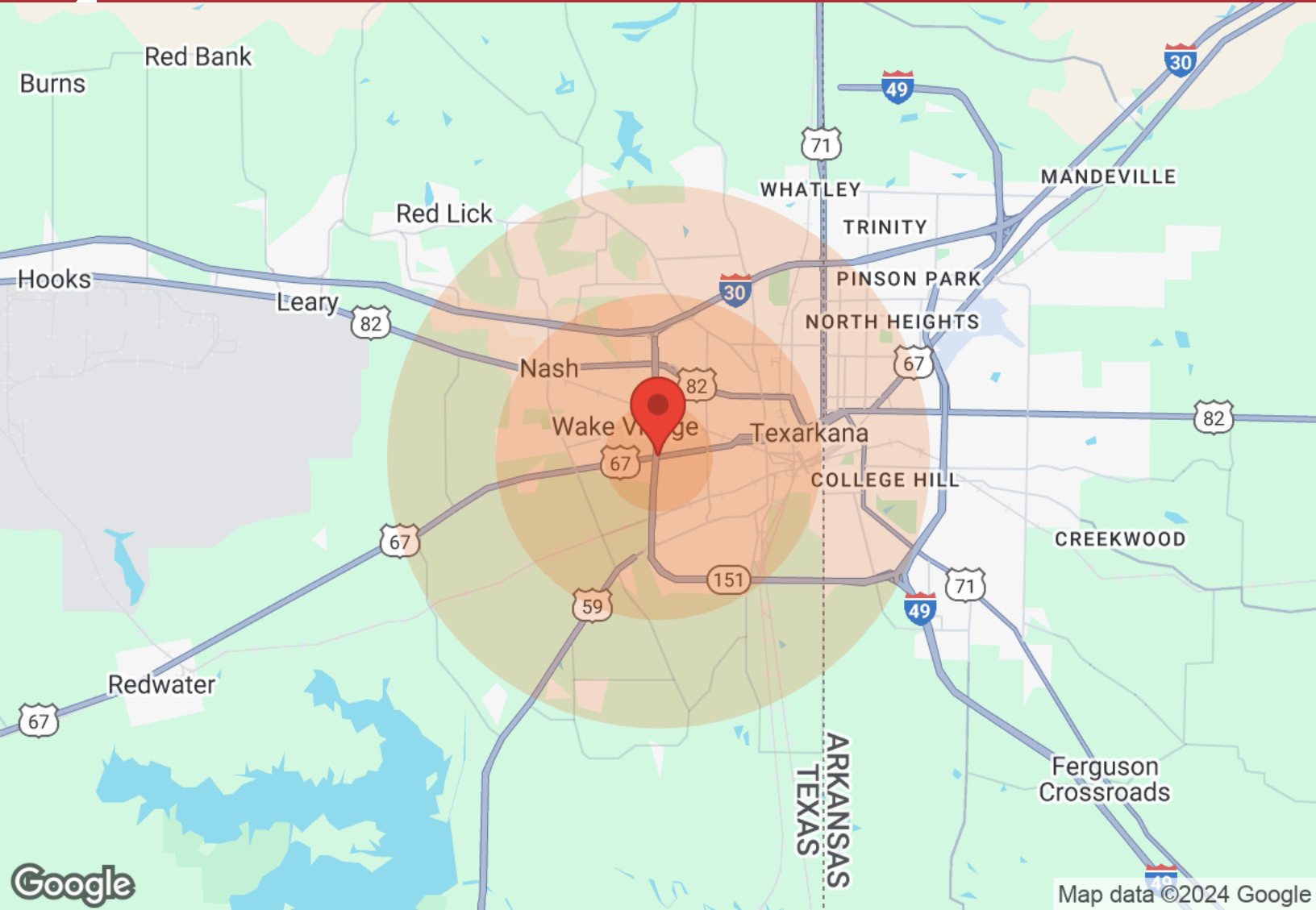
Shell

Albertsons

Golden Chick

Red River Lumber - South

E-Z Mart



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 1,119 | 15,187 | 34,514 |
| Female | 1,283 | 15,374 | 36,118 |
| Total Population | 2,402 | 30,561 | 70,632 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 633 | 6,581 | 14,968 |
| Ages 15-24 | 423 | 4,395 | 9,894 |
| Ages 25-54 | 870 | 12,302 | 27,393 |
| Ages 55-64 | 223 | 3,315 | 7,950 |
| Ages 65+ | 253 | 3,968 | 10,427 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 1,260 | 14,153 | 41,788 |
| Black | 1,018 | 14,165 | 25,032 |
| Am In/AK Nat | 1 | 71 | 109 |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | 139 | 2,824 | 4,320 |
| Multi-Racial | 246 | 4,192 | 6,748 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$36,869 | \$34,996 | \$37,647 |
| < \$15,000 | 155 | 2,612 | 5,777 |
| \$15,000-\$24,999 | 163 | 1,688 | 3,670 |
| \$25,000-\$34,999 | 77 | 1,366 | 3,189 |
| \$35,000-\$49,999 | 200 | 2,043 | 4,315 |
| \$50,000-\$74,999 | 255 | 1,930 | 5,133 |
| \$75,000-\$99,999 | 45 | 826 | 2,264 |
| \$100,000-\$149,999 | 44 | 685 | 1,952 |
| \$150,000-\$199,999 | N/A | 181 | 664 |
| > \$200,000 | N/A | 34 | 410 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 853 | 11,716 | 28,995 |
| Occupied | 778 | 10,374 | 25,995 |
| Owner Occupied | 423 | 5,189 | 14,212 |
| Renter Occupied | 355 | 5,185 | 11,783 |
| Vacant | 75 | 1,342 | 3,000 |

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.