



## Property Summary

Lot Size: 8.33 Acres  
Price: \$699,990

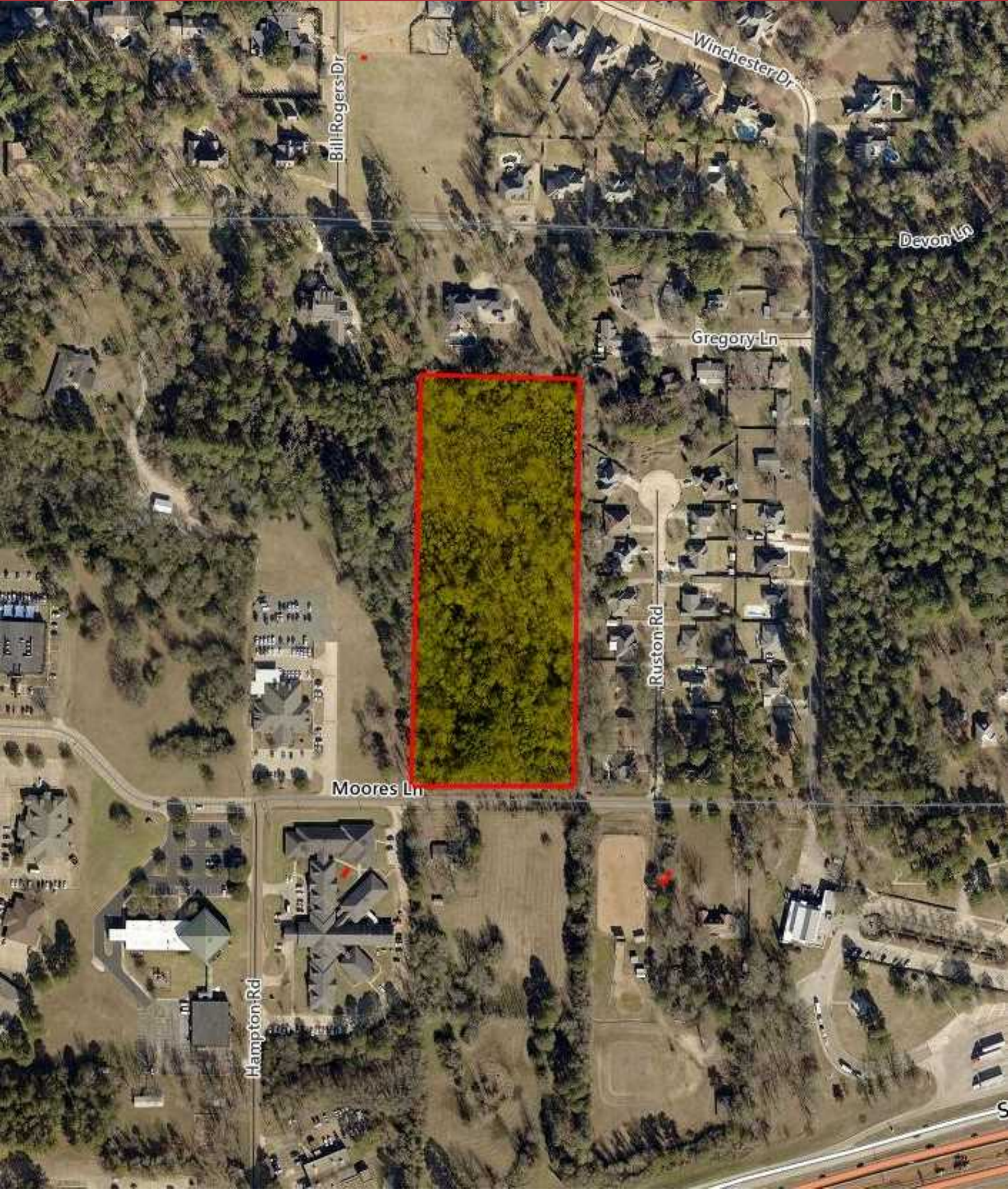
## Property Overview

Approximately 8.33 acres of land on Moores Lane, ready for development or investment. Surrounding businesses include Texarkana Travel Information Center, Fellowship Bible Church, Wiggins Eye Center, Oral & Maxillofacial Surgeons of Northeast Texas, and Texarkana Gastroenterology Consultants. Don't miss out on this promising venture!

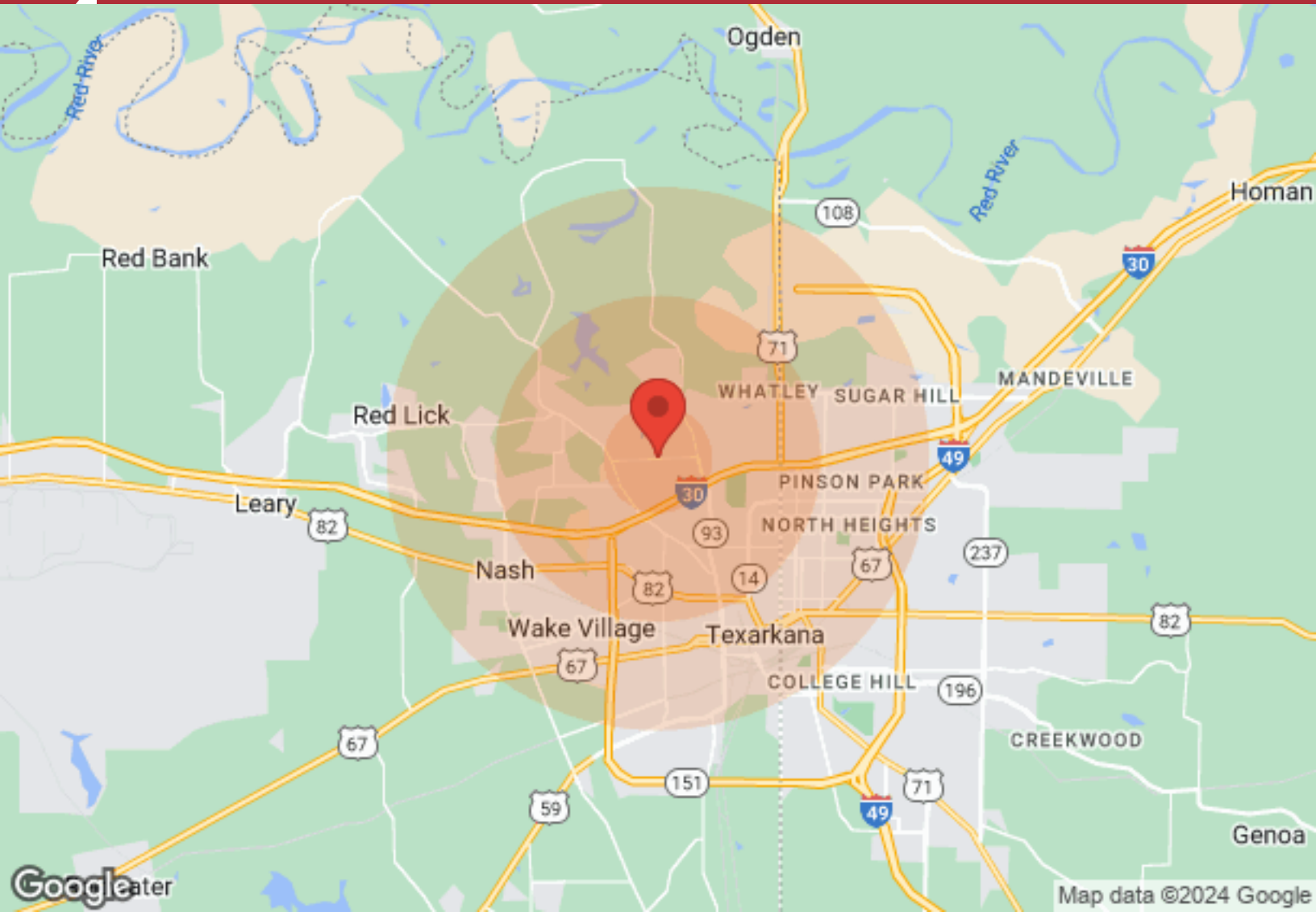
## Location Overview

Located on Moores Lane just north of Interstate I-30.









Population	1 Mile	3 Miles	5 Miles
Male	2,182	13,558	31,847
Female	2,337	15,466	34,529
Total Population	4,519	29,024	66,376
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	852	6,138	13,935
Ages 15-24	705	4,161	9,361
Ages 25-54	1,628	11,024	25,463
Ages 55-64	610	3,299	7,518
Ages 65+	724	4,402	10,099
Race	1 Mile	3 Miles	5 Miles
White	3,845	17,582	41,527
Black	431	9,726	21,489
Am In/AK Nat	N/A	17	64
Hawaiian	N/A	N/A	N/A
Hispanic	206	1,771	3,474
Multi-Racial	272	2,922	5,856

Income	1 Mile	3 Miles	5 Miles
Median	\$67,672	\$44,815	\$43,605
< \$15,000	74	2,200	4,892
\$15,000-\$24,999	99	1,430	3,025
\$25,000-\$34,999	146	1,493	3,097
\$35,000-\$49,999	365	1,930	4,155
\$50,000-\$74,999	496	2,344	5,150
\$75,000-\$99,999	246	1,183	2,426
\$100,000-\$149,999	261	916	2,430
\$150,000-\$199,999	76	321	774
> \$200,000	71	245	718

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,733	11,931	27,674
Occupied	1,639	10,757	25,011
Owner Occupied	1,066	5,430	13,974
Renter Occupied	573	5,327	11,037
Vacant	94	1,174	2,663

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.

Jerry Brewer, OTHER

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