



Property Summary

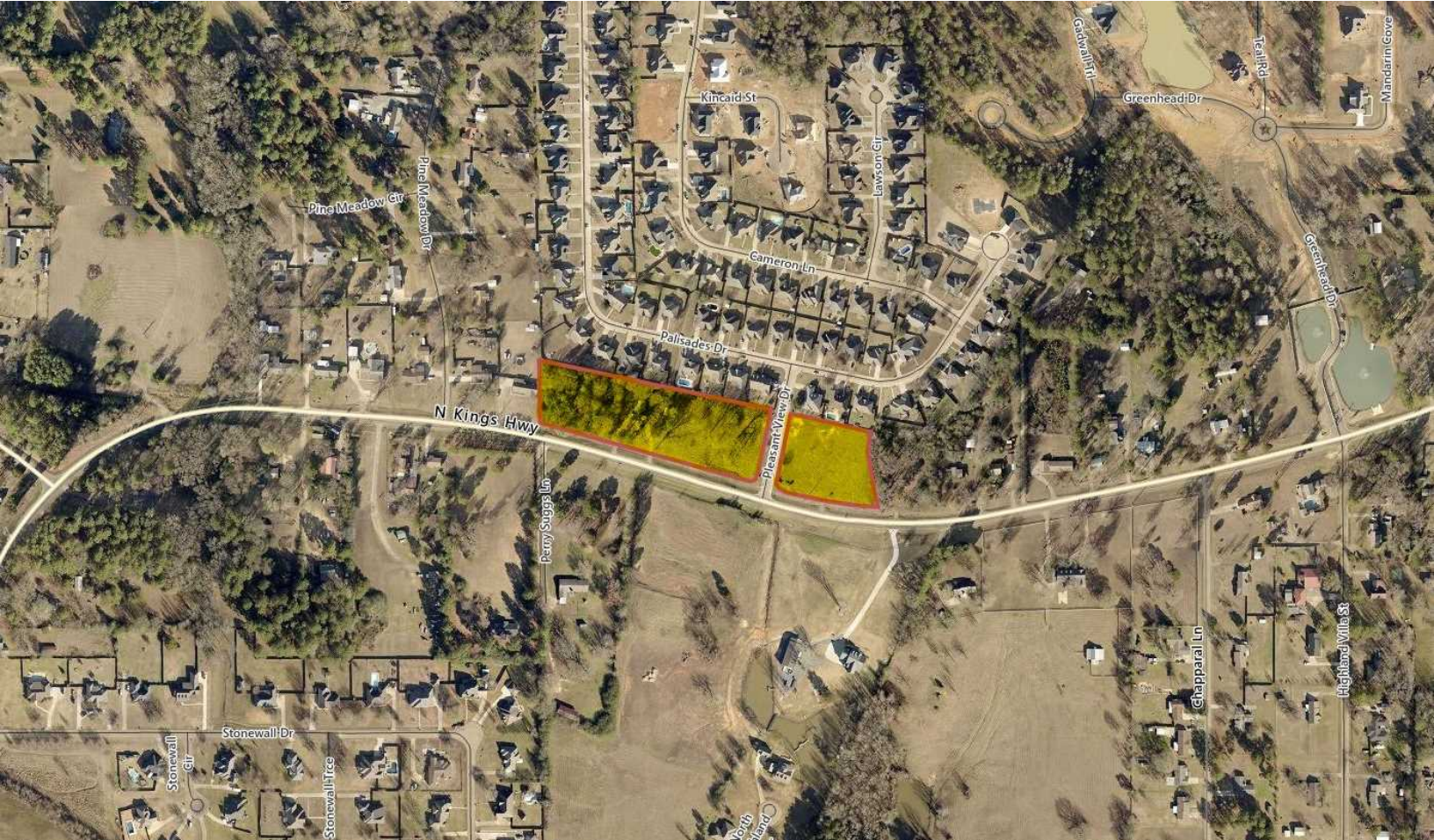
Building SF:	1,584
Lot Size:	5.23 Acres
Price:	\$495,000
Zoning:	GR

Property Overview

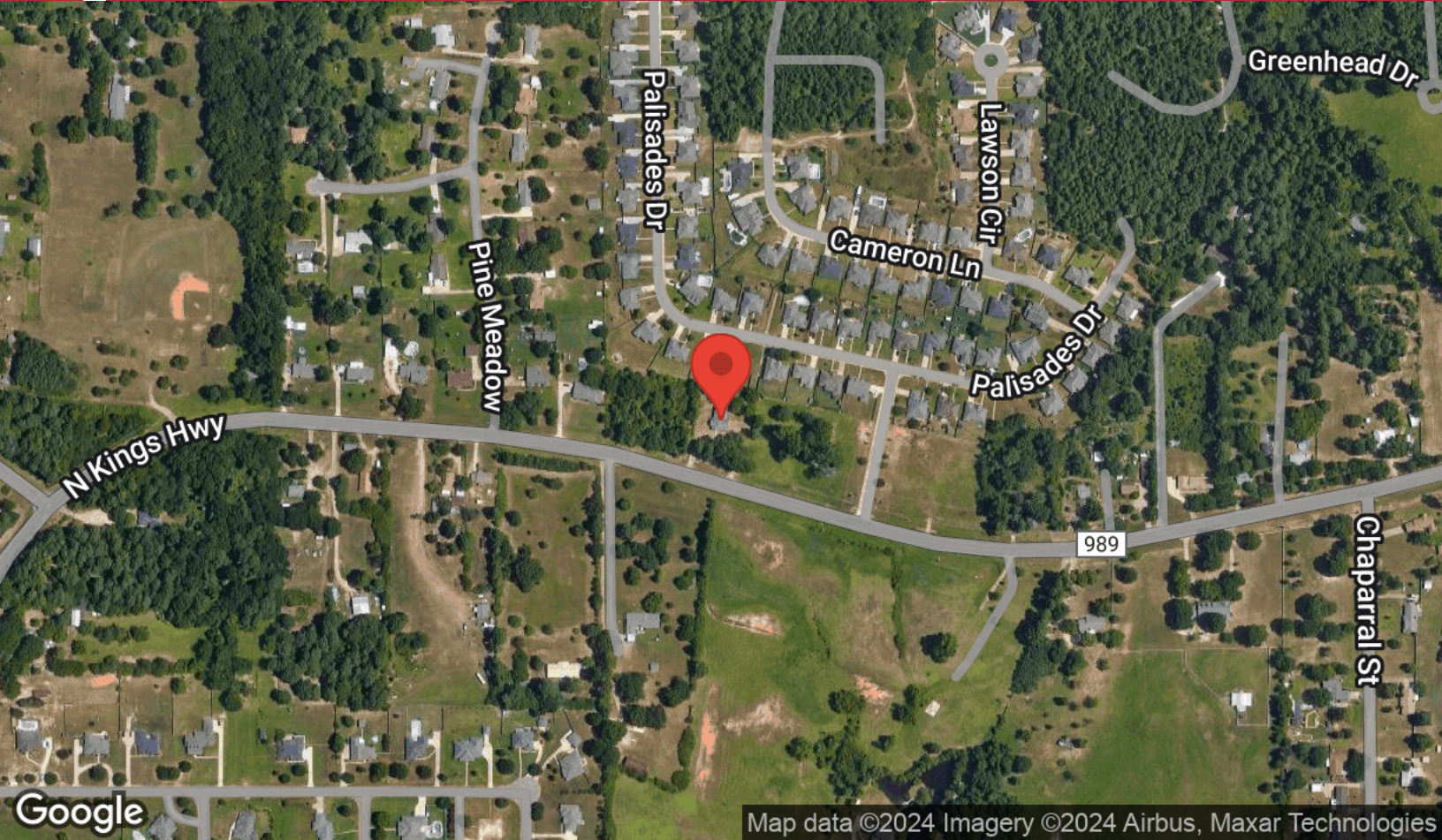
Approximate 5.23-acre parcel on N Kings Hwy in Texarkana, TX, situated at the entrance of a residential subdivision. This property features a 1,584 square foot house and offers excellent potential for both retail and multi-family development. Located in the highly sought-after Pleasant Grove area, this land benefits from high visibility and traffic, as N Kings Hwy connects to Richmond Road, one of the most traveled routes in the Texarkana metroplex!

Location Overview

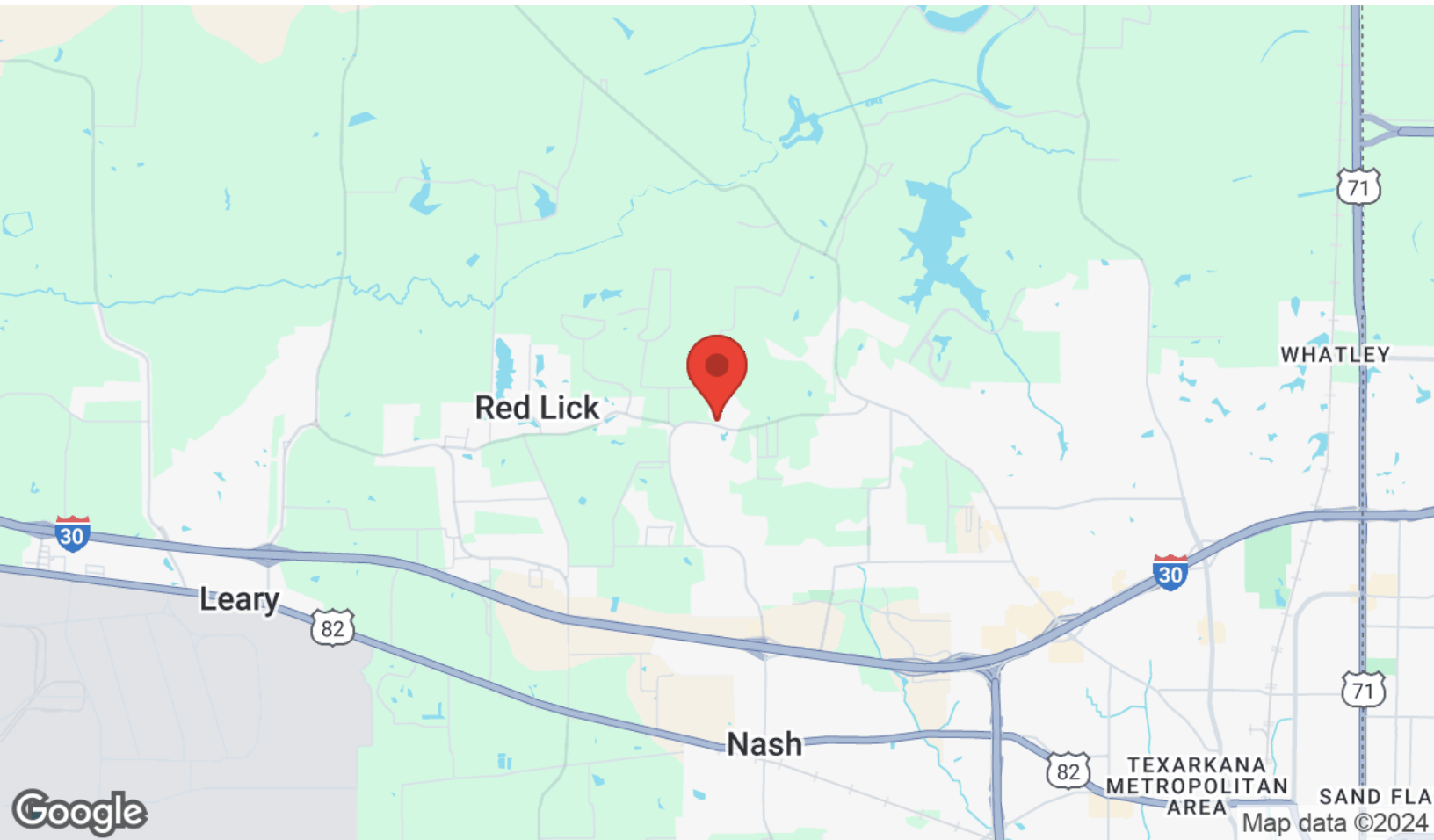
Located on North Kings Highway between Myrtle Springs Road and Pleasant Grove Intermediate School.



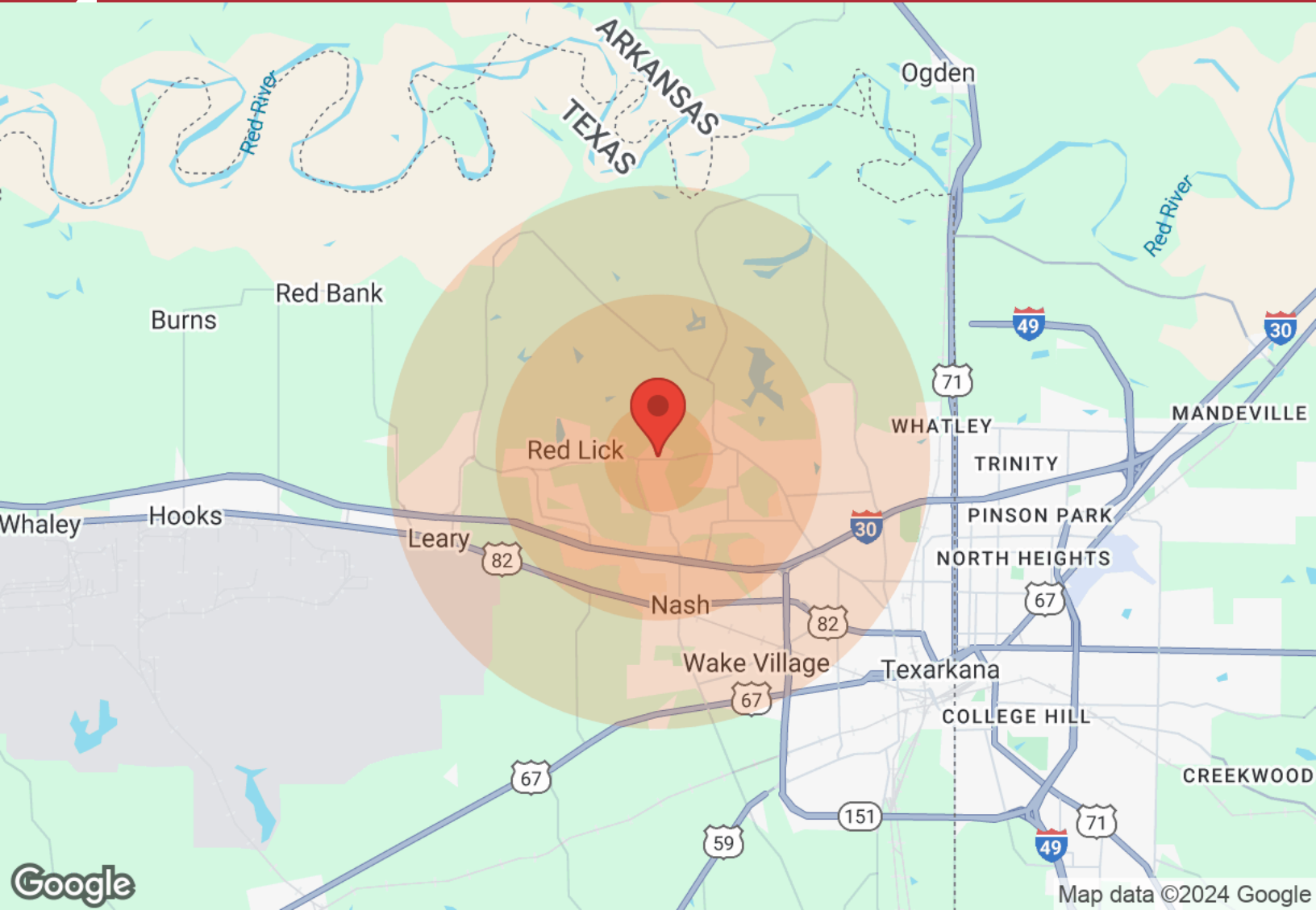




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SAND FLA
Map data ©2024



Population	1 Mile	3 Miles	5 Miles
Male	380	5,628	18,151
Female	375	5,960	19,858
Total Population	755	11,588	38,009

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	126	2,262	7,852
Ages 15-24	100	1,697	5,489
Ages 25-54	269	4,238	14,164
Ages 55-64	117	1,493	4,597
Ages 65+	143	1,898	5,907

Race	1 Mile	3 Miles	5 Miles
White	751	10,367	27,510
Black	4	754	8,416
Am In/AK Nat	N/A	17	38
Hawaiian	N/A	N/A	N/A
Hispanic	9	493	2,189
Multi-Racial	N/A	668	3,530

Income	1 Mile	3 Miles	5 Miles
Median	\$65,497	\$65,497	\$51,220
< \$15,000	19	484	1,979
\$15,000-\$24,999	N/A	185	1,415
\$25,000-\$34,999	24	365	1,501
\$35,000-\$49,999	N/A	455	2,442
\$50,000-\$74,999	109	992	3,279
\$75,000-\$99,999	74	636	1,682
\$100,000-\$149,999	58	724	1,798
\$150,000-\$199,999	13	261	620
> \$200,000	N/A	410	619

Housing	1 Mile	3 Miles	5 Miles
Total Units	284	4,589	15,298
Occupied	270	4,367	14,217
Owner Occupied	242	3,299	9,130
Renter Occupied	28	1,068	5,087
Vacant	14	222	1,081

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