



Property Summary

Building SF:	7,415 Total SF
Lot Size:	1.16 Total AC
Price:	\$480,000
Year Built:	1950
Zoning:	R-3

Property Overview

This Laurel Street & Bell Avenue 8-Unit duplex portfolio offers an opportunity to acquire four duplexes totaling eight residential units in Texarkana, Arkansas. The portfolio includes a mix of 1-, 2-, and 3-bedroom units, with six units currently occupied and two units available for lease.

Highlights:

- 8 Units | 4 Duplexes
- 75% Occupied
- \$4,125 Current Monthly Rent
- 1-, 2-, & 3-Bedroom Units
- R-3 Zoning – Low Density Residential
- Tenants Pay All Utilities
- 2 Units Currently Vacant
- Rent Roll Available with CA

Location Overview

This portfolio is located in an established residential area of Texarkana, AR, with convenient access to shopping, dining, schools, employment centers, and major transportation routes. The portfolio's location provides connectivity to both the Arkansas and Texas sides of the Texarkana market.







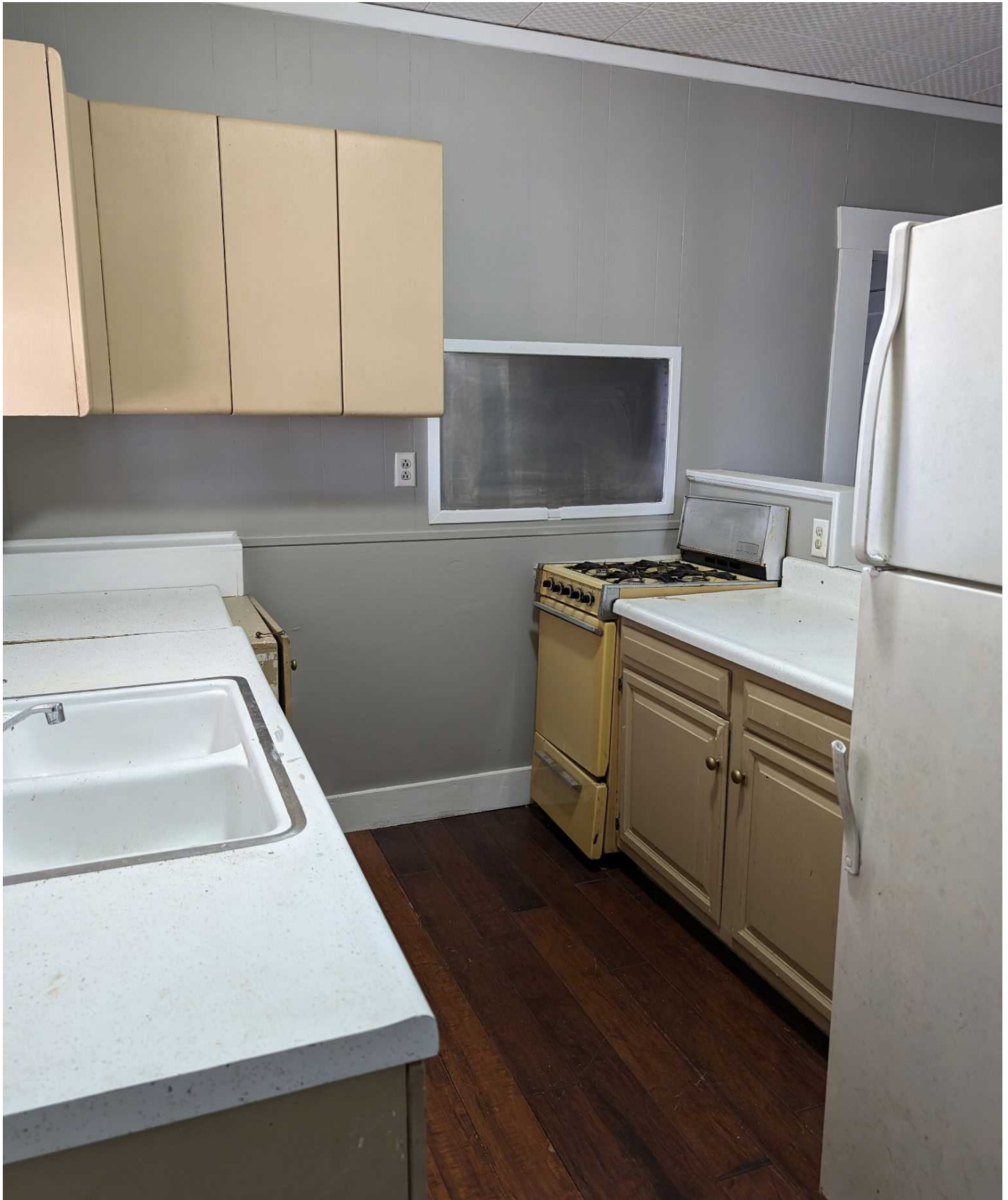














Laurel & Bell 8-Unit Duplex Portfolio

2600 Laurel Street
Texarkana, AR 71854

12

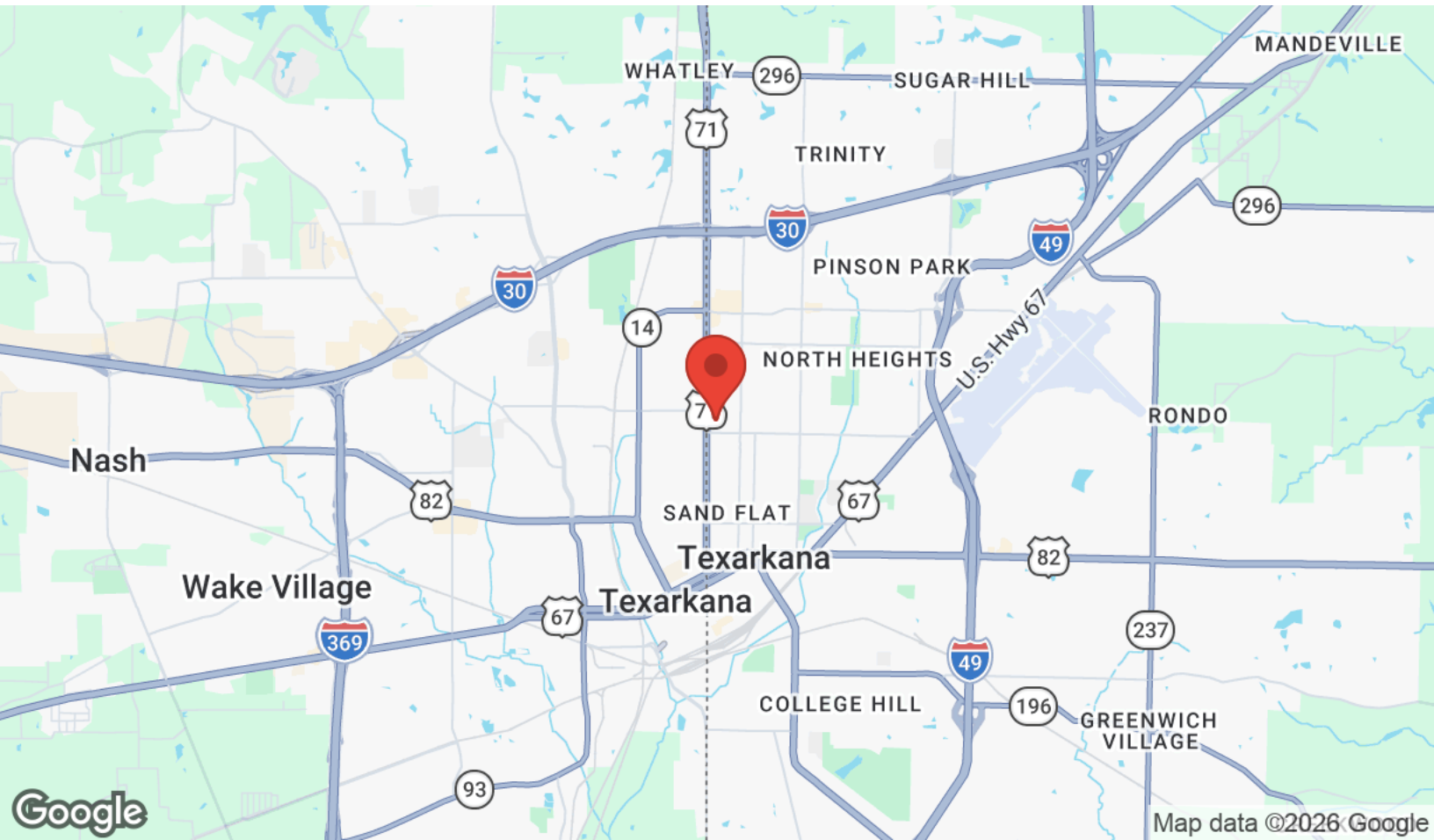
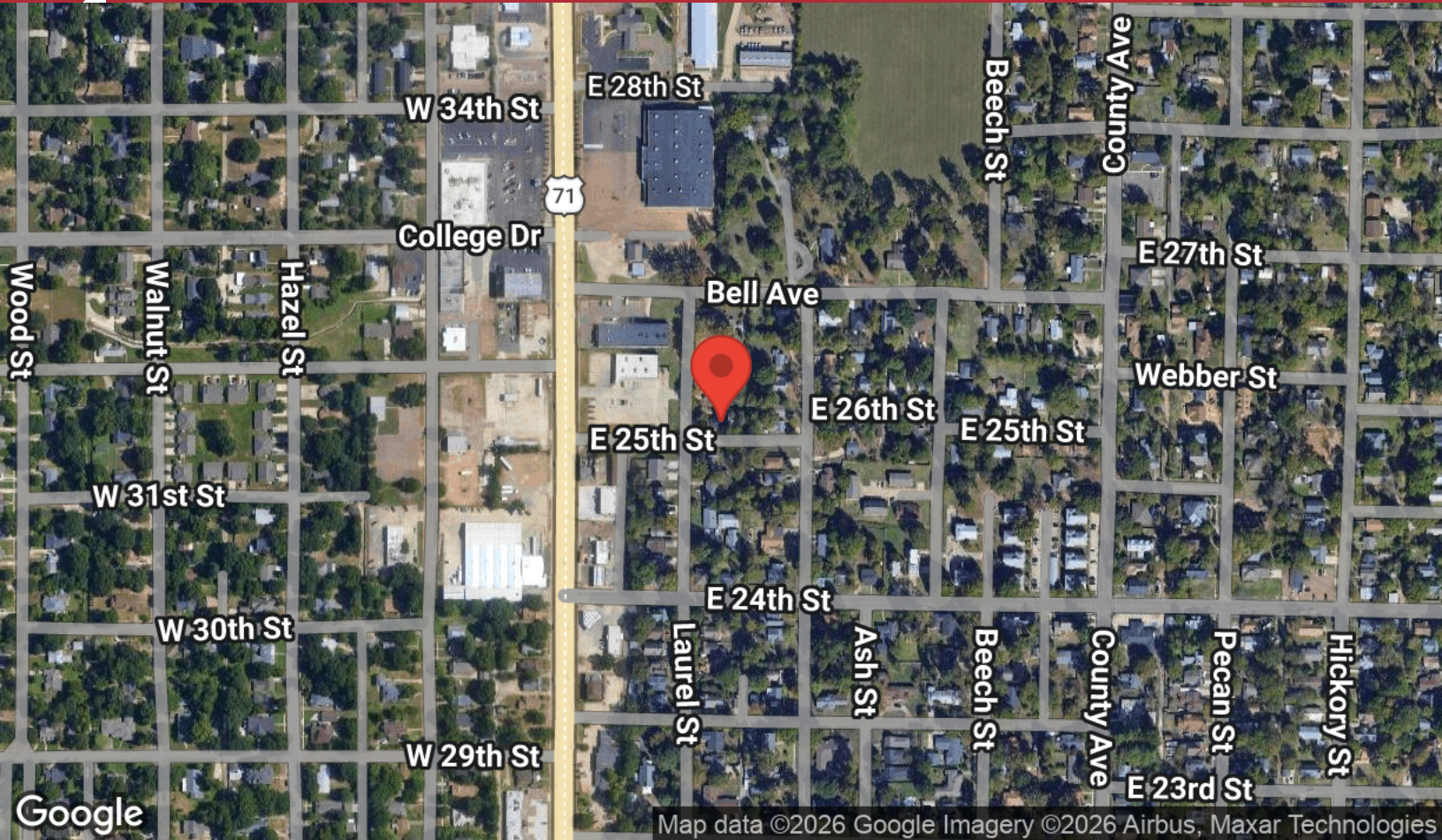


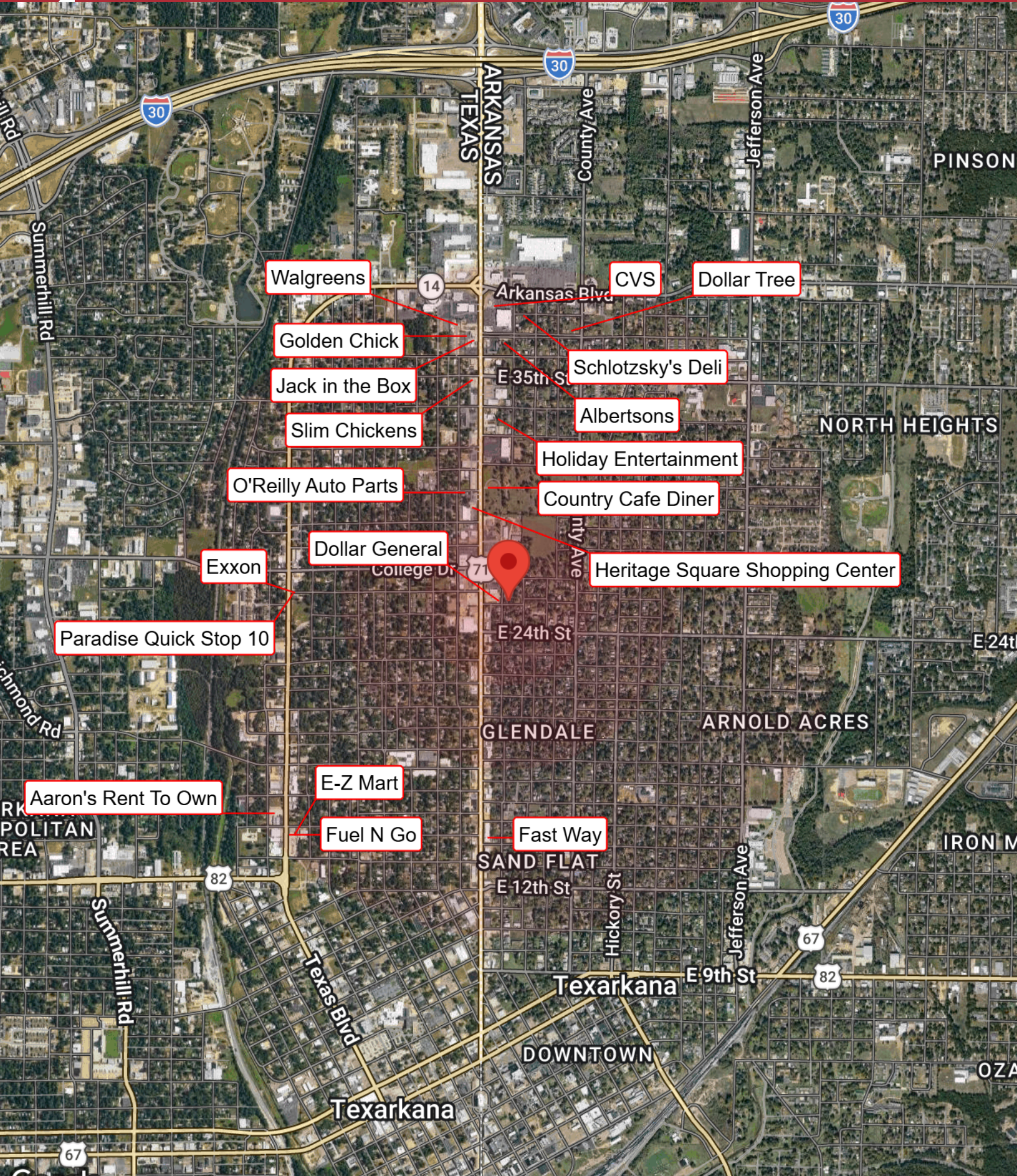
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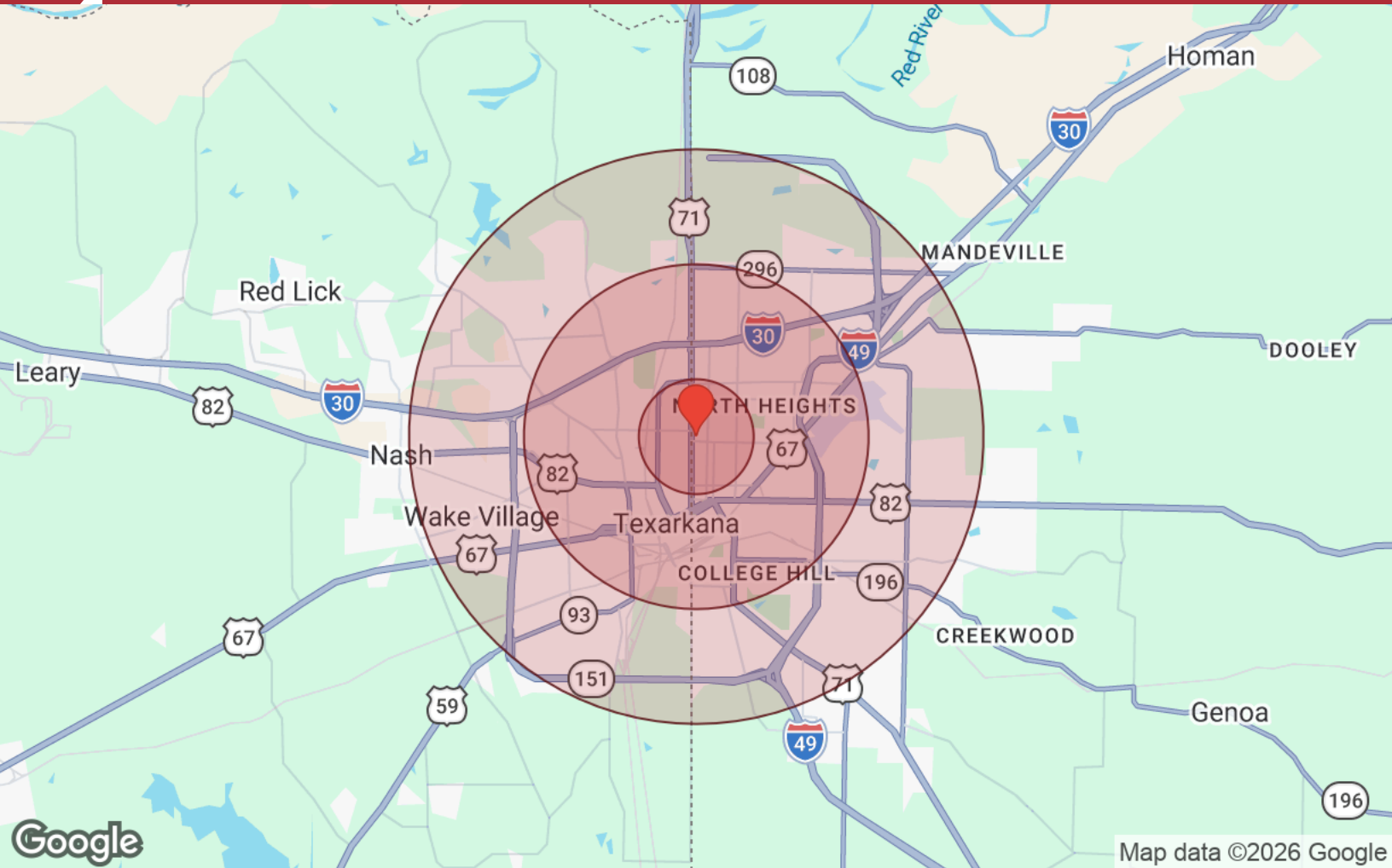
Steven Harvey, Broker

(903) 793-2666

NAIAmerican Realty







Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,638	21,713	32,467
Female	5,207	23,314	35,392
Total Population	9,845	45,027	67,859

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,315	22,288	36,040
Black	3,462	17,574	23,961
Am In/AK Nat	22	117	197
Hawaiian	4	14	14
Hispanic	708	3,350	4,845
Asian	78	518	1,004
Multiracial	255	1,144	1,771
Other	2	23	27

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,870	21,355	31,824
Occupied	4,171	18,498	27,791
Owner Occupied	1,875	7,933	13,575
Renter Occupied	2,296	10,565	14,216
Vacant	699	2,857	4,032

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,013	9,074	13,658
Ages 15 - 24	1,298	6,156	9,076
Ages 25 - 54	3,978	17,825	26,175
Ages 55 - 64	1,091	4,890	7,546
Ages 65+	1,465	7,082	11,402

Income	1 Mile	3 Miles	5 Miles
Median	\$49,028	\$44,571	\$51,584
Under \$15k	583	3,174	4,140
\$15k - \$25k	390	2,215	2,996
\$25k - \$35k	510	1,991	2,759
\$35k - \$50k	637	2,559	3,662
\$50k - \$75k	809	3,219	4,723
\$75k - \$100k	500	2,221	3,234
\$100k - \$150k	496	1,942	3,316
\$150k - \$200k	137	676	1,486
Over \$200k	109	499	1,476

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