



Property Summary

Lot Size:	Approx. 7.09 Ac
Price/SF:	\$4/SF
Zoning:	C-4
Price:	\$1,235,361

Property Overview

Prime commercial development opportunity consisting of approximately ±7.09 acres ideally located at the north corner of Jefferson Avenue and Woodway Drive in Texarkana, Arkansas. This highly visible corner tract offers excellent frontage and accessibility.

The property is well-suited for a wide range of commercial uses including general retail, regional shopping centers, hotels or motels, professional office space, commercial entertainment, and auto service-related businesses. Its prominent corner positioning provides strong exposure and convenient access, making it an attractive site for both developers and owner-users.

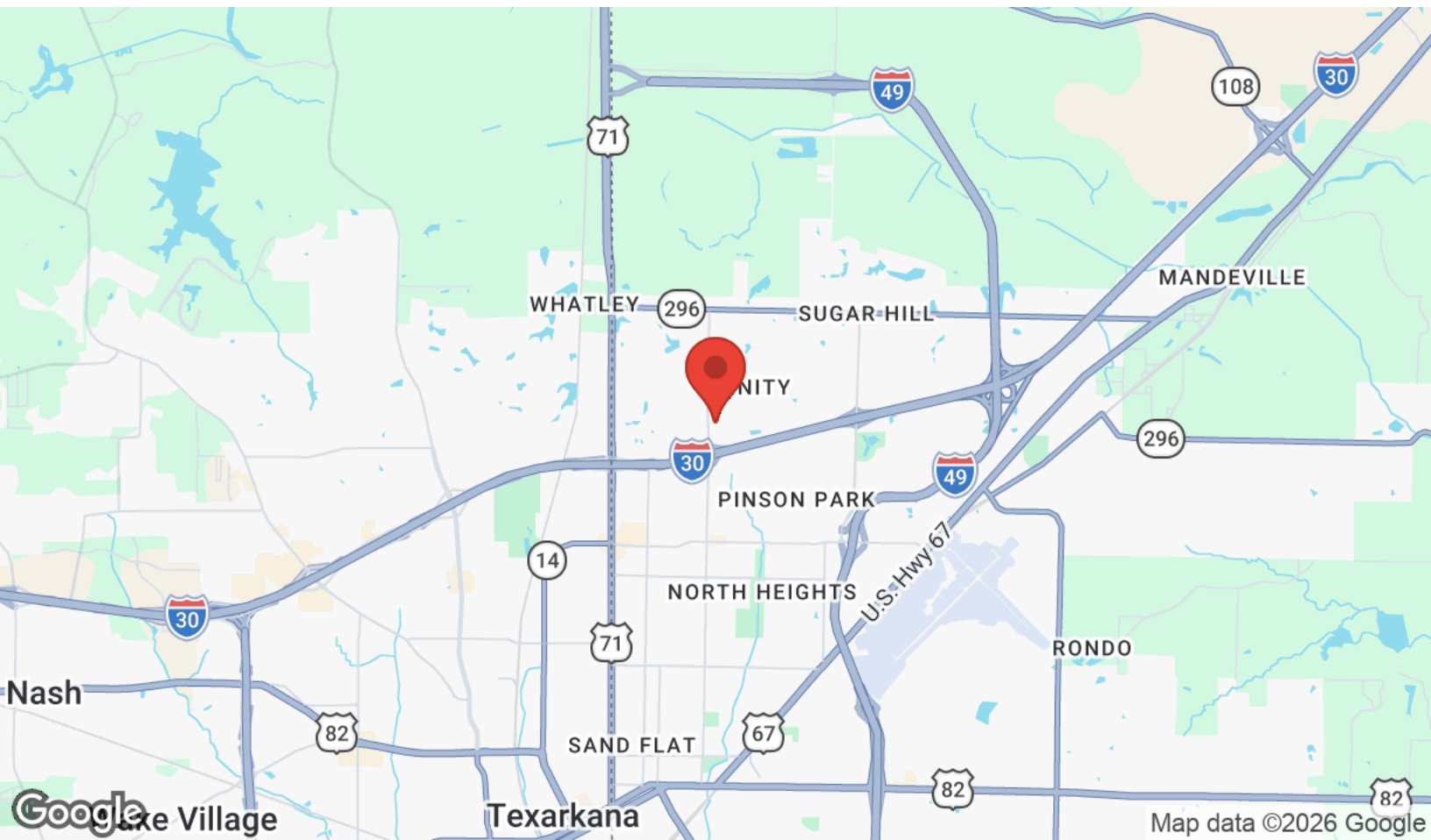
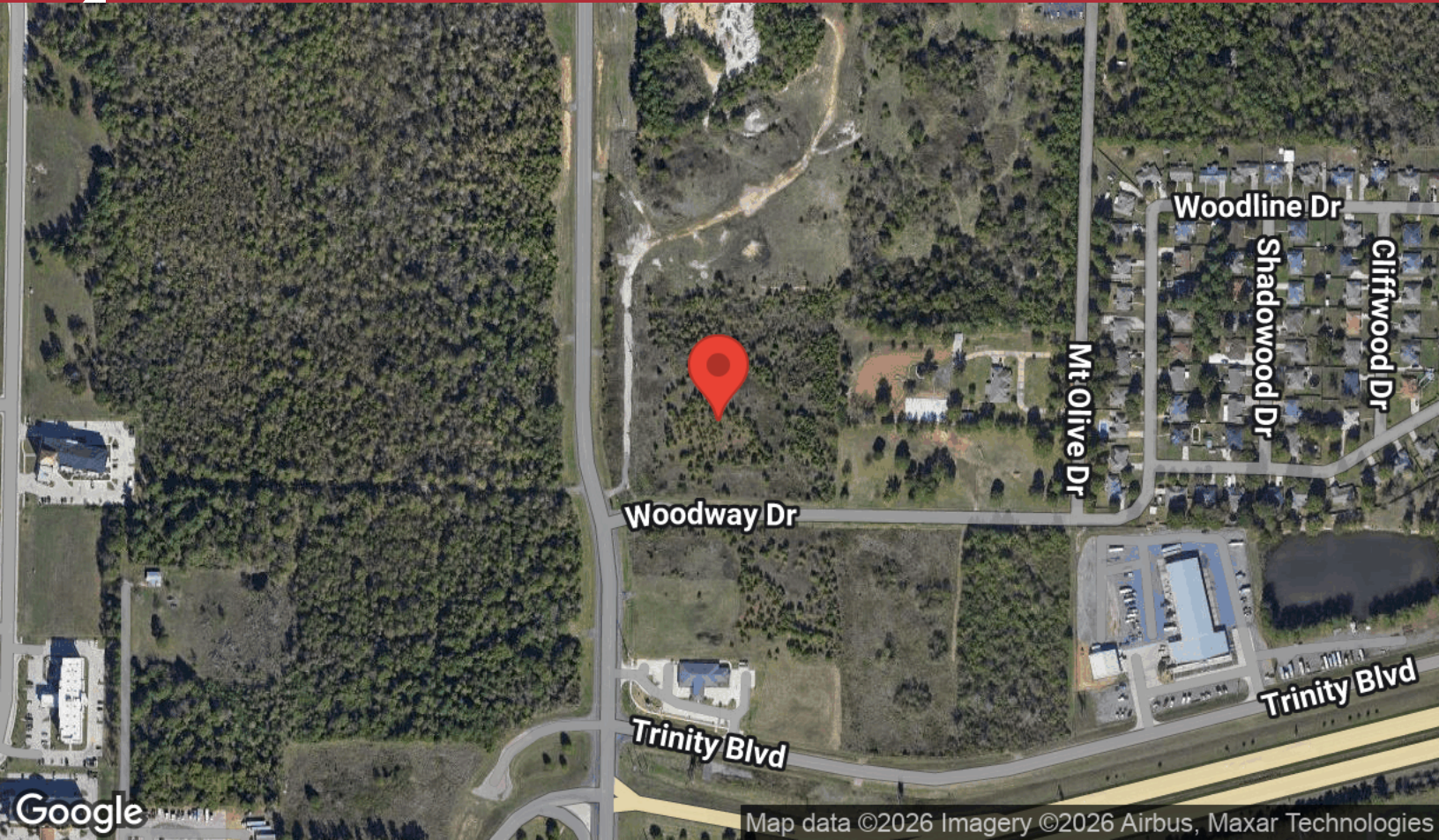
A major highlight is the property's close proximity to Interstate 30, located just south of the site, with a nearby exit providing direct and efficient access. This connectivity enhances traffic flow and visibility, supporting a variety of high-traffic commercial developments.

For those seeking additional scale, an adjacent ±8.45-acre tract to the north is also available for purchase, offering the opportunity to assemble a larger footprint for expanded development potential.

Location Overview

Located at the north corner of Jefferson Avenue and Woodway Drive in Texarkana, AR.







Best Western Plus Texarkana Inn & Suites

Comfort Suites Texarkana Arkansas

Hampton Inn Texarkana Arkansas

Big Dam Waterpark

Arkansas Middle School

Triple J Convenience Store

Anytime Fitness

Conoco

Red River Credit Union

Valero

Naaman's BBQ

IHOP

Holiday Inn Texarkana Arkansas Conv Ctr

Waffle House

RaceTrac

Roma Italian Restaraunt

Wendy's

Jefferson Avenue Marketplace

Big Jake's BBQ

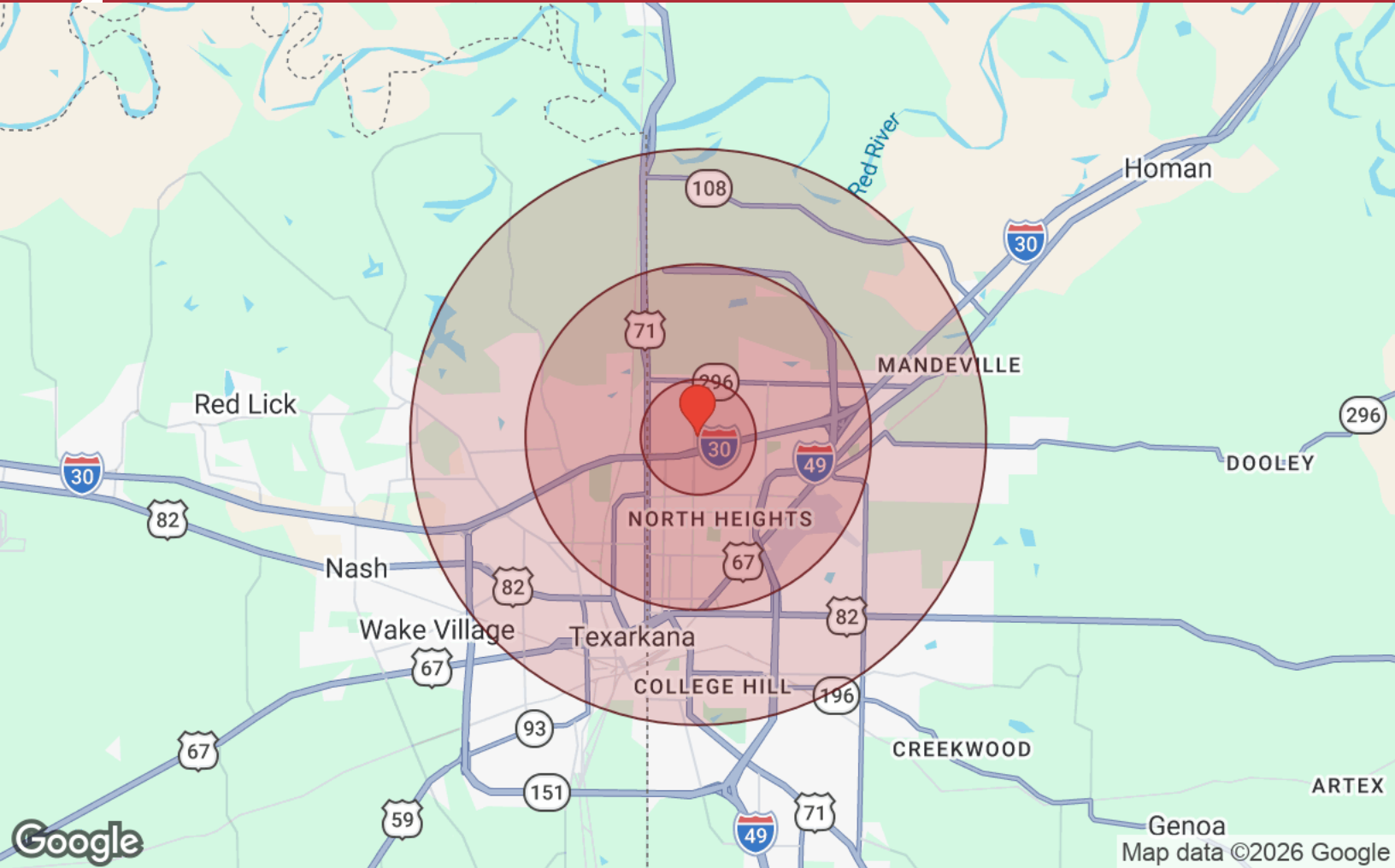
Arkansas Blvd

Sonic Drive-In

Wells Fargo Bank

E 35th St

NORTH HEIGHTS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,127	12,833	27,423
Female	2,371	13,956	27,702
Total Population	4,498	26,789	55,126

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,598	15,283	29,327
Black	1,507	8,755	19,498
Am In/AK Nat	12	72	154
Hawaiian	N/A	5	17
Hispanic	200	1,613	3,870
Asian	68	356	827
Multiracial	112	699	1,411
Other	1	5	22

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,211	13,170	25,849
Occupied	1,979	11,472	22,310
Owner Occupied	958	5,758	10,711
Renter Occupied	1,021	5,714	11,599
Vacant	233	1,699	3,539

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	839	5,173	10,825
Ages 15 - 24	604	3,505	7,415
Ages 25 - 54	1,688	10,104	21,321
Ages 55 - 64	552	3,125	6,211
Ages 65+	815	4,884	9,354

Income	1 Mile	3 Miles	5 Miles
Median	\$59,052	\$54,241	\$48,593
Under \$15k	303	1,764	3,924
\$15k - \$25k	62	910	2,224
\$25k - \$35k	219	1,086	2,067
\$35k - \$50k	236	1,493	3,204
\$50k - \$75k	347	2,090	3,698
\$75k - \$100k	237	1,483	2,388
\$100k - \$150k	334	1,594	2,638
\$150k - \$200k	144	577	1,098
Over \$200k	96	475	1,068

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