



**FOR SALE**

# 200 Realtor Avenue, Texarkana, AR

## Development Opportunity Outlot

### Features

- Lot size: 4.5 acres
- Offering price: \$8.00/SF
- Easy access to Interstate 30
- Traffic count: approximately 26,000 vehicles per day along North State Line Avenue

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# Neighborhood Map



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## Area Demographics



### Estimated Population (2025)

1 Mile	3 Mile	5 Mile
5,056	37,052	63,538



### Estimated Households (2025)

1 Mile	3 Mile	5 Mile
2,116	15,303	25,518



### Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$68,955	\$74,186	\$75,343

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