



Property Summary

Lot Size:	Approx. 8.45 Ac
Price/SF:	\$4/SF
Zoning:	C-4
Price:	\$1,472,328

Property Overview

Excellent commercial development opportunity consisting of approximately ±8.45 acres located just north of the intersection of Jefferson Avenue and Woodway Drive in Texarkana, Arkansas. Positioned along the right side of Jefferson Avenue, this tract offers strong visibility, convenient access, and prime positioning.

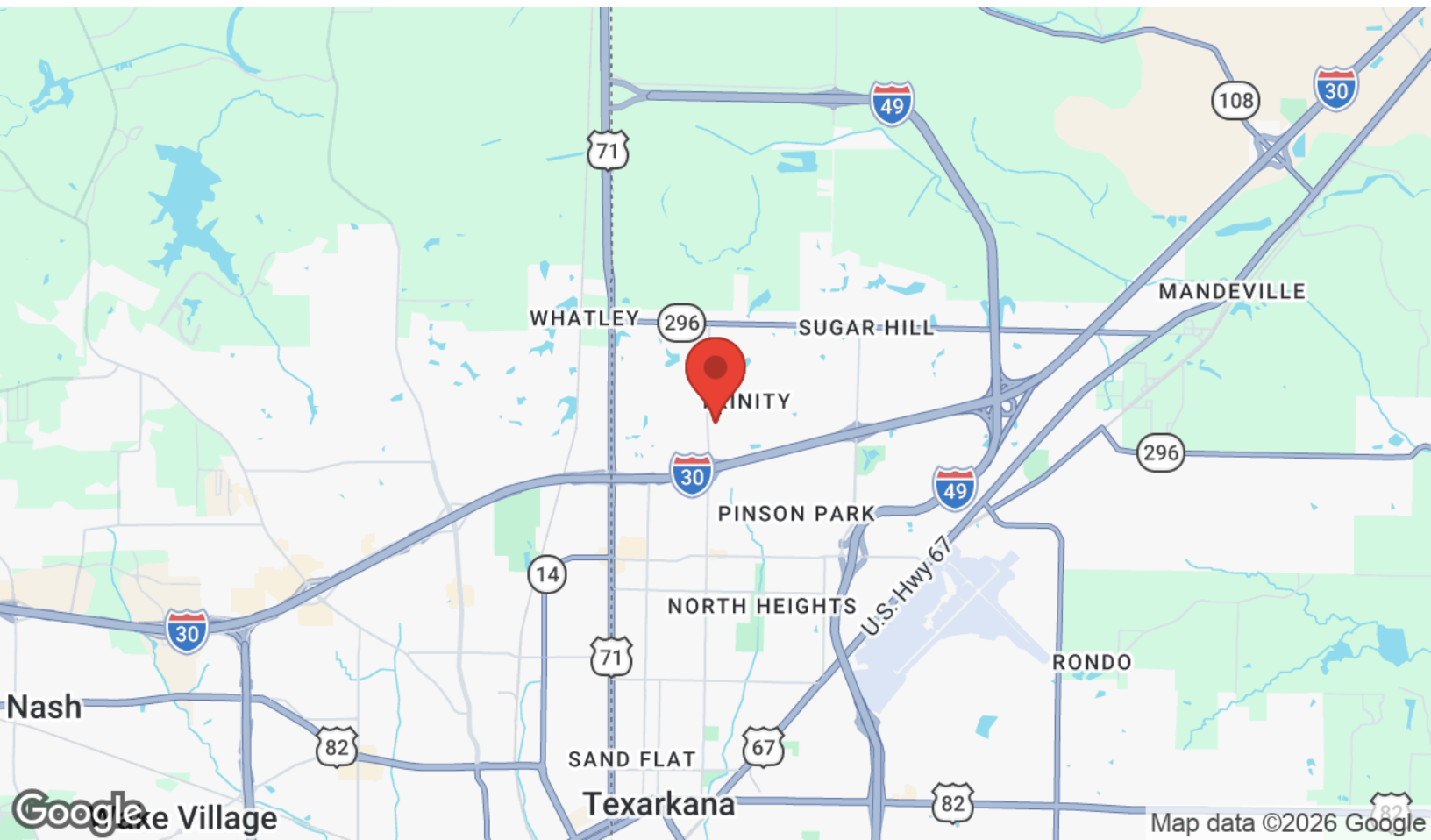
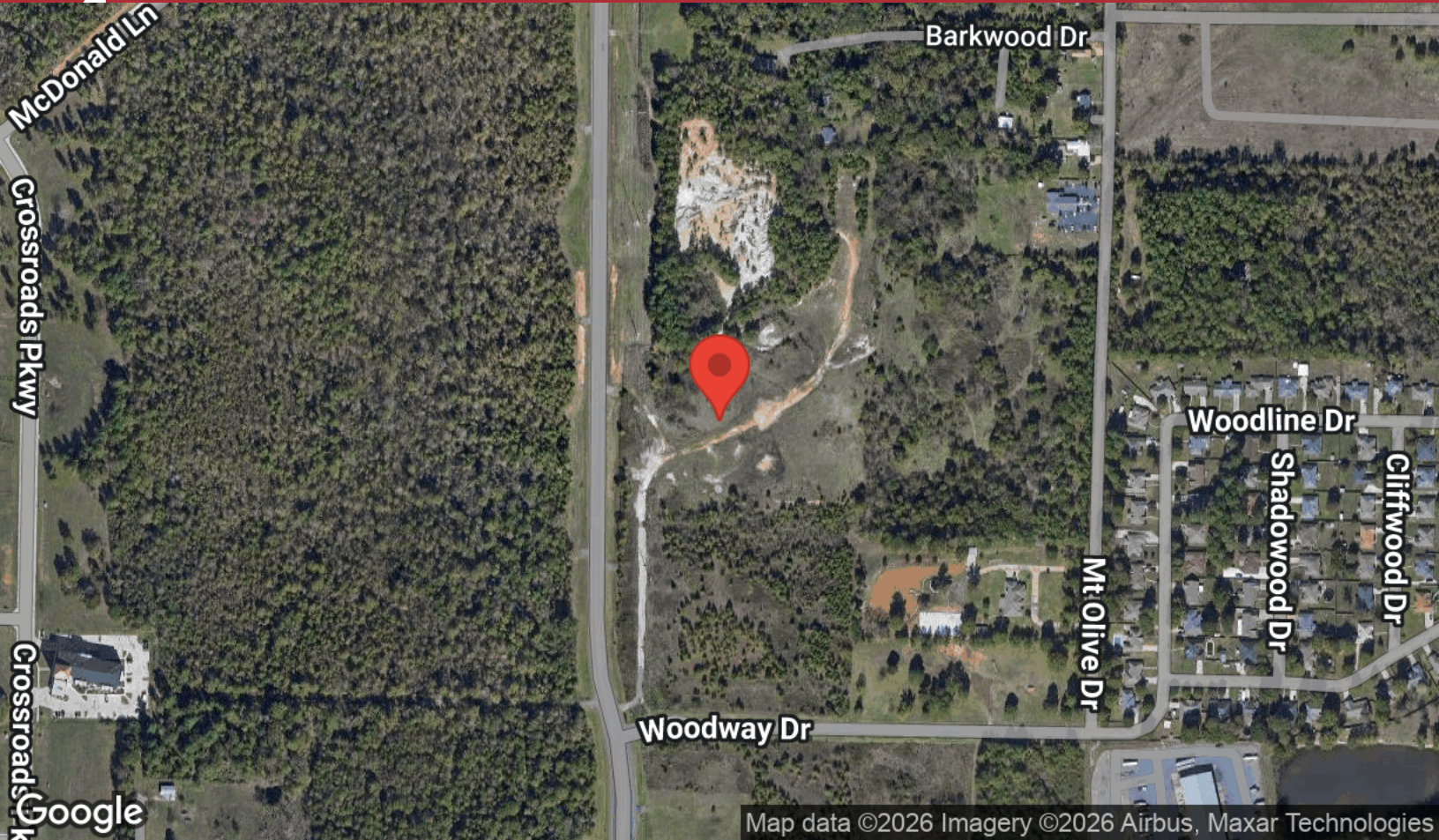
The property is ideally suited for a wide range of commercial uses including general retail, regional shopping centers, hotels or motels, professional office space, commercial entertainment, and auto service-related businesses. Its location along a major thoroughfare provides excellent frontage and exposure, making it highly attractive for both developers and end users.

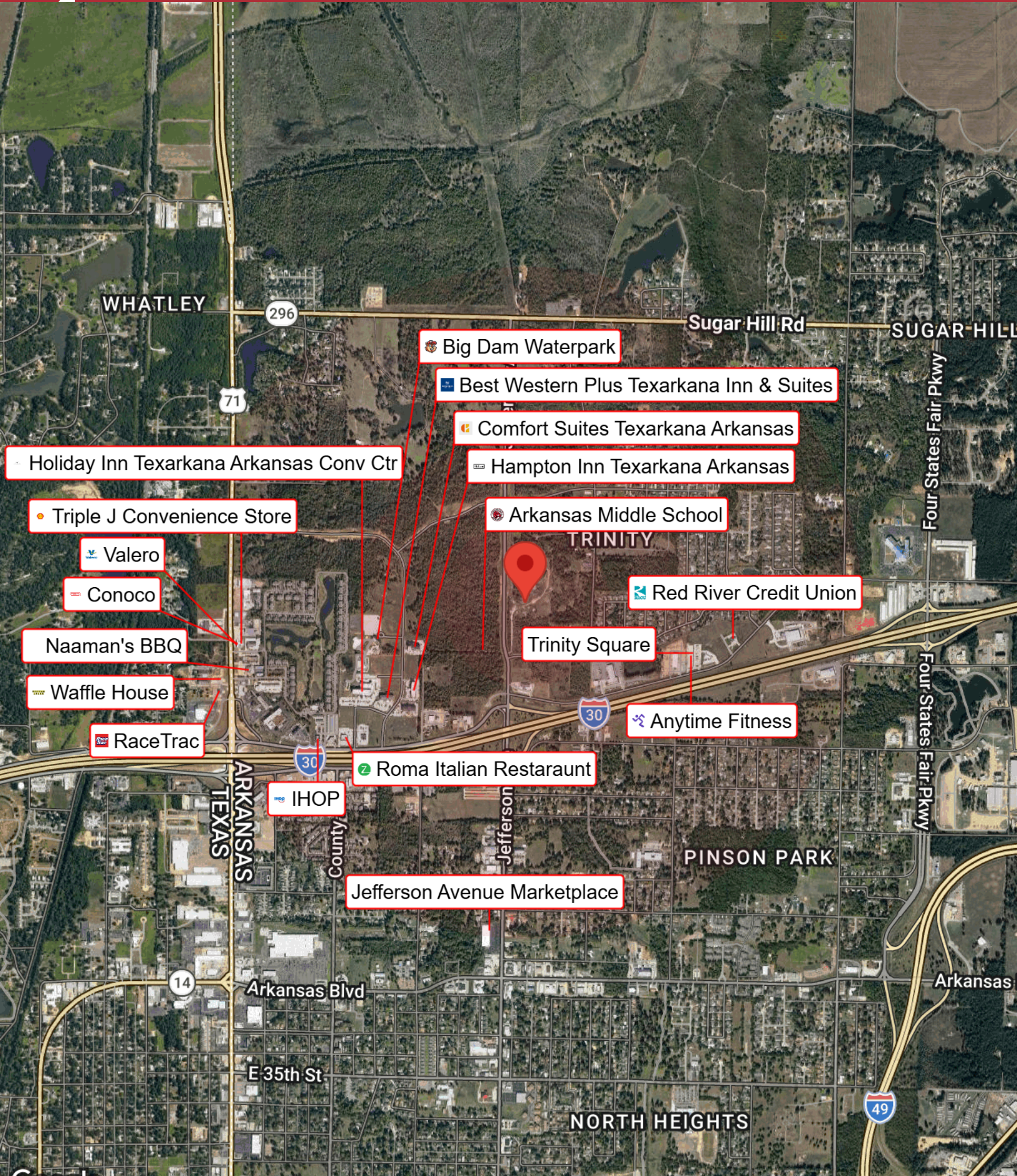
A key highlight is the site's proximity to Interstate 30, located just south of the property, with a nearby exit offering direct and efficient access. This connectivity supports strong traffic counts and enhances overall development potential.

Location Overview

Located on Jefferson Avenue north of Woodway Drive in Texarkana, AR.







Holiday Inn Texarkana Arkansas Conv Ctr

Triple J Convenience Store

Valero

Conoco

Naaman's BBQ

Waffle House

RaceTrac

IHOP

Roma Italian Restaraunt

Jefferson Avenue Marketplace

Big Dam Waterpark

Best Western Plus Texarkana Inn & Suites

Comfort Suites Texarkana Arkansas

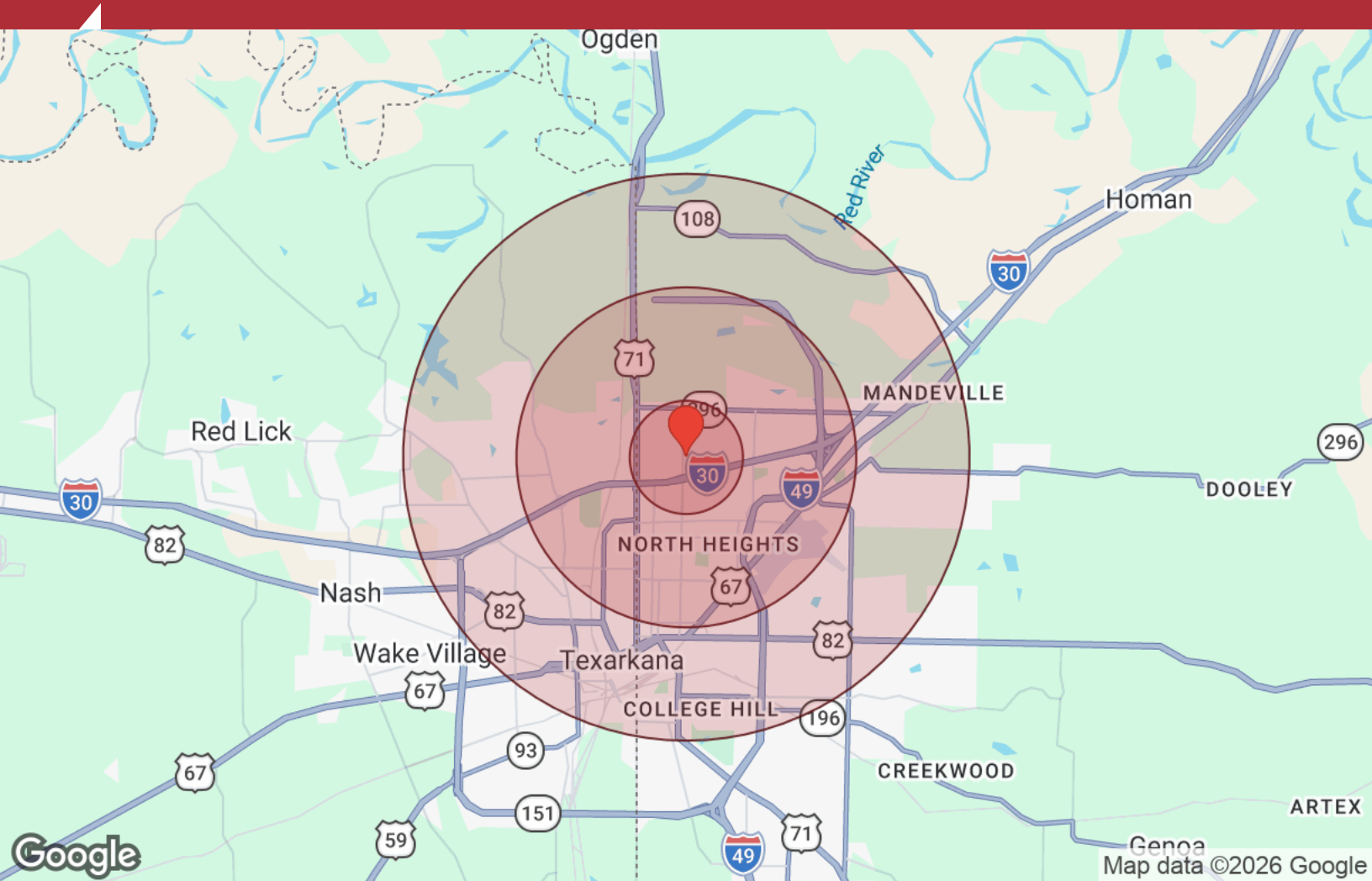
Hampton Inn Texarkana Arkansas

Arkansas Middle School

Trinity Square

Red River Credit Union

Anytime Fitness



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,124	12,385	27,104
Female	2,340	13,456	27,410
Total Population	4,464	25,840	54,513

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,602	14,819	28,979
Black	1,475	8,364	19,292
Am In/AK Nat	12	67	153
Hawaiian	N/A	5	16
Hispanic	198	1,550	3,838
Asian	67	351	829
Multiracial	110	677	1,396
Other	1	3	22

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,192	12,688	25,583
Occupied	1,956	11,080	22,082
Owner Occupied	969	5,574	10,577
Renter Occupied	987	5,506	11,505
Vacant	236	1,608	3,501

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	829	4,984	10,713
Ages 15 - 24	601	3,365	7,333
Ages 25 - 54	1,672	9,725	21,076
Ages 55 - 64	552	3,019	6,136
Ages 65+	808	4,748	9,254

Income	1 Mile	3 Miles	5 Miles
Median	\$59,441	\$54,648	\$48,578
Under \$15k	297	1,655	3,873
\$15k - \$25k	67	863	2,210
\$25k - \$35k	213	1,061	2,047
\$35k - \$50k	231	1,446	3,174
\$50k - \$75k	335	2,018	3,654
\$75k - \$100k	229	1,428	2,366
\$100k - \$150k	336	1,575	2,611
\$150k - \$200k	146	568	1,089
Over \$200k	101	466	1,058

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.