

Property Summary

Land: 5.14 Acres
Price: \$450,000

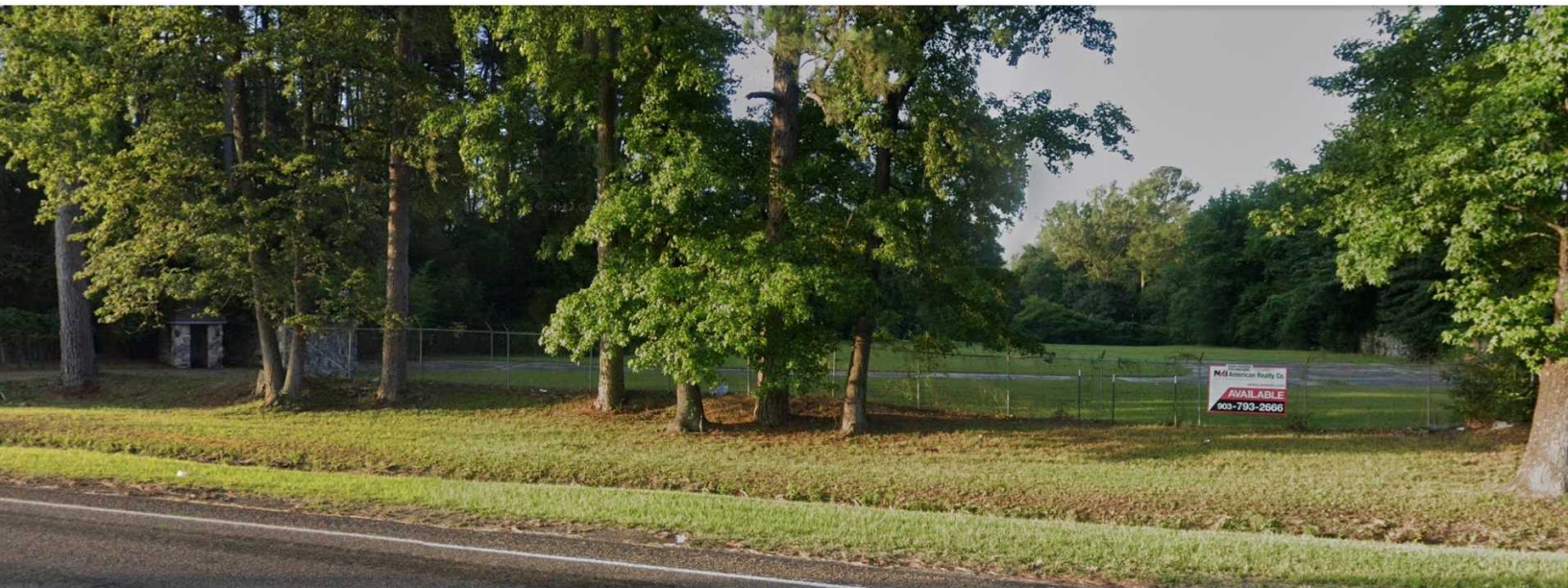
Property Overview

Prime 5.14-Acre Commercial Development Opportunity on New Boston Road.

Located directly on high-traffic New Boston Road in Texarkana, TX, this approximately 5.14-acre property offers incredible visibility and accessibility. Positioned across from Lockaway Storage and the Walmart Supercenter, with Lowe's Home Improvement next door, this site is in the heart of a thriving commercial corridor. Just minutes from Texas Boulevard and with quick access to I-369 and I-30, the location is ideal for retail, service, or mixed-use development. The area is expanding, with major employers like Texarkana Aluminum nearby in Nash, TX and a new hospital under construction just north of I-30.

Location Overview

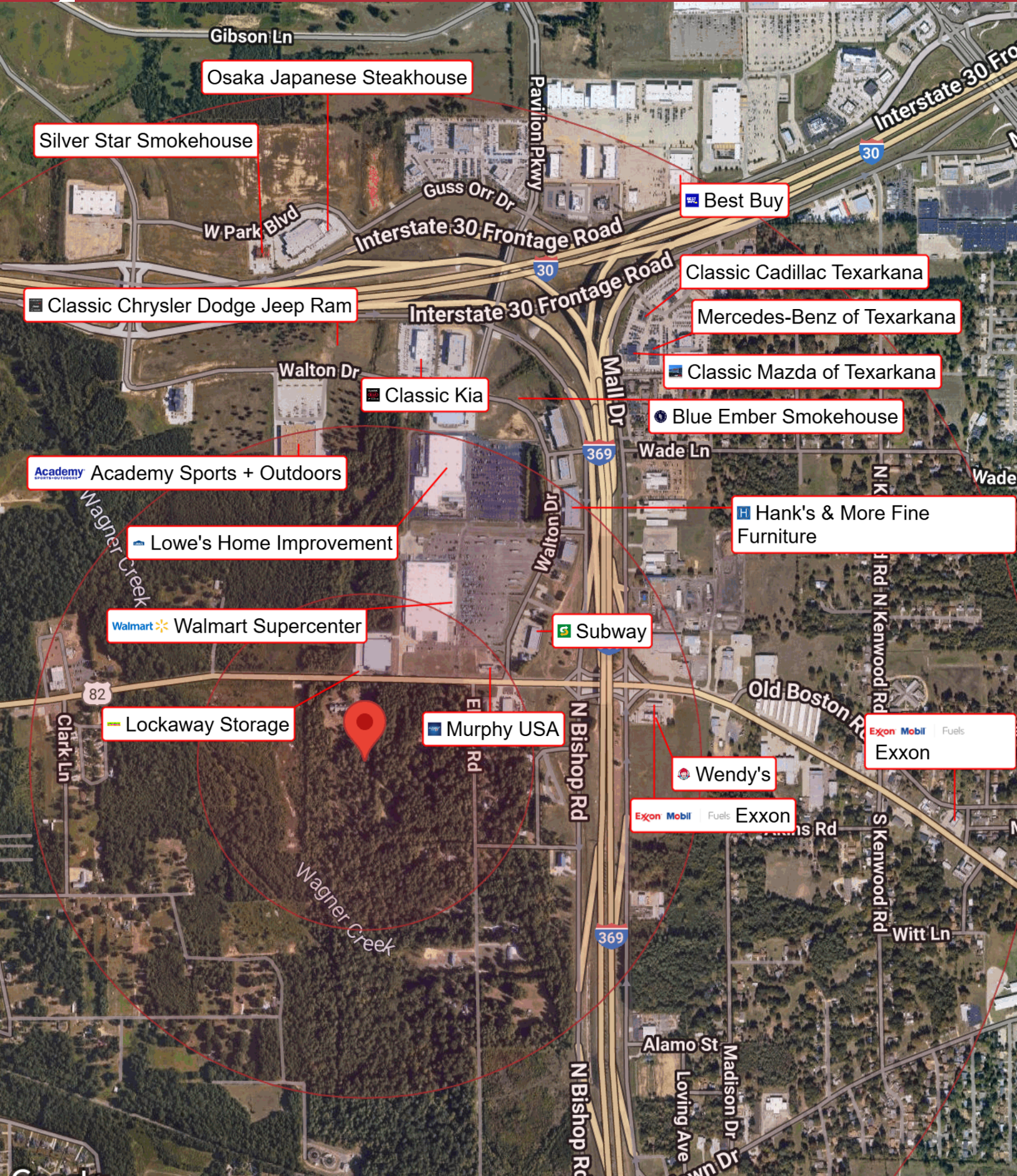
Located on New Boston Road directly across from Lockaway Storage.



BUSINESS MAP

5.14 Acres on New Boston Rd

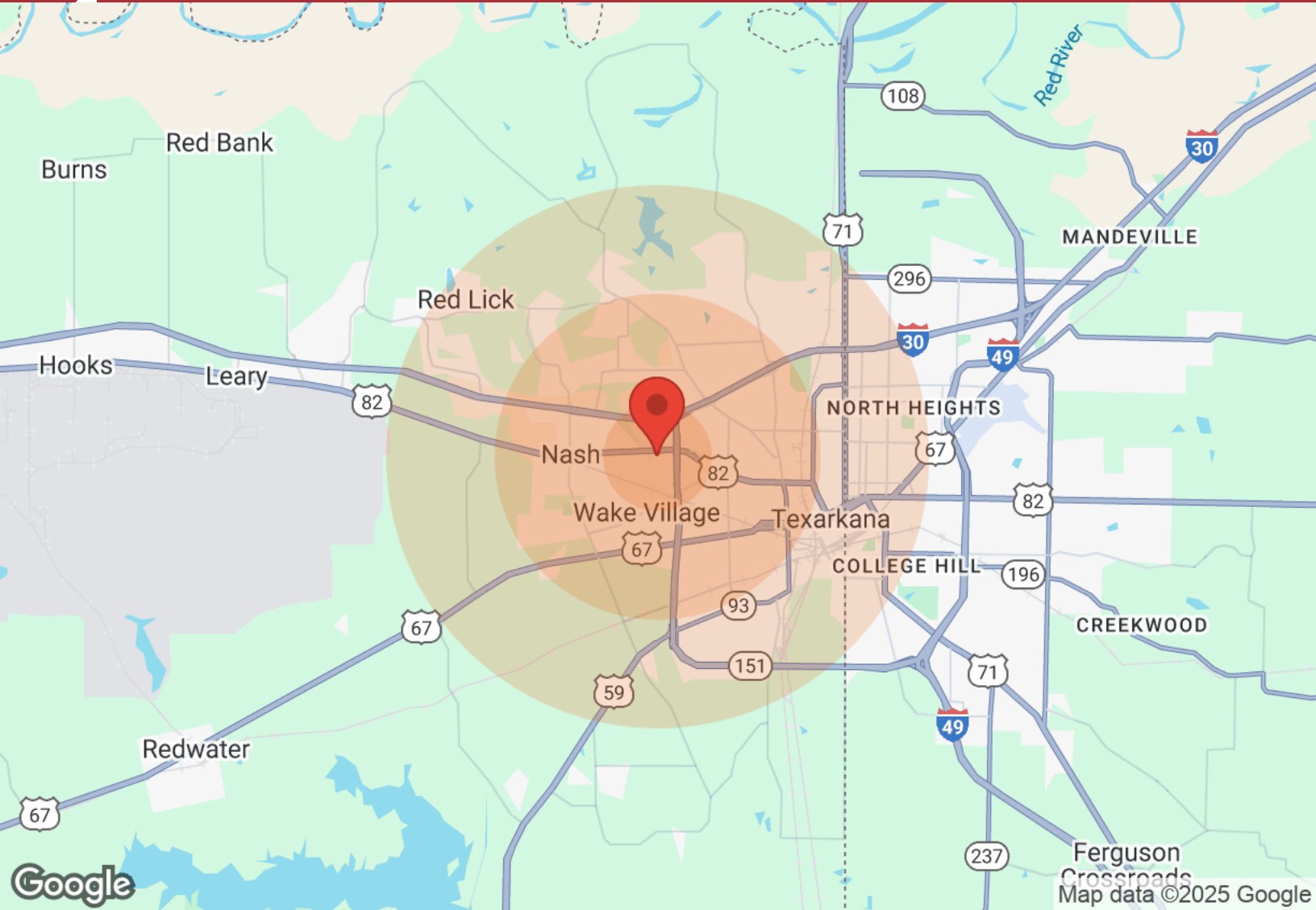
4031 New Boston Road
Texarkana, TX 75501



DEMOGRAPHICS

5.14 Acres on New Boston Rd

4031 New Boston Road
 Texarkana, TX 75501



Population	1 Mile	3 Miles	5 Miles
Male	1,840	16,429	32,624
Female	2,174	18,422	33,774
Total Population	4,014	34,851	66,398

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	928	7,814	13,798
Ages 15-24	570	5,321	9,234
Ages 25-54	1,649	13,453	26,092
Ages 55-64	416	3,773	7,588
Ages 65+	451	4,490	9,686

Race	1 Mile	3 Miles	5 Miles
White	2,081	19,972	40,573
Black	1,651	12,418	22,202
Am In/AK Nat	N/A	41	98
Hawaiian	N/A	N/A	N/A
Hispanic	296	2,630	4,134
Multi-Racial	528	4,370	6,392

Income	1 Mile	3 Miles	5 Miles
Median	\$40,740	\$42,688	\$40,740
< \$15,000	243	2,626	5,044
\$15,000-\$24,999	270	1,687	3,253
\$25,000-\$34,999	259	1,699	3,057
\$35,000-\$49,999	395	2,497	4,020
\$50,000-\$74,999	300	2,780	5,013
\$75,000-\$99,999	95	1,185	2,249
\$100,000-\$149,999	96	1,166	2,035
\$150,000-\$199,999	23	366	688
> \$200,000	10	168	431

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,655	14,170	27,065
Occupied	1,473	12,764	24,267
Owner Occupied	667	6,861	13,483
Renter Occupied	806	5,903	10,784
Vacant	182	1,406	2,798

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.

Steven Harvey, Broker

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