



Property Summary

Price: \$20/SF
Lot Size: Approximately 5.341 Acres

Property Overview

Approximately 5.341 Acres of land beside the upcoming Wadley Hospital and Orr Honda! I-30 access! \$20/SF! Perfect for medical uses or retail. Will build to suit. Nearby locations include Osaka Japanese Grill, Orr Honda, Walk-Ons, Silver Star Steakhouse, and Lafferty's Home Center.

Location Overview

Located on the Corner of Guss Orr Drive and W Park Blvd

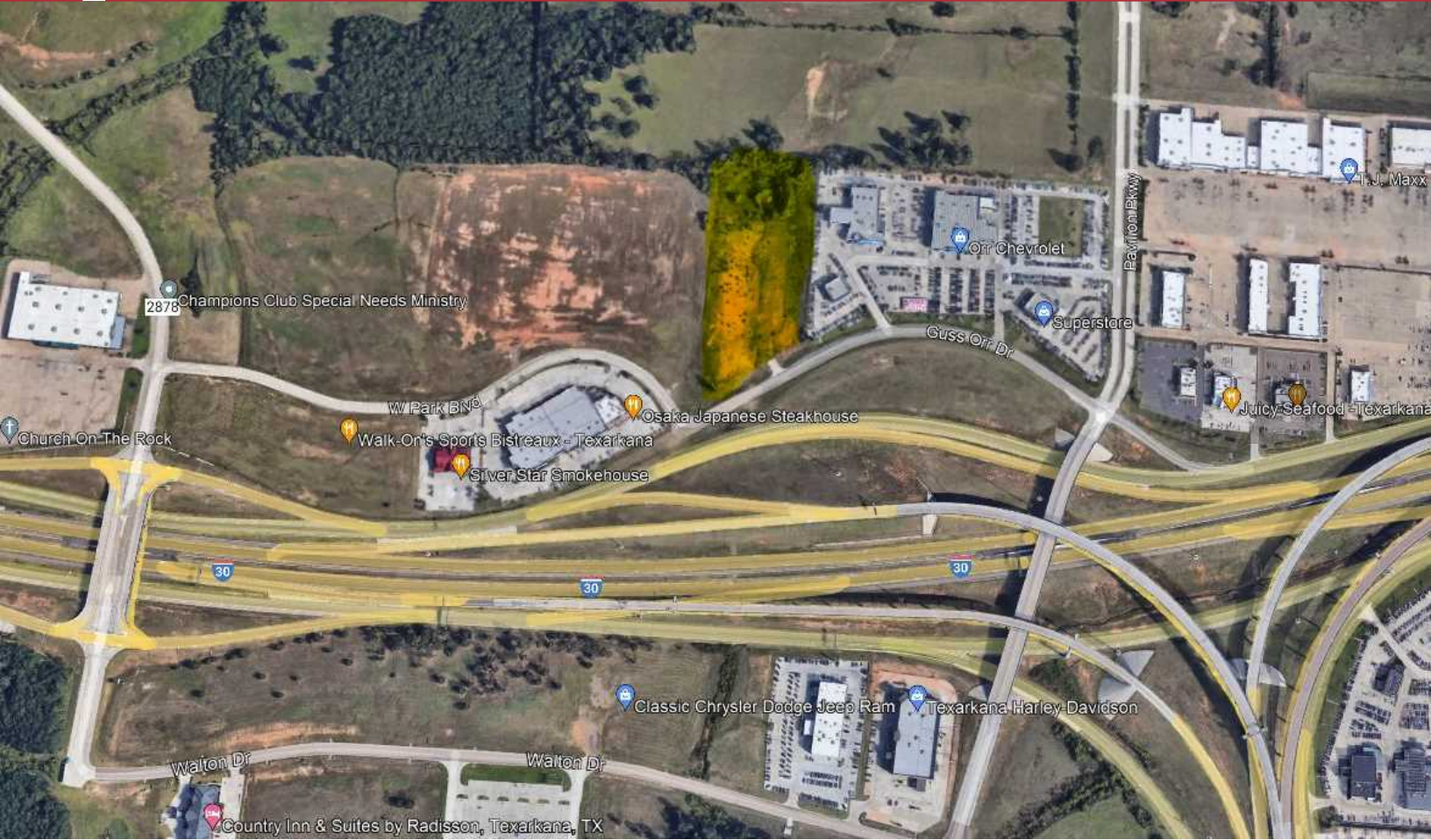
For Sale 5.3 AC.

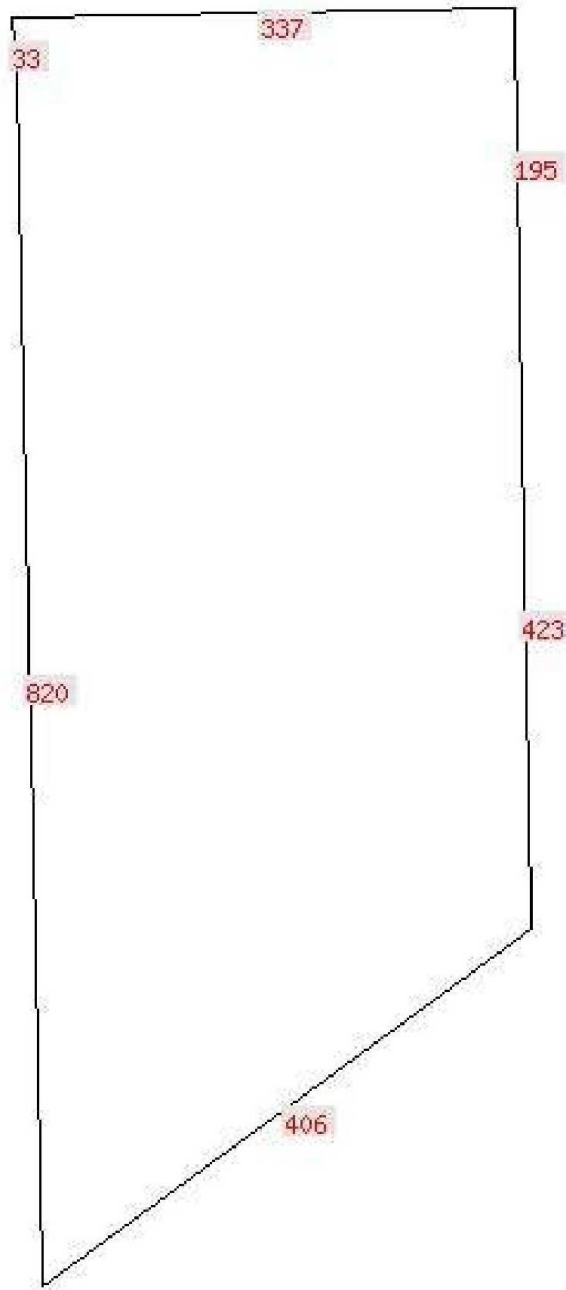


- No Medical Restrictions
- Build to Suit
- Will Divide

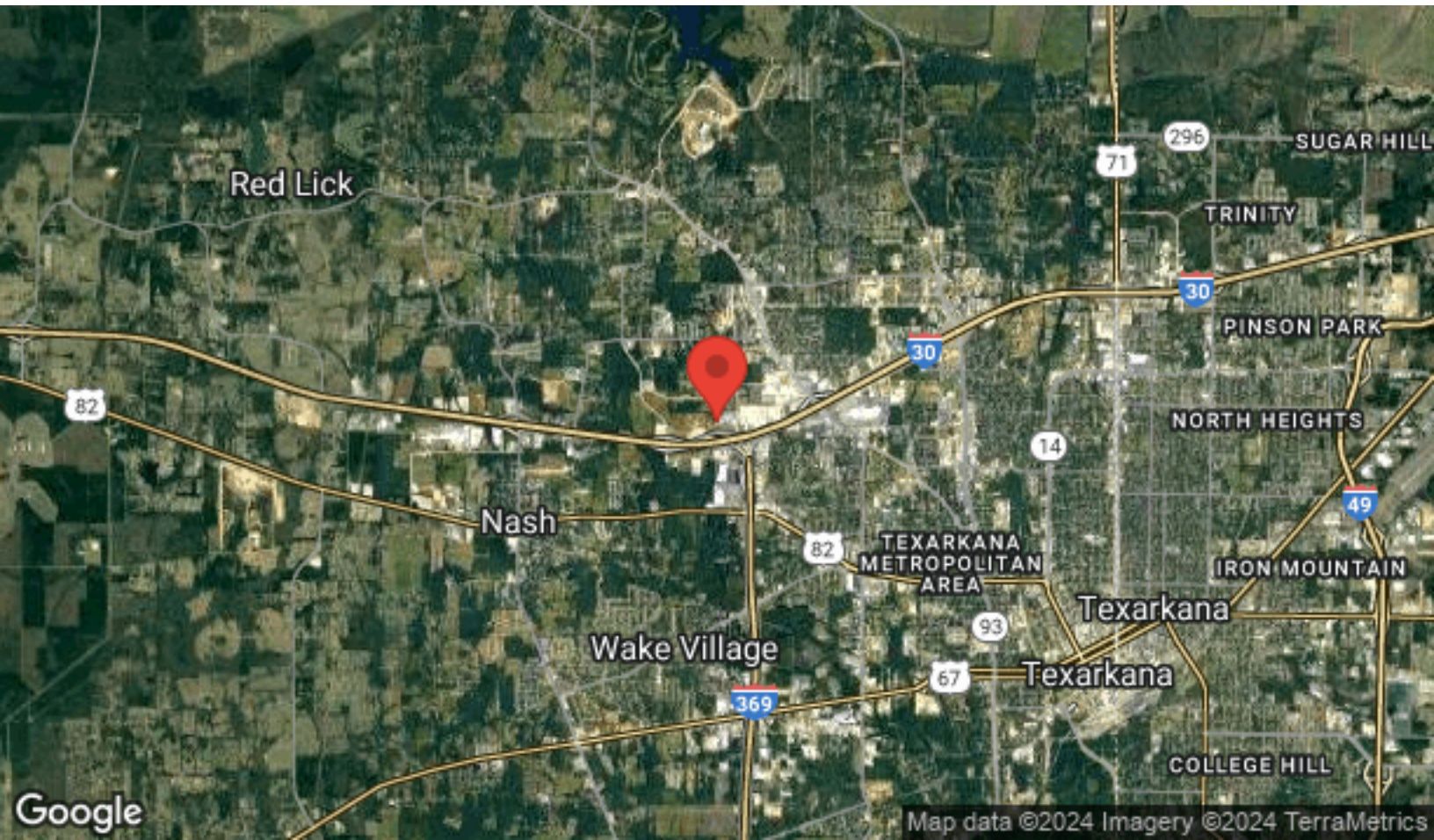
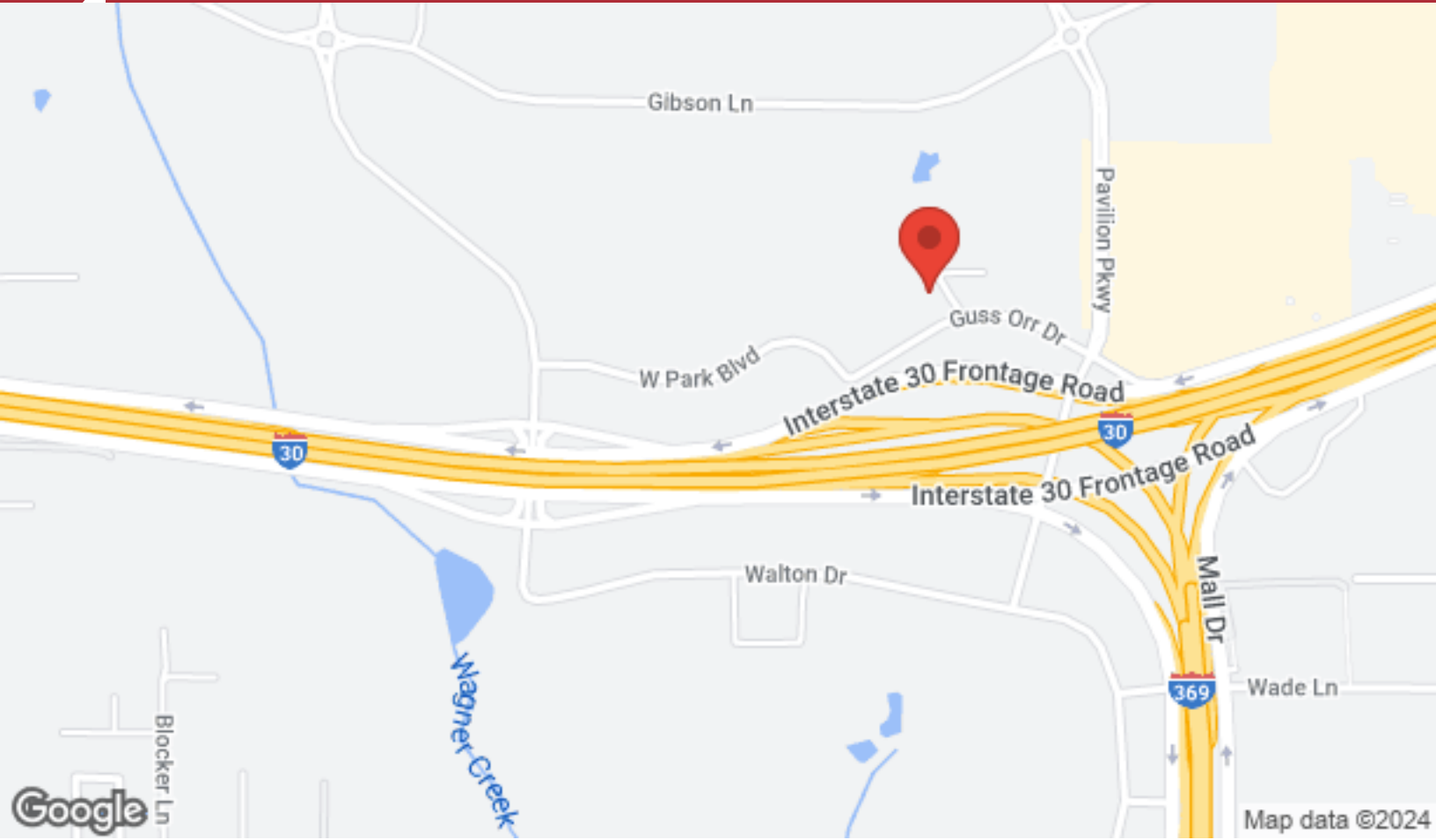
NAI American Realty Co.
For More Information
Call Agent Mike Ingram **903-277-2179**

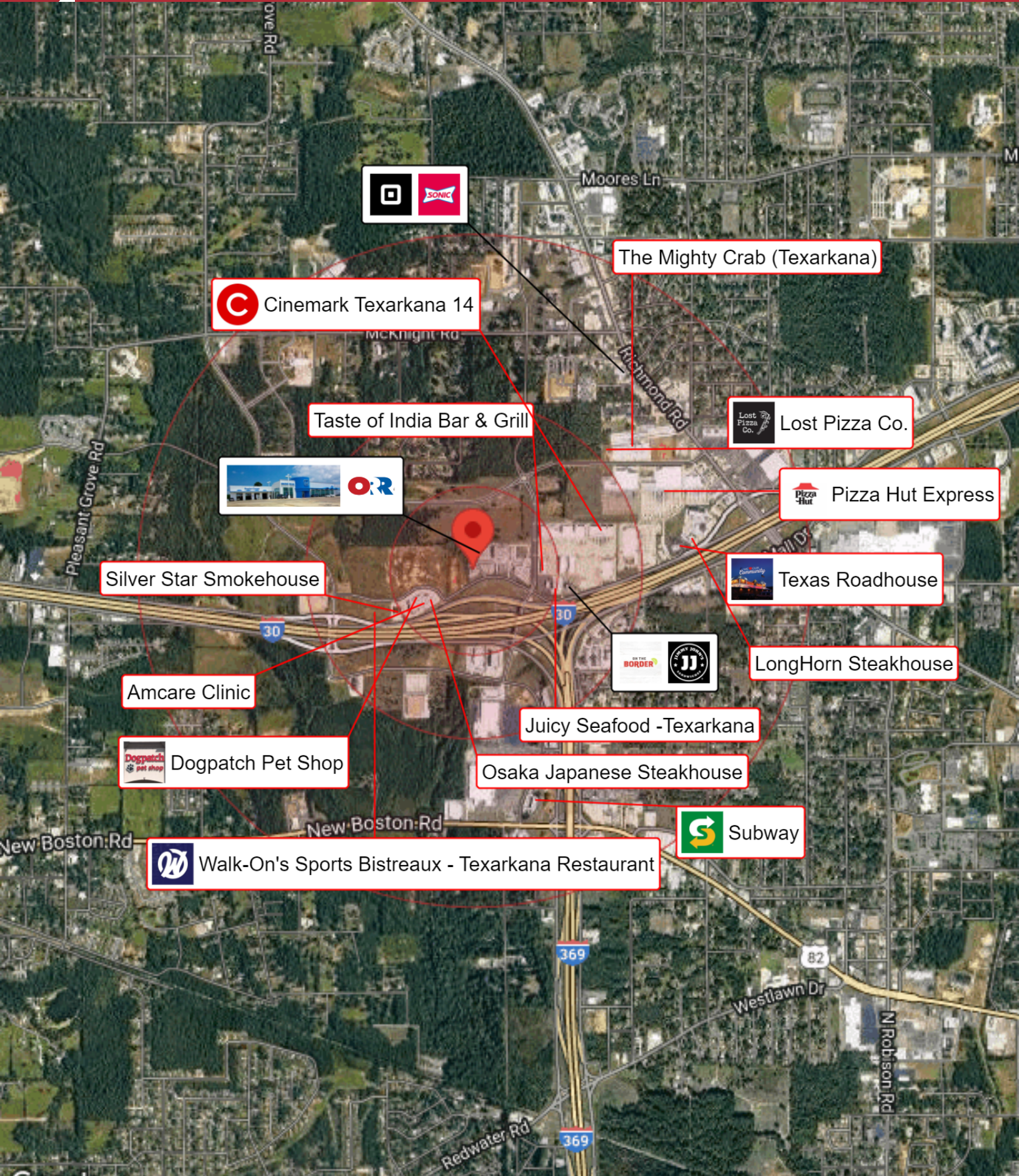






Sketch provided by taxnetusa.com





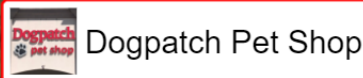
 Cinemark Texarkana 14

Taste of India Bar & Grill




Silver Star Smokehouse

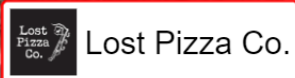
Amcare Clinic



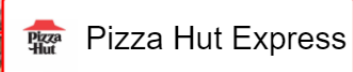
Dogpatch Pet Shop

 Walk-On's Sports Bistreaux - Texarkana Restaurant

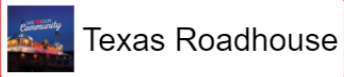
The Mighty Crab (Texarkana)



Lost Pizza Co.



Pizza Hut Express



Texas Roadhouse



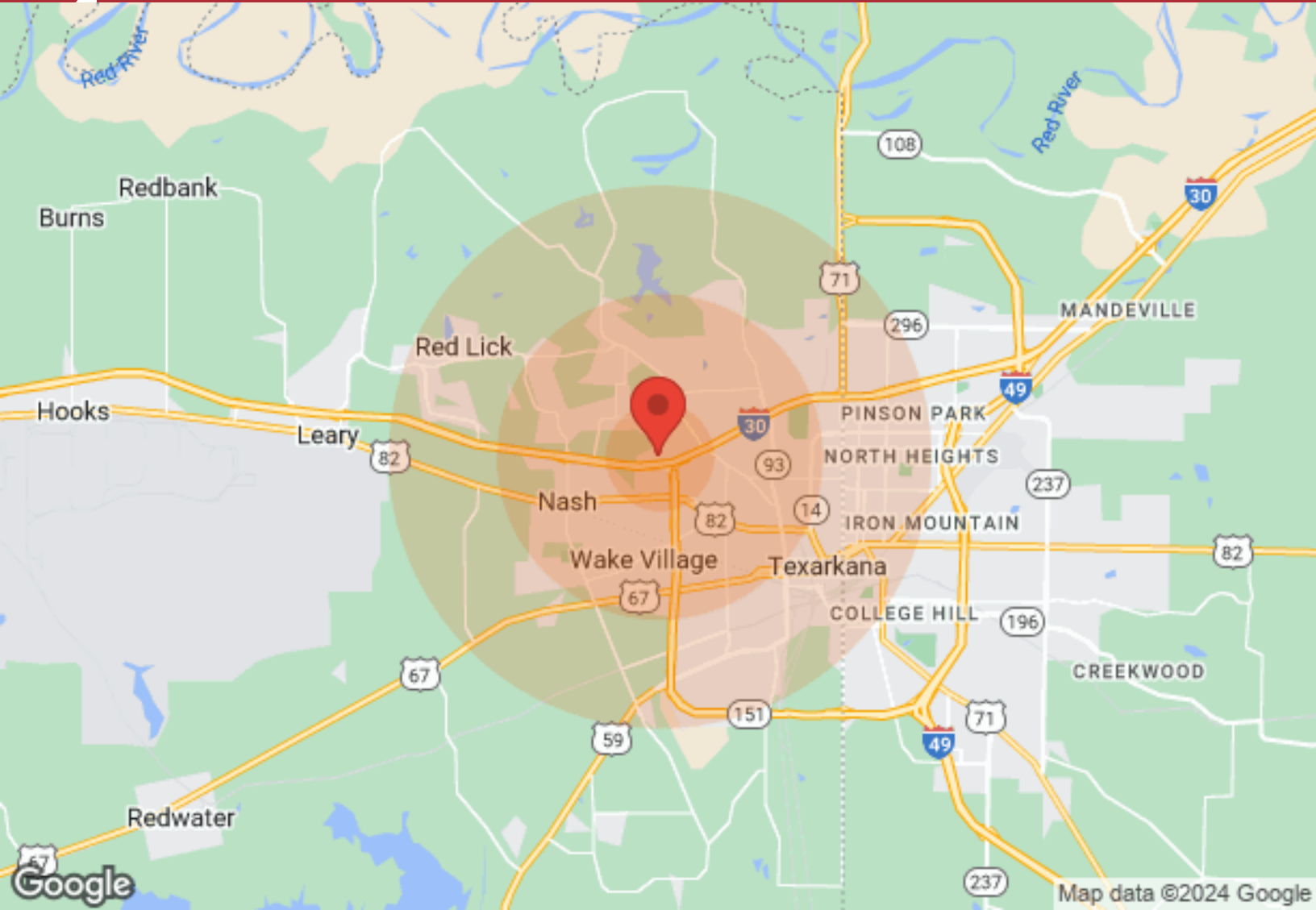
LongHorn Steakhouse

Juicy Seafood -Texarkana

Osaka Japanese Steakhouse



Subway



Population	1 Mile	3 Miles	5 Miles
Male	2,373	15,685	31,598
Female	2,759	17,601	34,426
Total Population	5,132	33,286	66,024

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,081	7,253	14,006
Ages 15-24	711	4,983	9,477
Ages 25-54	1,996	12,824	25,240
Ages 55-64	586	3,719	7,522
Ages 65+	758	4,507	9,779

Race	1 Mile	3 Miles	5 Miles
White	3,419	20,364	41,959
Black	1,364	10,733	20,746
Am In/AK Nat	N/A	33	58
Hawaiian	N/A	N/A	N/A
Hispanic	356	2,287	3,612
Multi-Racial	564	3,826	5,886

Income	1 Mile	3 Miles	5 Miles
Median	\$53,858	\$45,752	\$42,427
< \$15,000	315	2,369	4,582
\$15,000-\$24,999	234	1,510	3,134
\$25,000-\$34,999	283	1,547	3,014
\$35,000-\$49,999	406	2,263	4,186
\$50,000-\$74,999	545	2,886	5,039
\$75,000-\$99,999	173	1,233	2,352
\$100,000-\$149,999	210	1,250	2,369
\$150,000-\$199,999	26	399	717
> \$200,000	10	229	699

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,087	13,454	27,360
Occupied	1,912	12,181	24,713
Owner Occupied	924	6,545	14,482
Renter Occupied	988	5,636	10,231
Vacant	175	1,273	2,647

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