



Property Summary

Land: 4.51 Acres
Price: \$470,180
Type: Commercial

Property Overview

The site is cleared, level and ready to build. It neighbors Global Star Medical on the West side and Grace Covenant Church on the East side. Across 50th street, the site fronts a duplex subdivision. The site is currently zoned commercial and will allow any type of commercial business. According to the the Texarkana Metropolitan Planning Organization (MPO), traffic counts are approximately 1,896 on E. 50th and 47,723 on I-30 CPD (2012 study).

Location Overview

4.51 acres just east of Jefferson Ave. This tract of land backs I-30 East and has high visibility from the interstate. This property is located in North Texarkana, AR and is only about 1 mile away from the new Arkansas Convention Center and Holiday Springs Water Park.



SUGAR HILL

Jefferson Ave

Sugar Hill Rd

Four States Fair Pkwy

296

49

TRINITY



Shell



Circle K

Trinity Square



Road Runner

University of Arkansas - Texarkana



Trice Elementary School

PINSON PARK



Pinson Park Preschool

The D.A.P.P.E.R. at Park Place

Redwoods Grill & Bar

NORTH HEIGHTS

Jefferson Ave

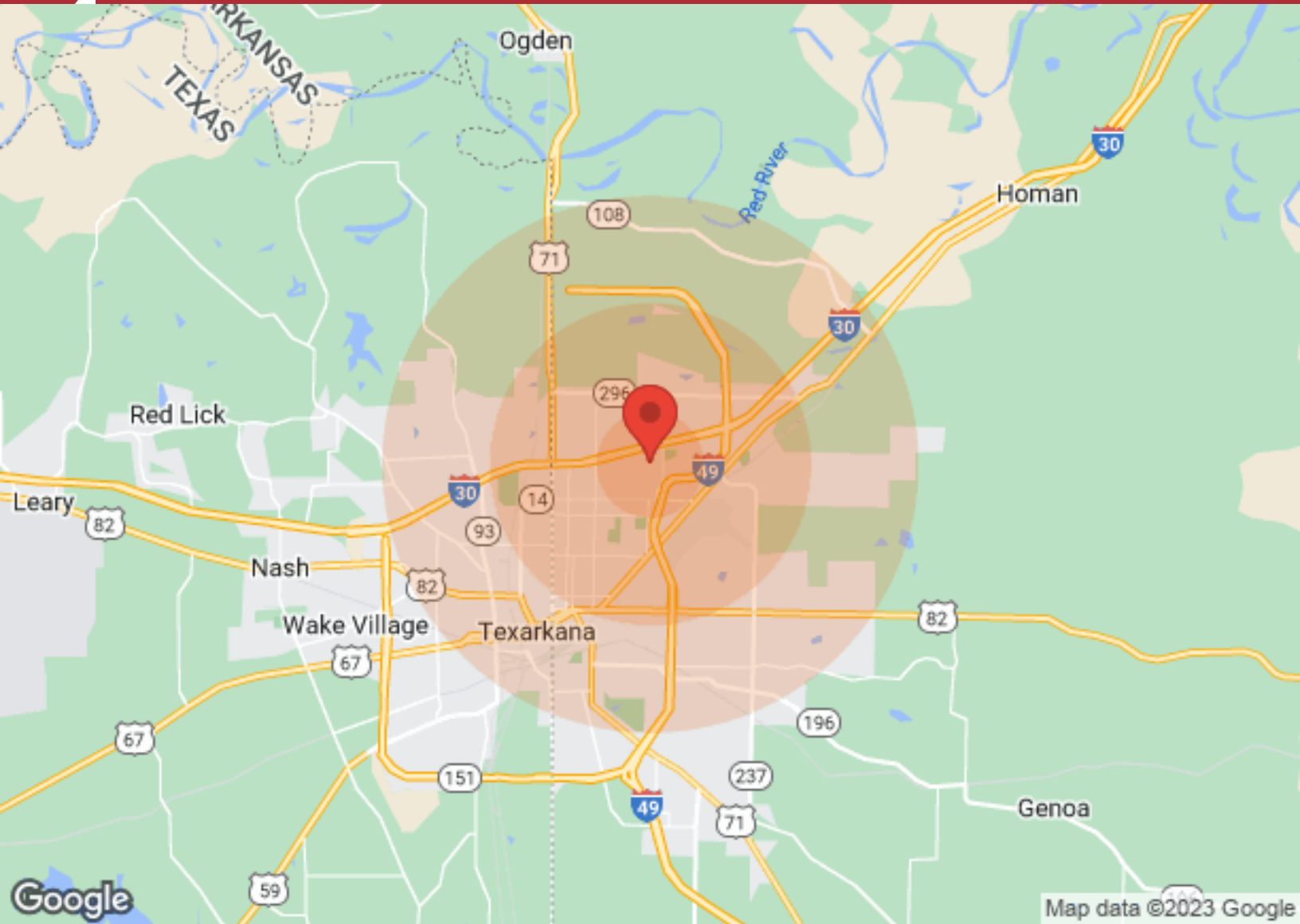
E 24th St

E 24th St

Sanderson Ln

E Broad St

49



Population	1 Mile	3 Miles	5 Miles
Male	3,404	10,114	24,168
Female	3,475	11,328	26,071
Total Population	6,879	21,442	50,239

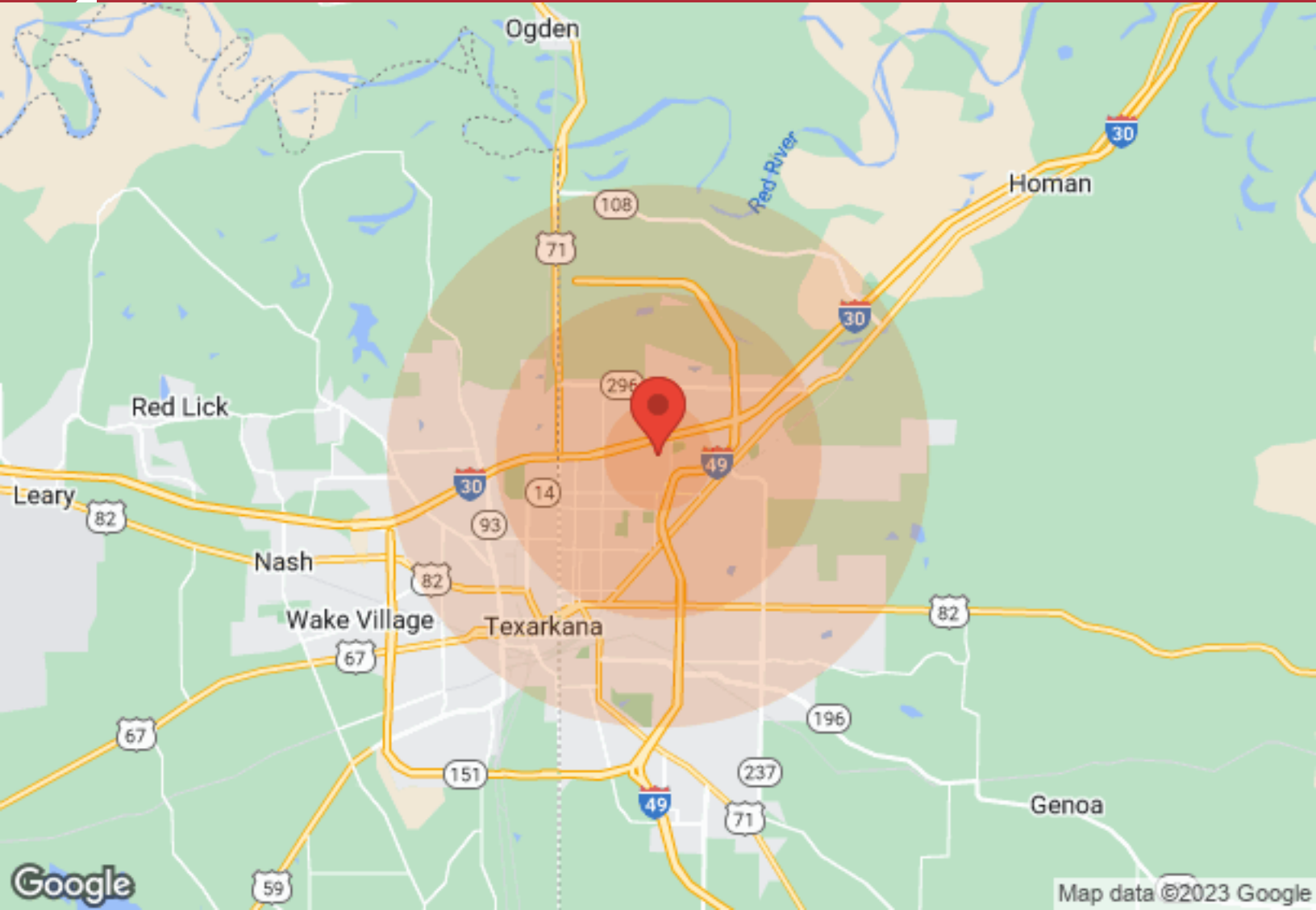
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,285	4,310	10,589
Ages 15-24	844	2,681	6,826
Ages 55-64	859	2,496	5,611
Ages 65+	1,273	3,894	7,932

Race	1 Mile	3 Miles	5 Miles
White	5,056	14,751	29,039
Black	1,621	6,050	18,992
Am In/AK Nat	4	14	37
Hawaiian	N/A	N/A	N/A
Hispanic	124	489	2,306
Multi-Racial	342	1,078	3,840

Income	1 Mile	3 Miles	5 Miles
Median	\$49,916	\$44,257	\$37,911
< \$15,000	363	1,616	4,338
\$15,000-\$24,999	156	953	2,832
\$25,000-\$34,999	327	1,161	2,345
\$35,000-\$49,999	632	1,457	3,350
\$50,000-\$74,999	624	1,915	3,636
\$75,000-\$99,999	277	776	1,572
\$10,000-\$149,999	406	852	1,320
\$150,000-\$199,999	100	262	501
> \$200,000	58	203	330

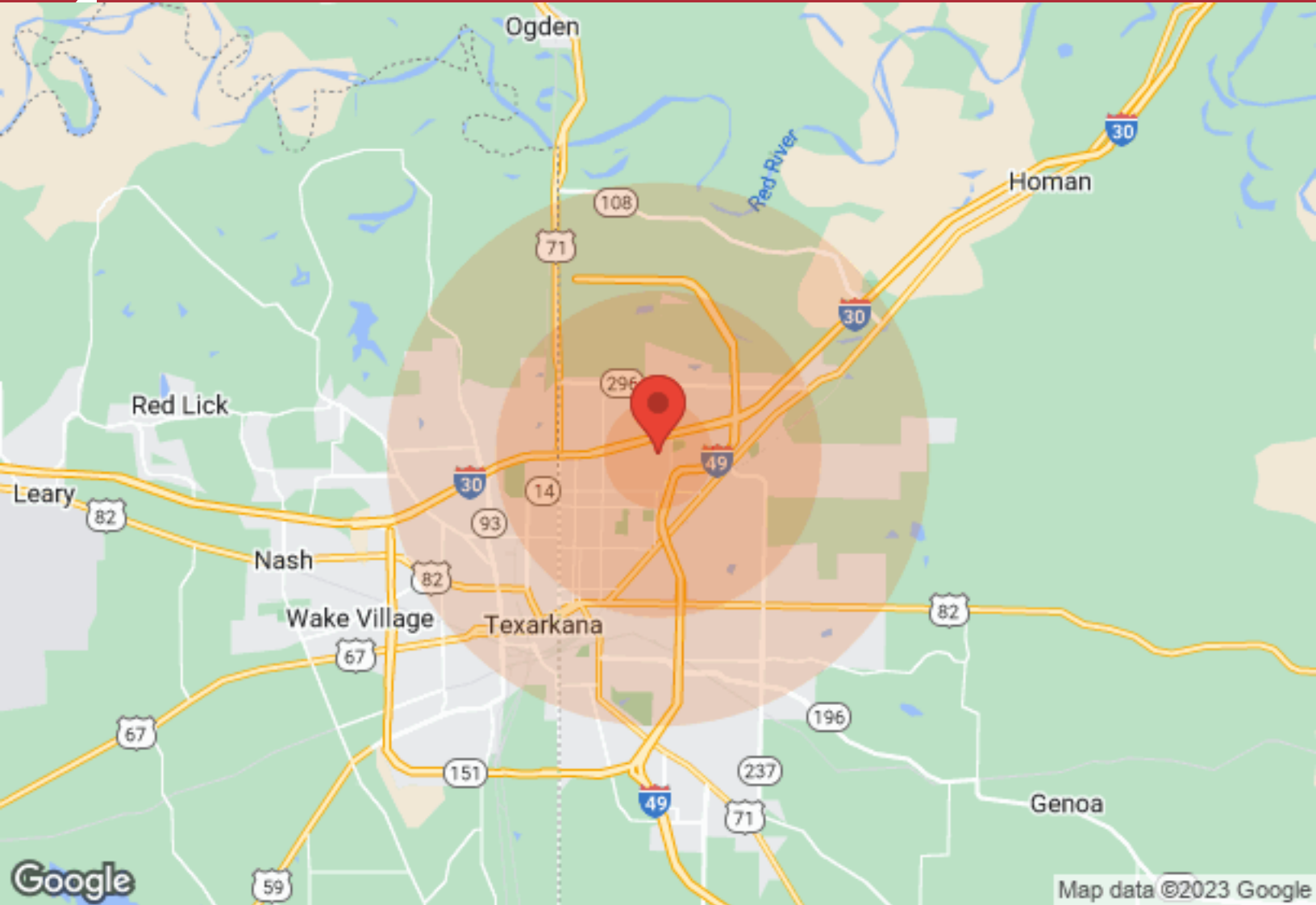
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,815	9,610	21,302
Occupied	2,685	8,757	18,947
Owner Occupied	1,611	4,818	9,688
Renter Occupied	1,074	3,939	9,259
Vacant	130	853	2,355

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.



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Ages 0-4	371	1,193	2,955	Median	\$49,916	\$44,257	\$37,911
Ages 5-9	483	1,640	3,980	< \$10,000	197	852	2,690
Ages 10-14	431	1,477	3,654	\$10,000-\$14,999	166	764	1,648
Ages 15-19	425	1,401	3,506	\$15,000-\$19,999	51	571	1,440
Ages 20-24	419	1,280	3,320	\$20,000-\$24,999	105	382	1,392
Ages 25-29	414	1,236	3,206	\$25,000-\$29,999	209	586	1,338
Ages 30-34	407	1,254	3,158	\$30,000-\$34,999	118	575	1,007
Ages 35-39	430	1,340	3,207	\$35,000-\$39,999	168	359	1,027
Ages 40-44	443	1,378	3,204	\$40,000-\$44,999	190	497	1,284
Ages 45-49	467	1,467	3,324	\$45,000-\$49,999	274	601	1,039
Ages 50-54	457	1,386	3,182	\$50,000-\$60,000	352	1,020	1,759
Ages 55-59	443	1,316	3,012	\$60,000-\$74,000	272	895	1,877
Ages 60-64	416	1,180	2,599	\$75,000-\$99,999	277	776	1,572
Ages 65-69	362	999	2,119	\$10,000-\$124,999	313	630	995
Ages 70-74	301	816	1,688	\$125,000-\$149,999	93	222	325
Ages 74-79	207	614	1,279	\$150,000-\$199,999	100	262	501
Ages 80-84	134	450	922	> \$200,000	58	203	330
Ages 85+	269	1,015	1,924				

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