



## Property Summary

Lot Size: 4.60 Acres  
Price: \$2.25/SF

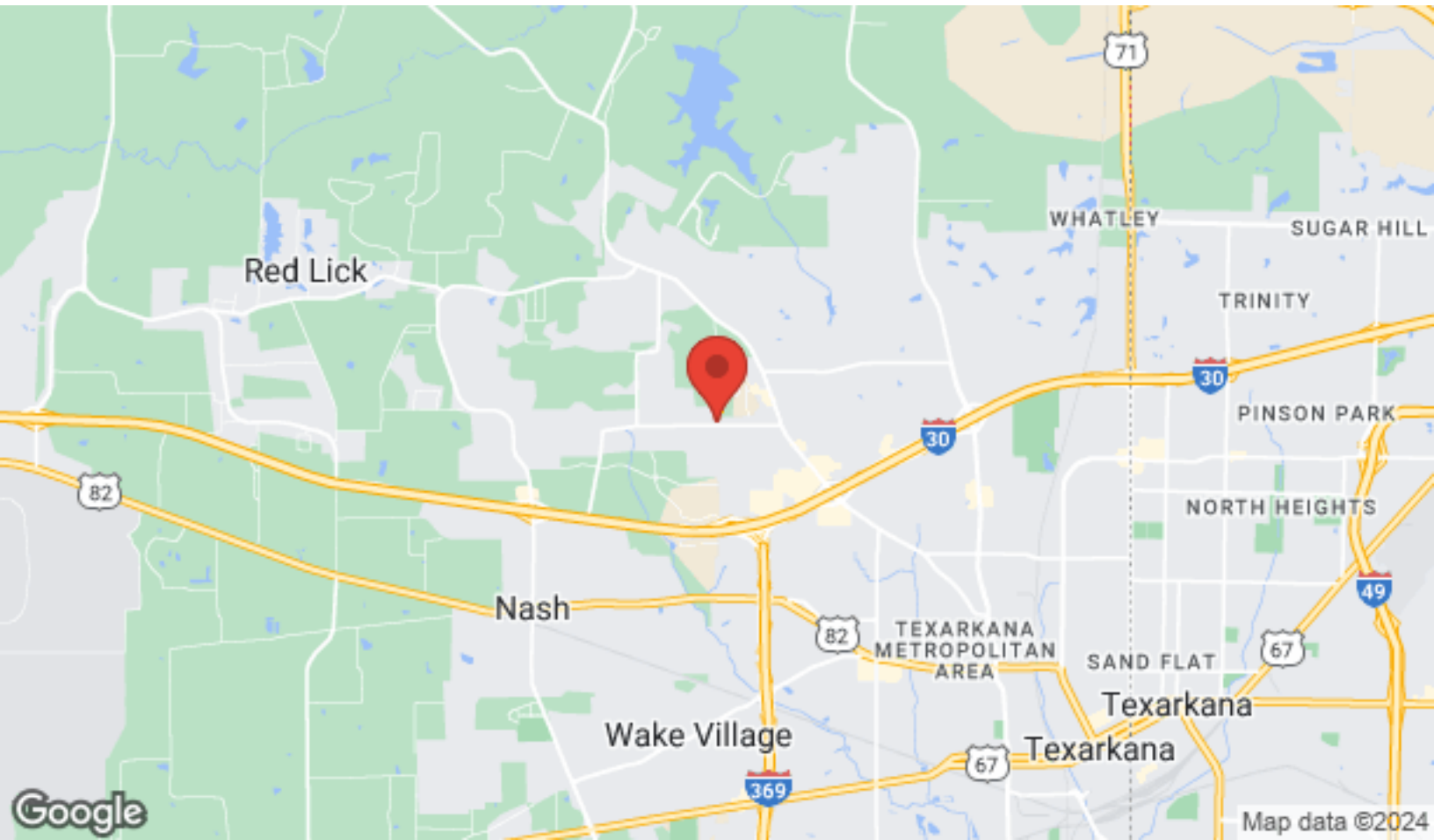
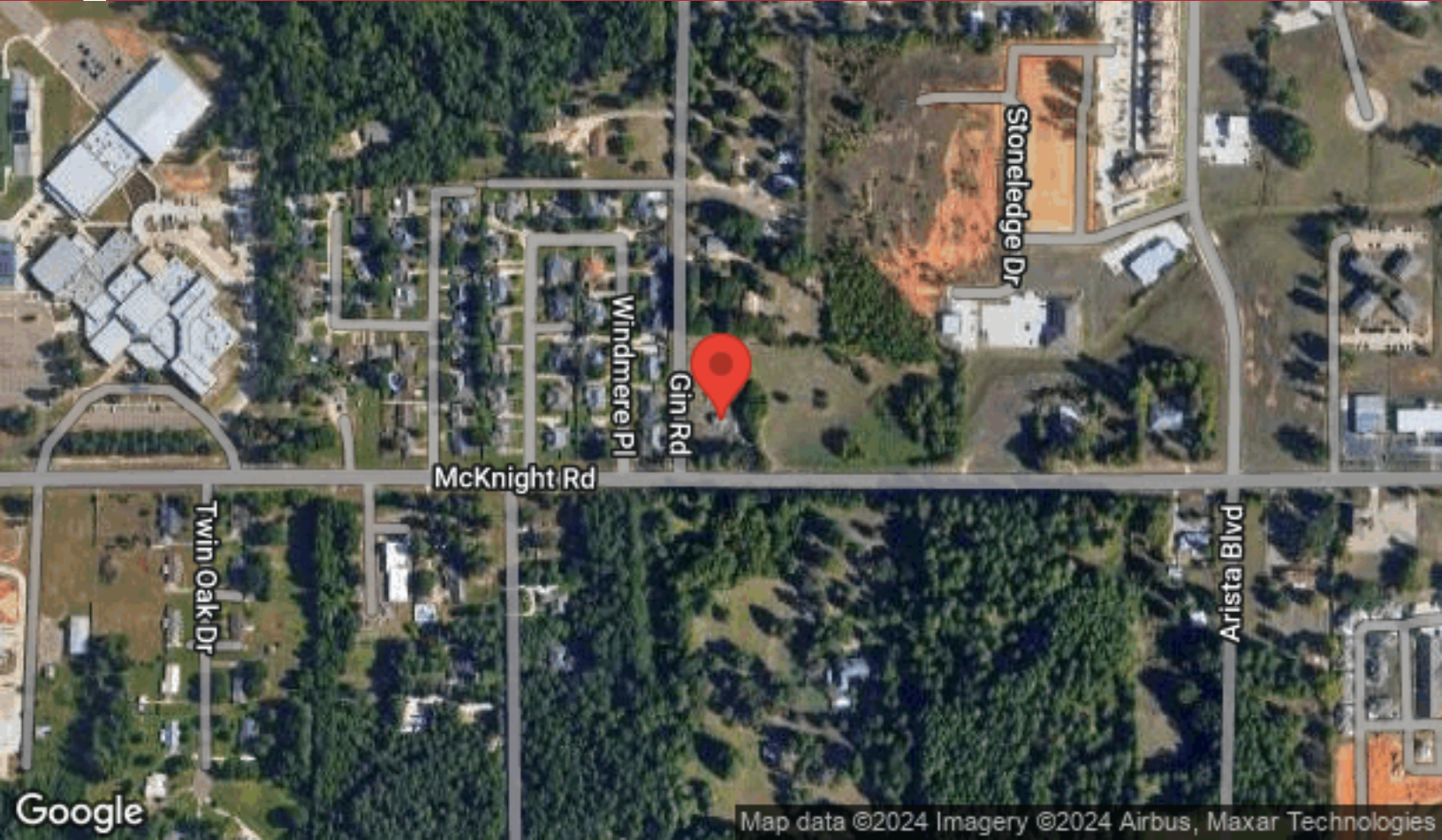
## Property Overview

Approximate 4.6-acre parcel on McKnight Road, one of Texarkana's busiest corridors. Positioned between Christus Trinity Clinic and the new Pleasant Grove Deli, this high-visibility location offers exceptional traffic exposure. Just west is Pleasant Grove High School, while the major connector, Richmond Road, is directly east. Ideal for retail, office space, or potential multi-family development. A great opportunity in a thriving area!

## Location Overview

Located on McKnight Road between Christus Trinity Clinic and Pleasant Grove Deli.







Big Jake's BBQ

Lockaway Storage

RocketFast! Car Wash

Subway

Schlotzsky's

Walmart Neighborhood Market

Ironwood Grill  
Amigo Juan

Pleasant Grove High School

Racquet & Jog

Dot's Ace Hardware

Dollar General

Chicken Express

CHRISTUS Trinity Clinic

PG Deli

Sonic Drive-In

Kohl's

Cinemark Texarkana 14

Office Depot

Orr Chevrolet

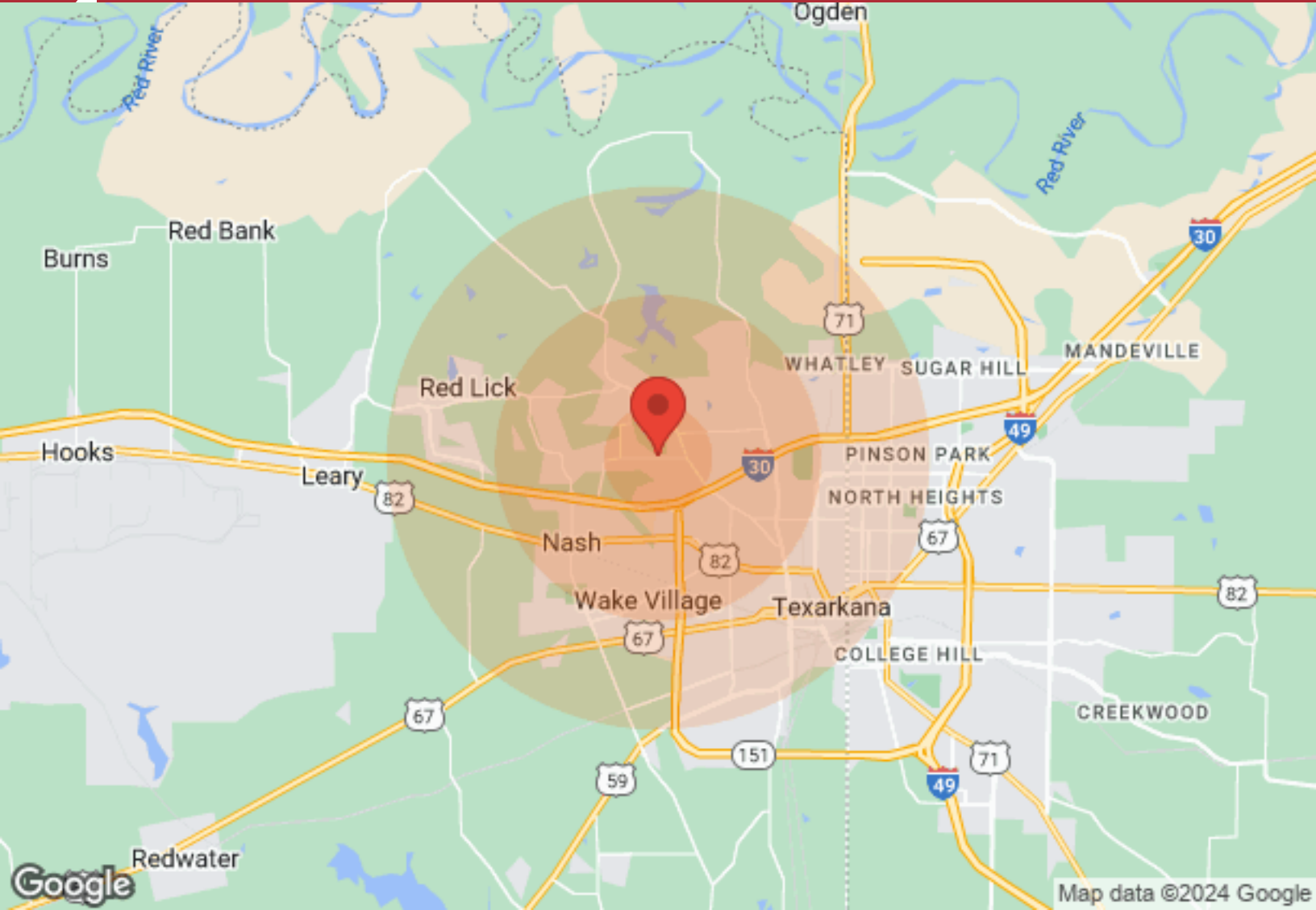
Target

Orr Honda

Wadley Regional Medial Center

The Home Depot

Best Buy



Population	1 Mile	3 Miles	5 Miles
Male	1,063	13,802	31,086
Female	1,245	15,312	33,767
Total Population	2,308	29,114	64,853

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	430	6,045	13,700
Ages 15-24	312	4,196	9,280
Ages 25-54	846	11,090	24,849
Ages 55-64	290	3,411	7,410
Ages 65+	430	4,372	9,614

Race	1 Mile	3 Miles	5 Miles
White	1,966	19,438	41,466
Black	215	7,869	20,087
Am In/AK Nat	N/A	25	58
Hawaiian	N/A	N/A	N/A
Hispanic	136	1,847	3,576
Multi-Racial	152	3,074	5,848

Income	1 Mile	3 Miles	5 Miles
Median	\$60,512	\$50,444	\$44,257
< \$15,000	233	1,834	4,445
\$15,000-\$24,999	58	1,251	3,017
\$25,000-\$34,999	72	1,231	2,982
\$35,000-\$49,999	46	2,081	4,028
\$50,000-\$74,999	363	2,561	5,025
\$75,000-\$99,999	123	1,175	2,346
\$100,000-\$149,999	114	1,220	2,369
\$150,000-\$199,999	14	448	717
> \$200,000	N/A	271	699

Housing	1 Mile	3 Miles	5 Miles
Total Units	924	11,610	26,739
Occupied	883	10,610	24,194
Owner Occupied	467	5,946	14,214
Renter Occupied	416	4,664	9,980
Vacant	41	1,000	2,545

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