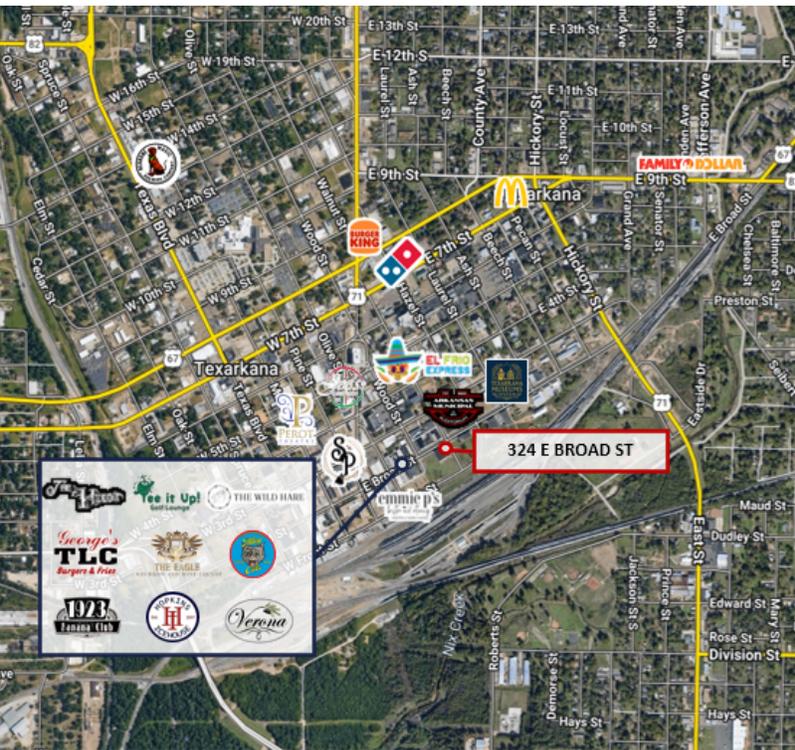


FOR SALE



324 EAST BROAD STREET TEXARKANA, AR 71854



PROPERTY DESCRIPTION

Located in the heart of Texarkana’s walkable entertainment district, this event and entertainment center is surrounded by restaurants, bars, live music venues, and nightlife, making it a premier destination for both locals and visitors.

PROPERTY HIGHLIGHTS

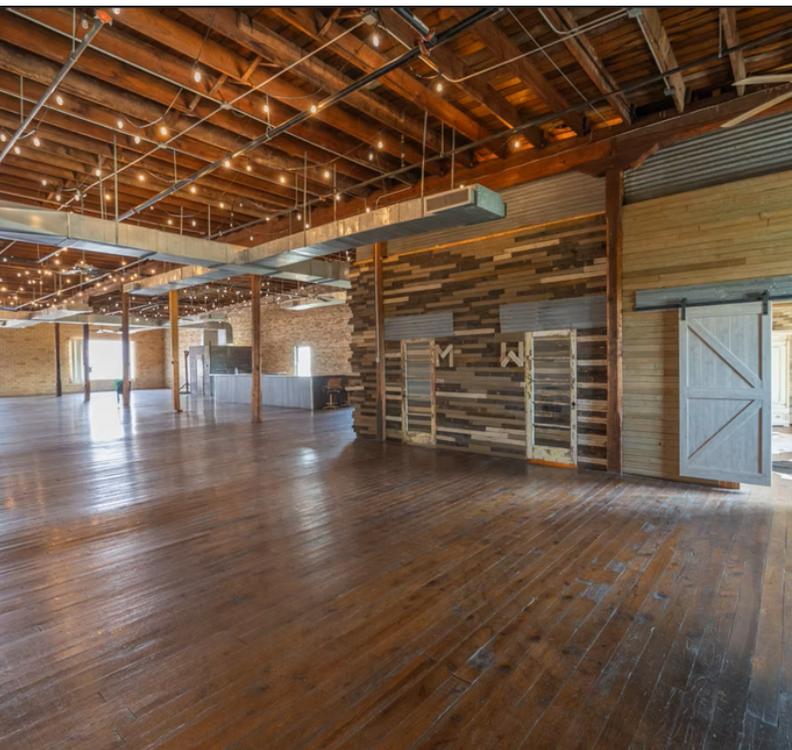
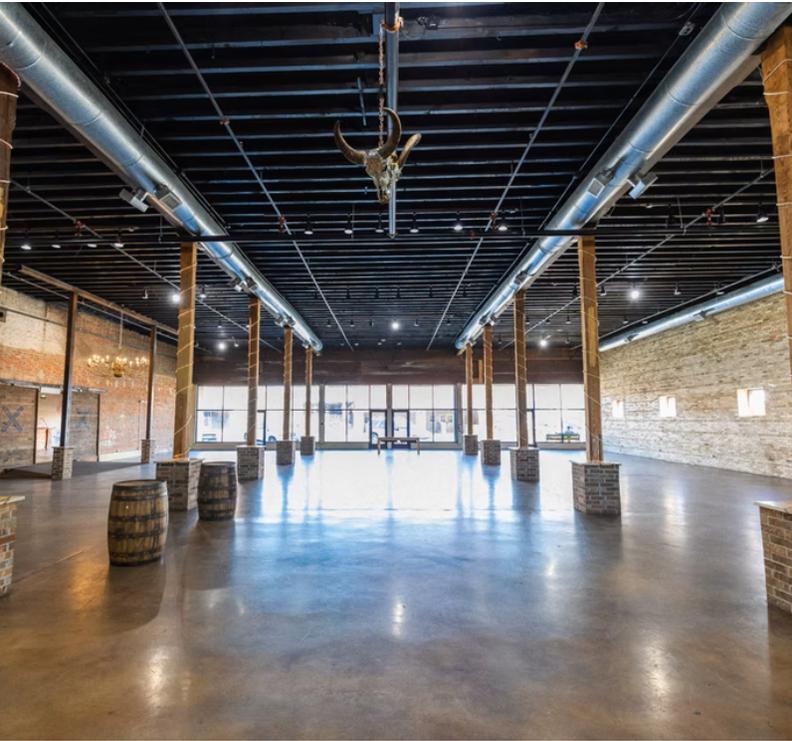
- 36,000 SF historic event and entertainment venue
- Multi-level layout with multiple event spaces and outdoor areas
- Capacity for events up to approximately 1,100 guests
- Features include stage, full bar, dressing rooms, and catering area
- Located in the Arkansas Entertainment District in downtown Texarkana
- Traffic Counts: E Broad St (1,800 AADT) and Hickory St (10,000 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,222	14,400	25,985
Total Population	4,377	36,881	66,874
Average HH Income	\$46,217	\$51,161	\$62,199

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