



Property Summary

Building SF: 4,100
Lease Rate: \$19.20/SF

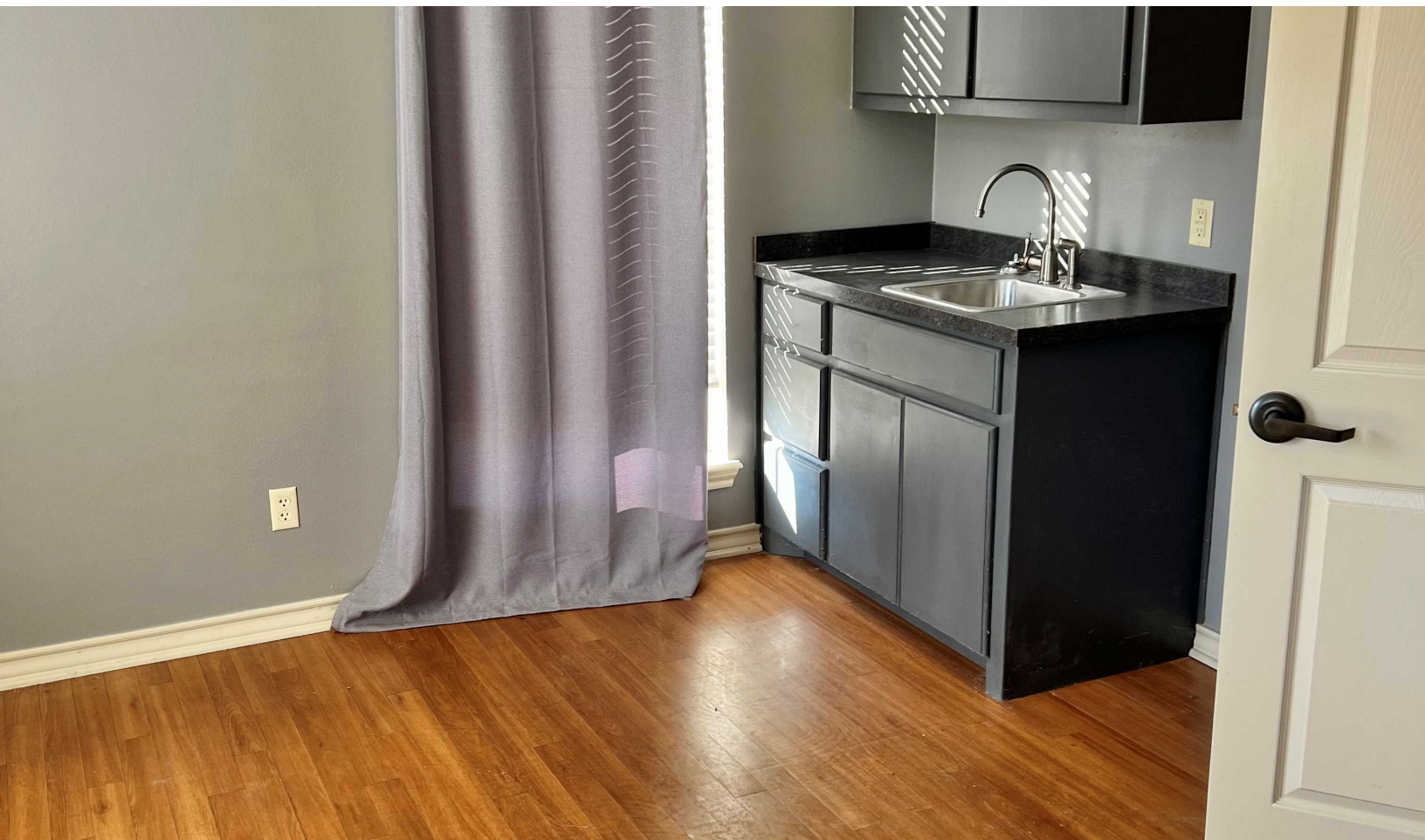
Property Overview

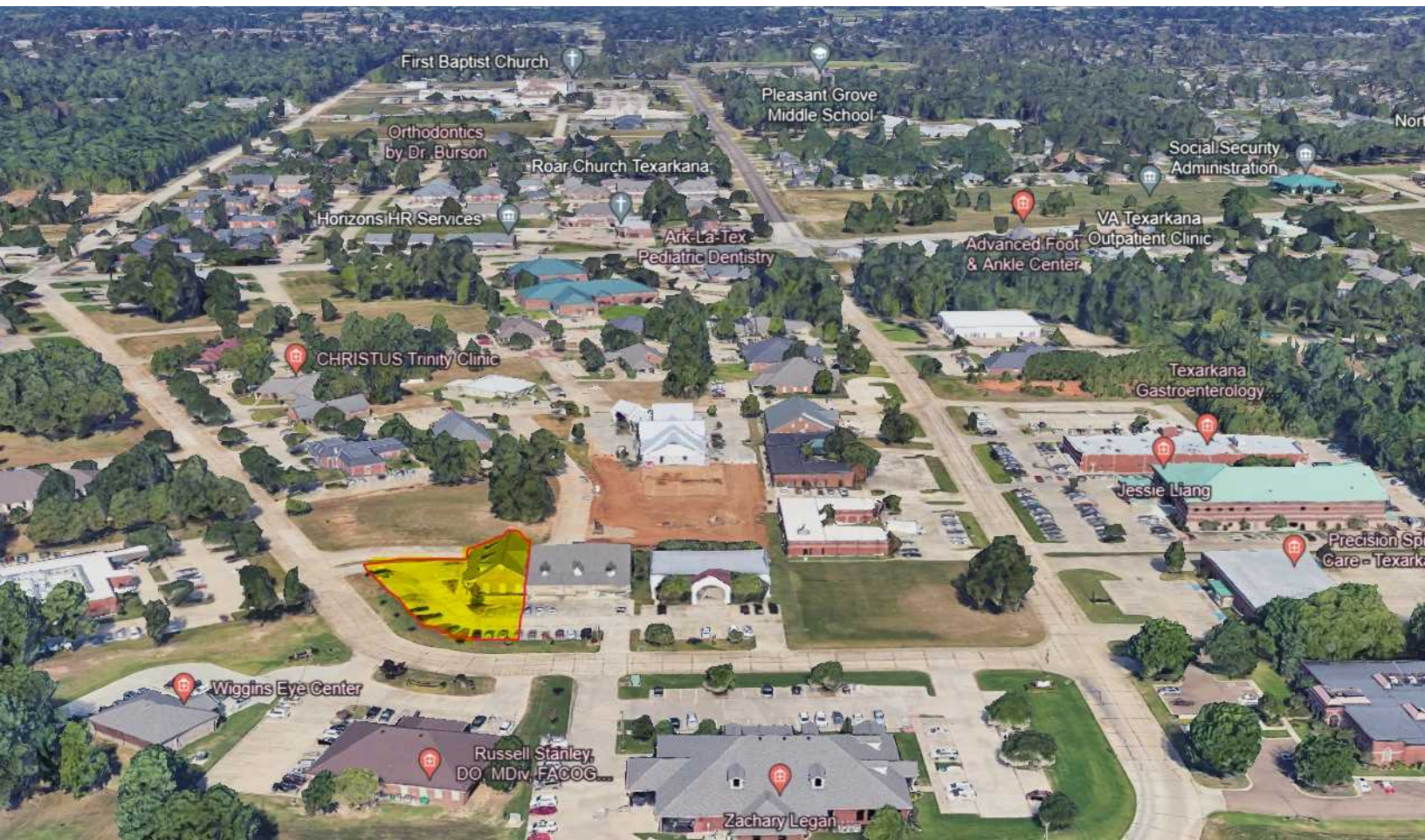
Elevate your business in this prestigious 4,100 square foot office space, now available for lease at an all-inclusive rate of \$19.20 per square foot. This contemporary office environment offers a seamless blend of functionality and style, providing the ideal backdrop for productivity. Don't miss the chance to make this space your own – schedule a viewing today.

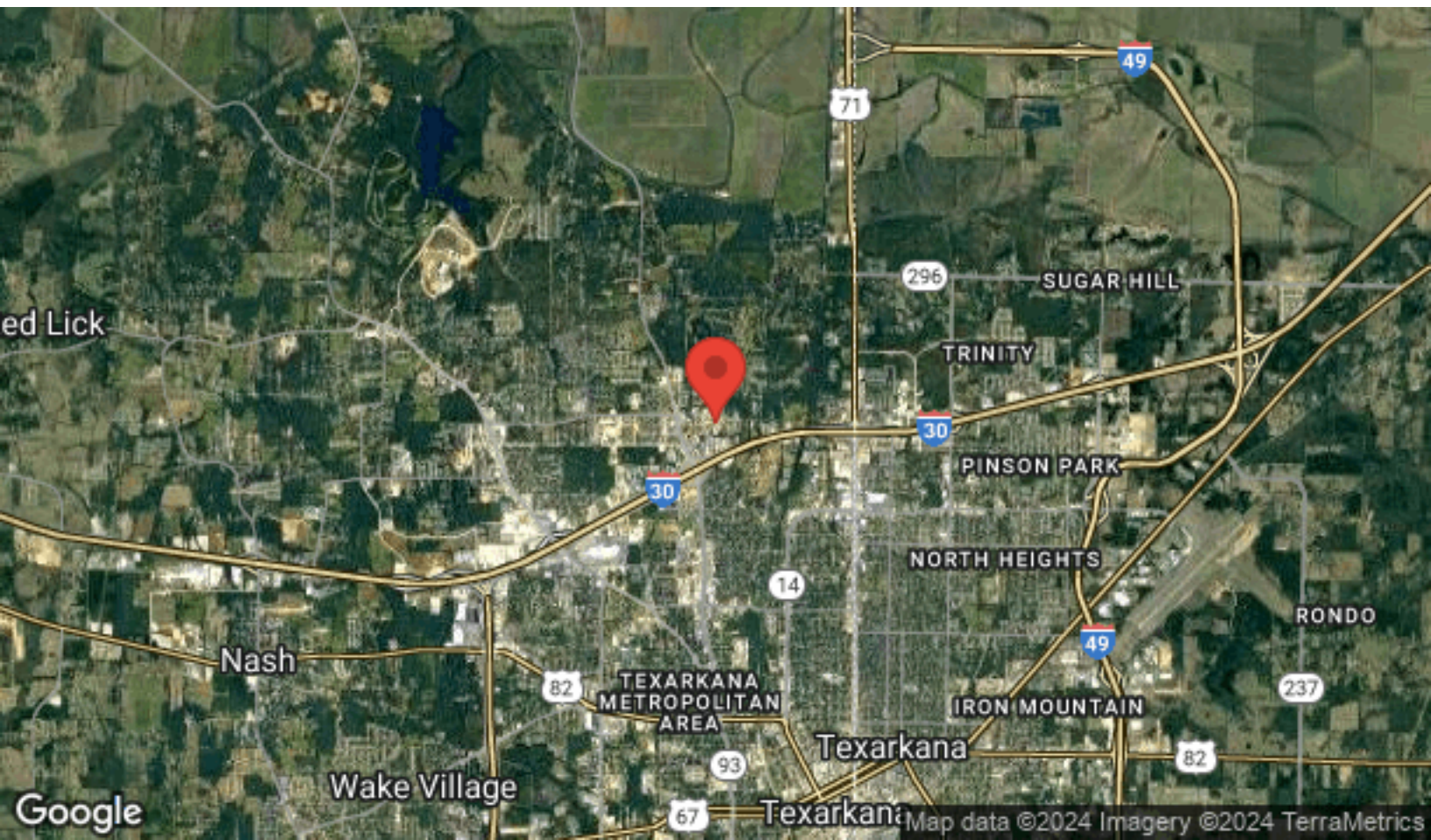
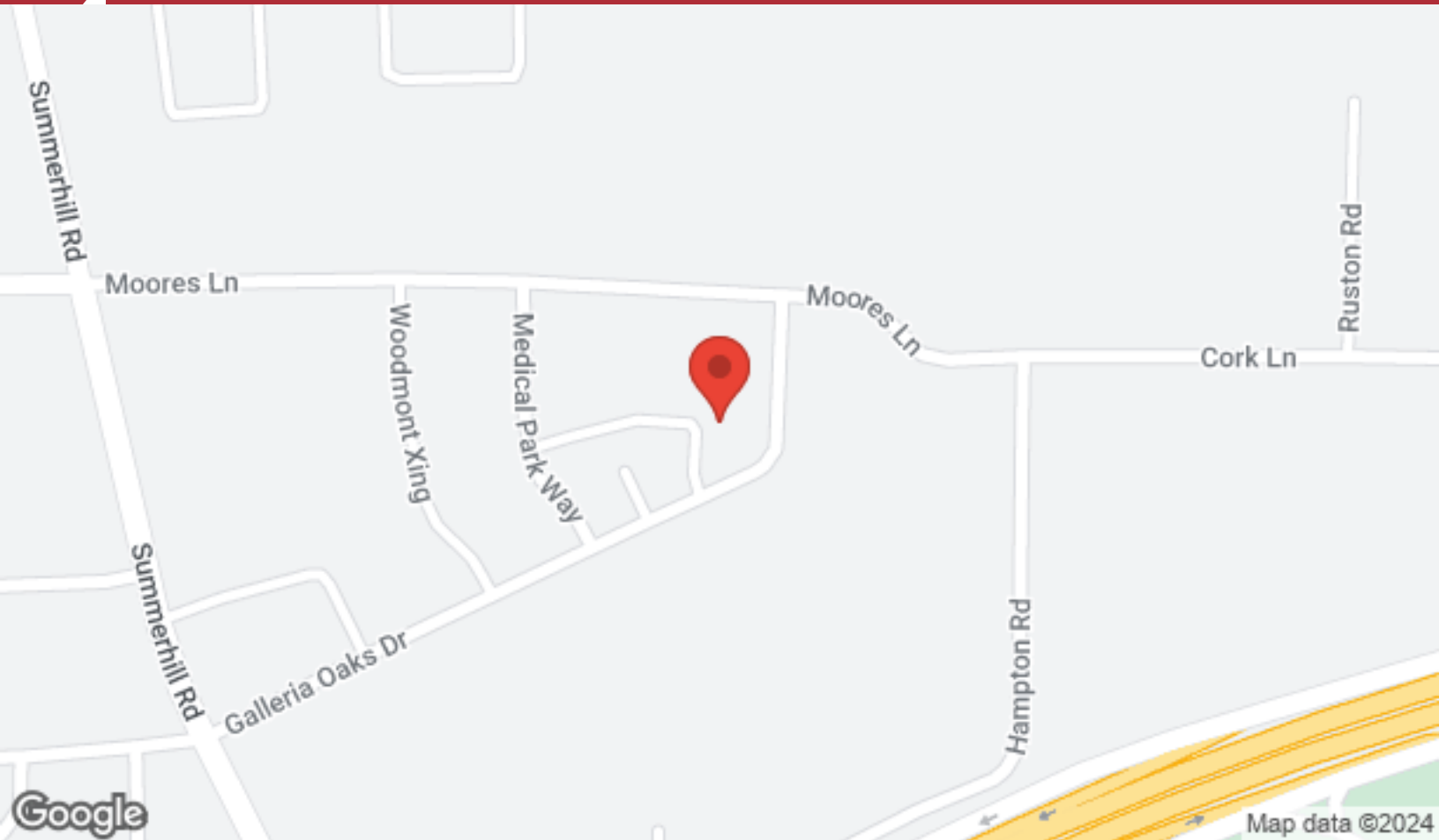
Location Overview

Located on Galleria Oaks Drive in Texarkana, TX.











 EZ Mart

 PRECISION SURGERY CENTER, LLC.

Flying Burger & Seafood Texarkana


Wiggins Eye Center


 Shell


The One Buffet

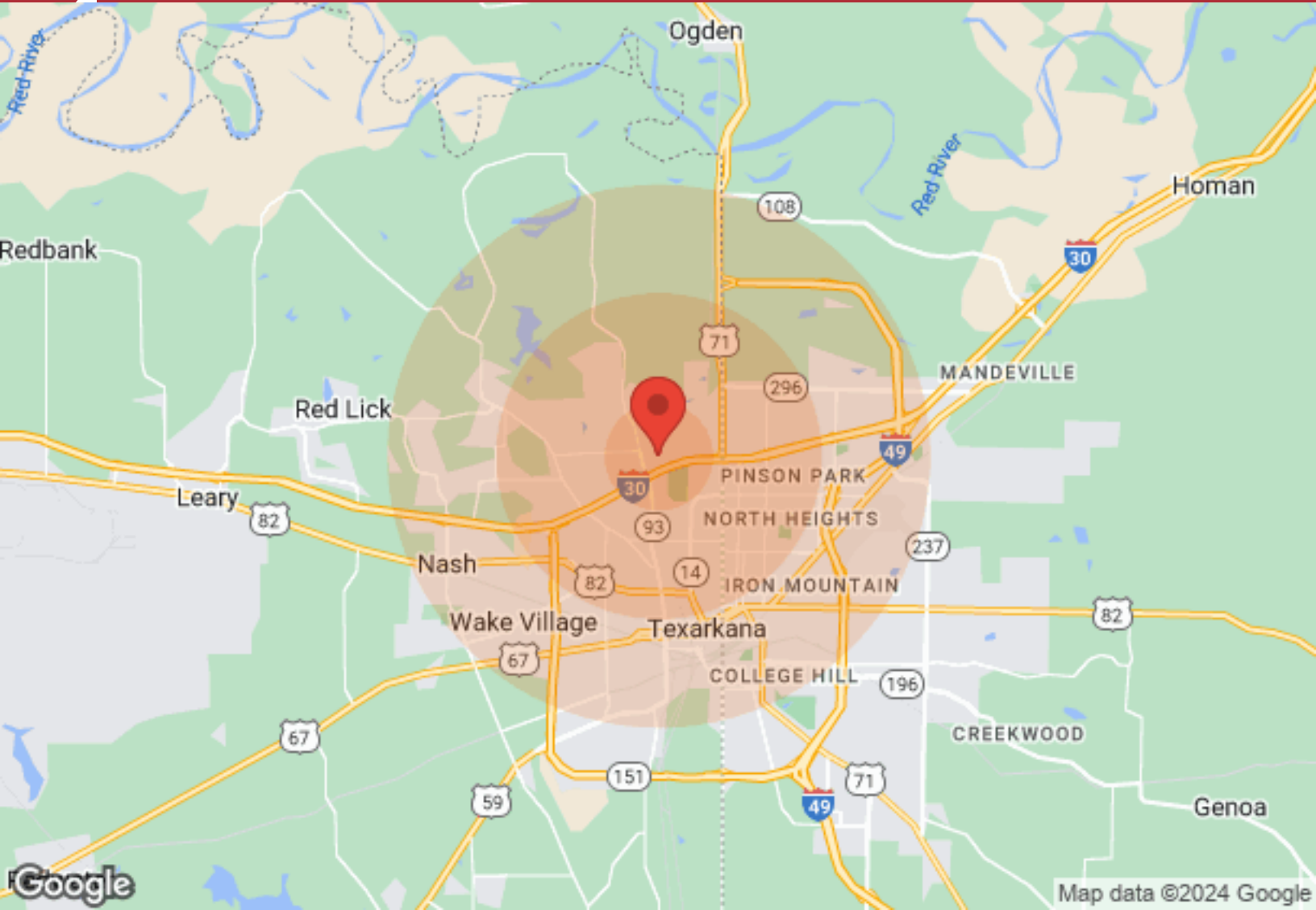
 Waffle House

 Subway

 Applebee's Grill + Bar

 ORR HYUNDAI

 McDonald's



Population	1 Mile	3 Miles	5 Miles
Male	2,205	16,329	30,932
Female	2,455	18,668	33,711
Total Population	4,660	34,997	64,643

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	804	7,355	13,899
Ages 15-24	612	4,862	9,174
Ages 25-54	1,524	13,406	24,769
Ages 55-64	667	3,999	7,125
Ages 65+	1,053	5,375	9,676

Race	1 Mile	3 Miles	5 Miles
White	3,939	21,754	38,148
Black	521	11,466	23,207
Am In/AK Nat	N/A	22	55
Hawaiian	N/A	N/A	N/A
Hispanic	153	1,800	3,413
Multi-Racial	224	3,020	5,794

Income	1 Mile	3 Miles	5 Miles
Median	\$72,129	\$44,257	\$40,643
< \$15,000	88	2,661	5,305
\$15,000-\$24,999	131	1,801	3,230
\$25,000-\$34,999	188	1,856	3,052
\$35,000-\$49,999	286	2,443	4,140
\$50,000-\$74,999	518	2,912	5,063
\$75,000-\$99,999	274	1,355	2,124
\$100,000-\$149,999	264	1,074	2,080
\$150,000-\$199,999	101	355	693
> \$200,000	93	269	411

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,868	15,053	26,823
Occupied	1,755	13,498	24,107
Owner Occupied	1,160	6,948	12,585
Renter Occupied	595	6,550	11,522
Vacant	113	1,555	2,716

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