



Property Summary

Lot Size:	Approx. 3.24 Ac
Price:	\$9/SF
Zoning:	PUD

Property Overview

Approximately 3.24 acres located along Crossroads Parkway in one of Texarkana's established commercial corridors. This highly visible development site offers convenient access to Interstate 30 and is surrounded by hotels, restaurants, and other commercial uses. Zoned PUD (Planned Unit Development), the property presents an excellent opportunity for future development, subject to applicable zoning requirements and approvals.

Highlights:

- Excellent Interstate 30 Accessibility
- Approx. 45,744 VPD on I-30 (TxDOT)
- Located Near Multiple National Hotel Brands & Arkansas Convention Center
- Development Opportunity in a Growing Commercial Area

Location Overview

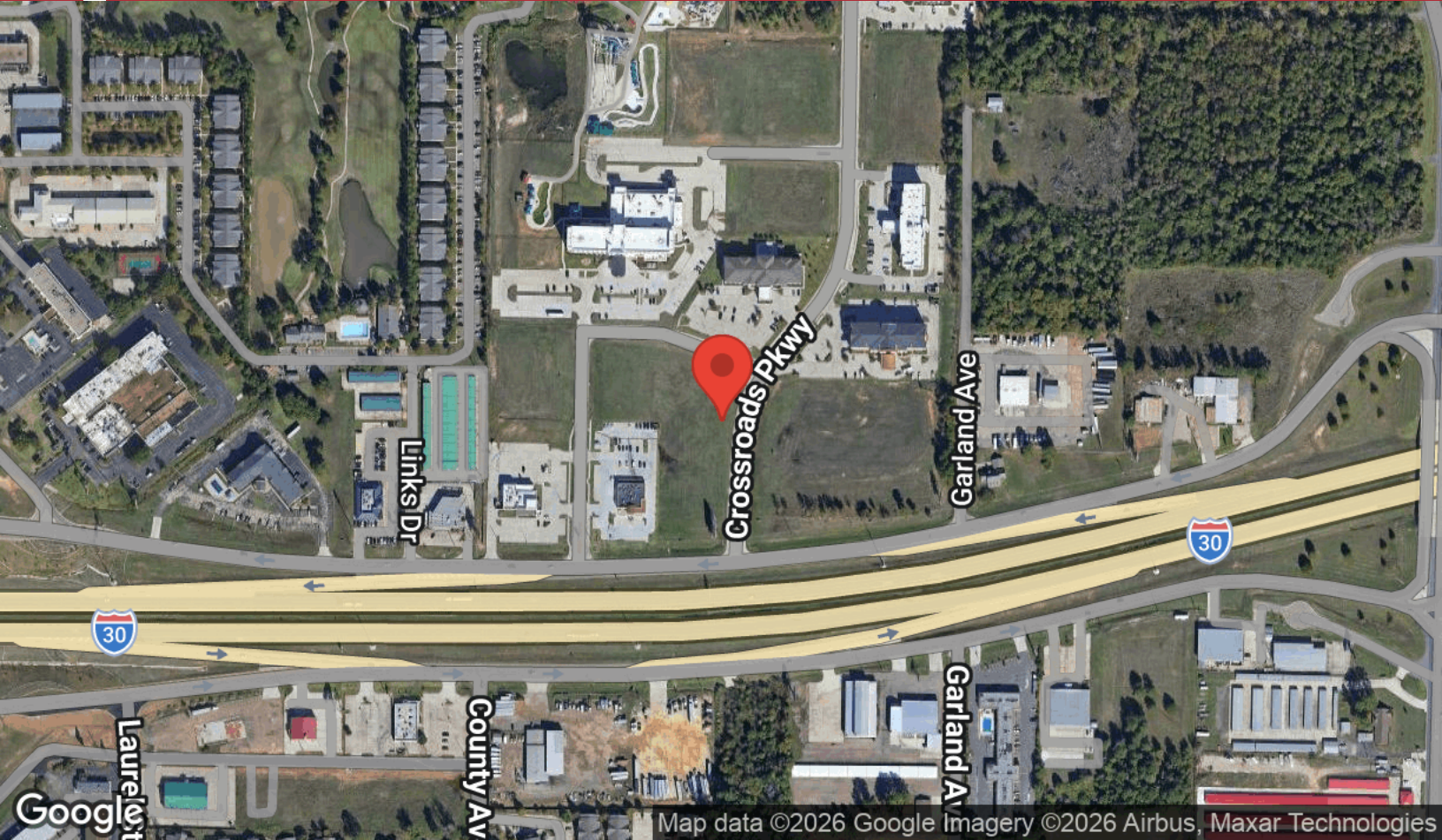
Property contains frontage on Crossroads Parkway, Convention Street, and Convention Plaza Drive in Texarkana, AR.

3.24 Acres | Crossroads Parkway

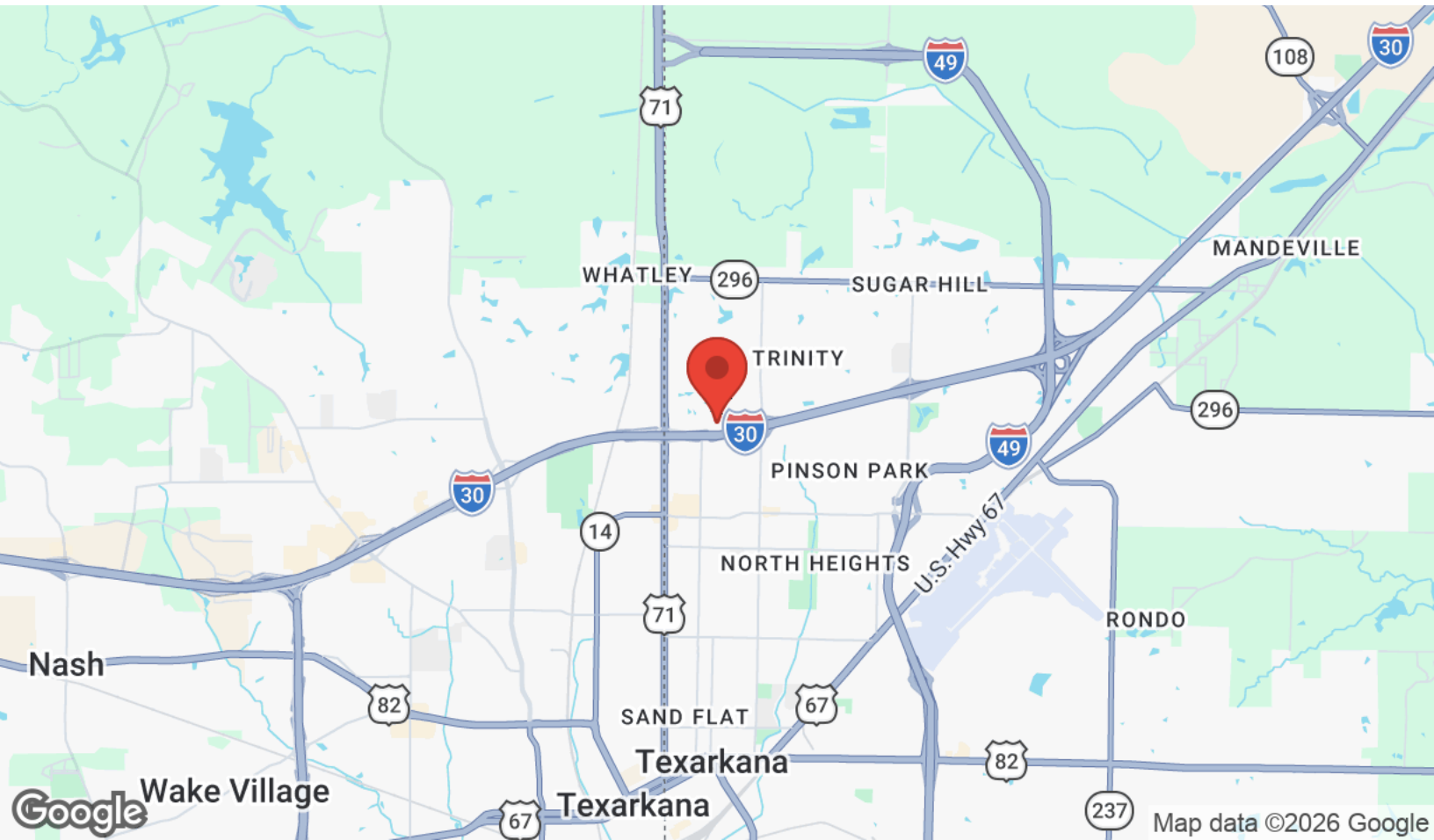
5119 Crossroads Parkway
Texarkana, AR 71854



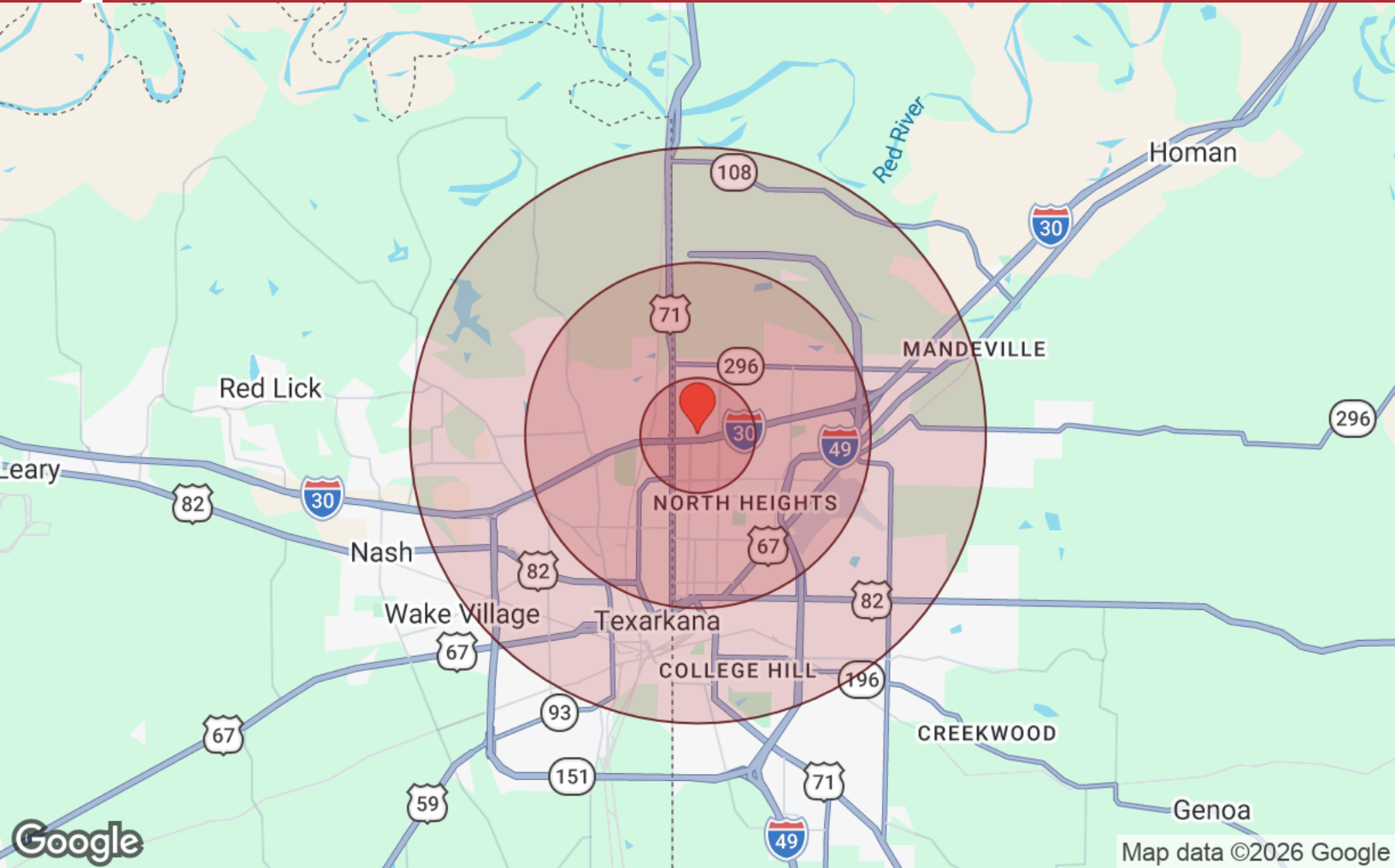




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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,207	15,248	28,887
Female	2,490	16,364	29,335
Total Population	4,697	31,612	58,223

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,665	17,545	30,969
Black	1,593	10,543	20,512
Am In/AK Nat	12	85	163
Hawaiian	N/A	6	12
Hispanic	244	2,137	4,140
Asian	64	474	902
Multiracial	119	816	1,502
Other	N/A	6	23

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,272	15,484	27,359
Occupied	2,032	13,532	23,808
Owner Occupied	888	6,612	11,421
Renter Occupied	1,144	6,920	12,387
Vacant	241	1,953	3,551

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	909	6,149	11,526
Ages 15 - 24	605	4,205	7,879
Ages 25 - 54	1,733	12,011	22,484
Ages 55 - 64	554	3,610	6,507
Ages 65+	897	5,639	9,828

Income	1 Mile	3 Miles	5 Miles
Median	\$54,982	\$56,009	\$51,111
Under \$15k	224	1,743	3,602
\$15k - \$25k	190	1,167	2,545
\$25k - \$35k	215	1,306	2,359
\$35k - \$50k	301	1,886	3,189
\$50k - \$75k	351	2,415	3,965
\$75k - \$100k	252	1,828	2,773
\$100k - \$150k	305	1,841	2,772
\$150k - \$200k	121	712	1,300
Over \$200k	73	633	1,303

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