



Property Summary

Building SF:	26,759 SF
Lot Size:	1.62 Ac
Price:	\$500,000
Year Built:	1974
Zoning:	C-1

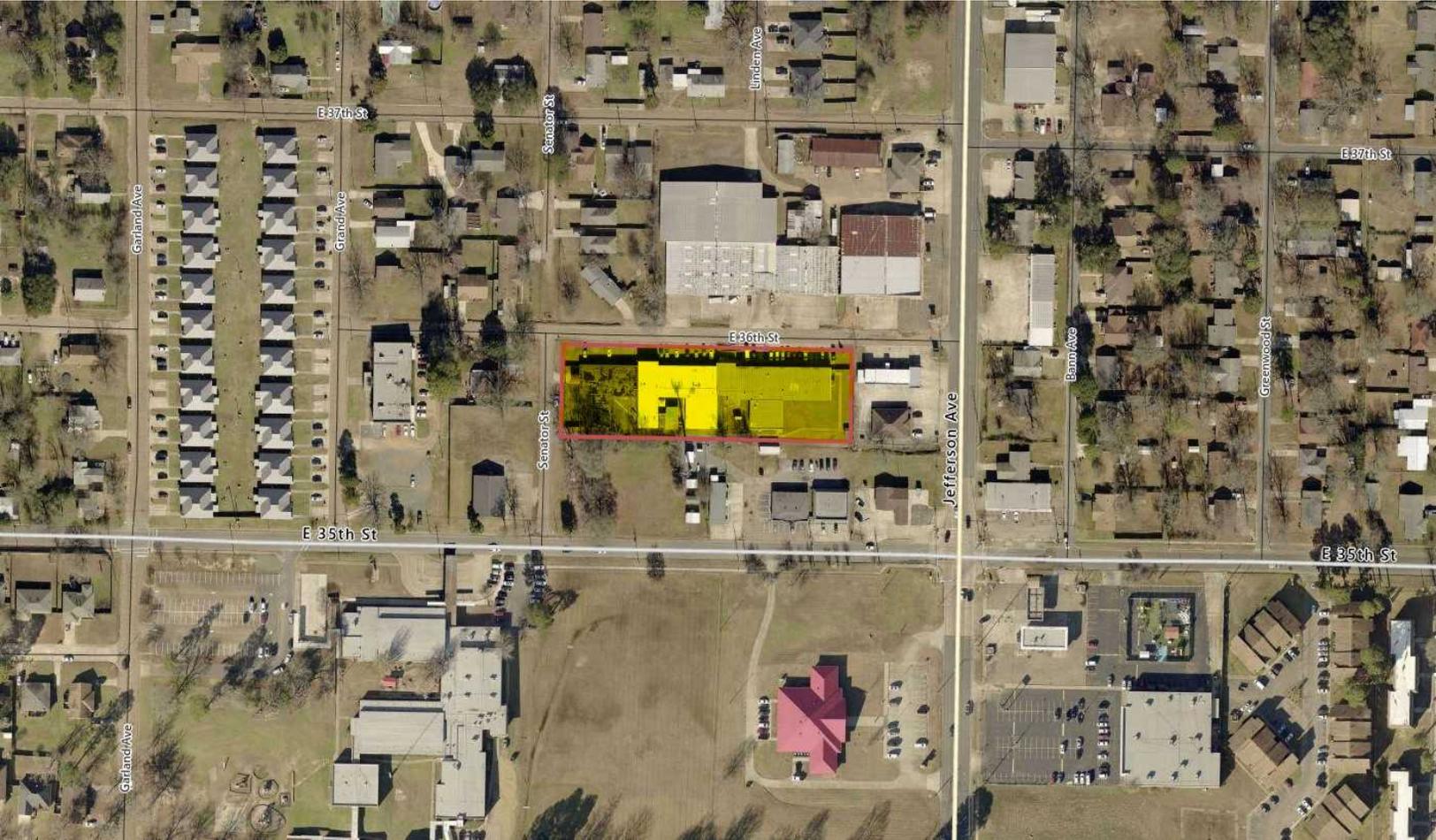
Property Overview

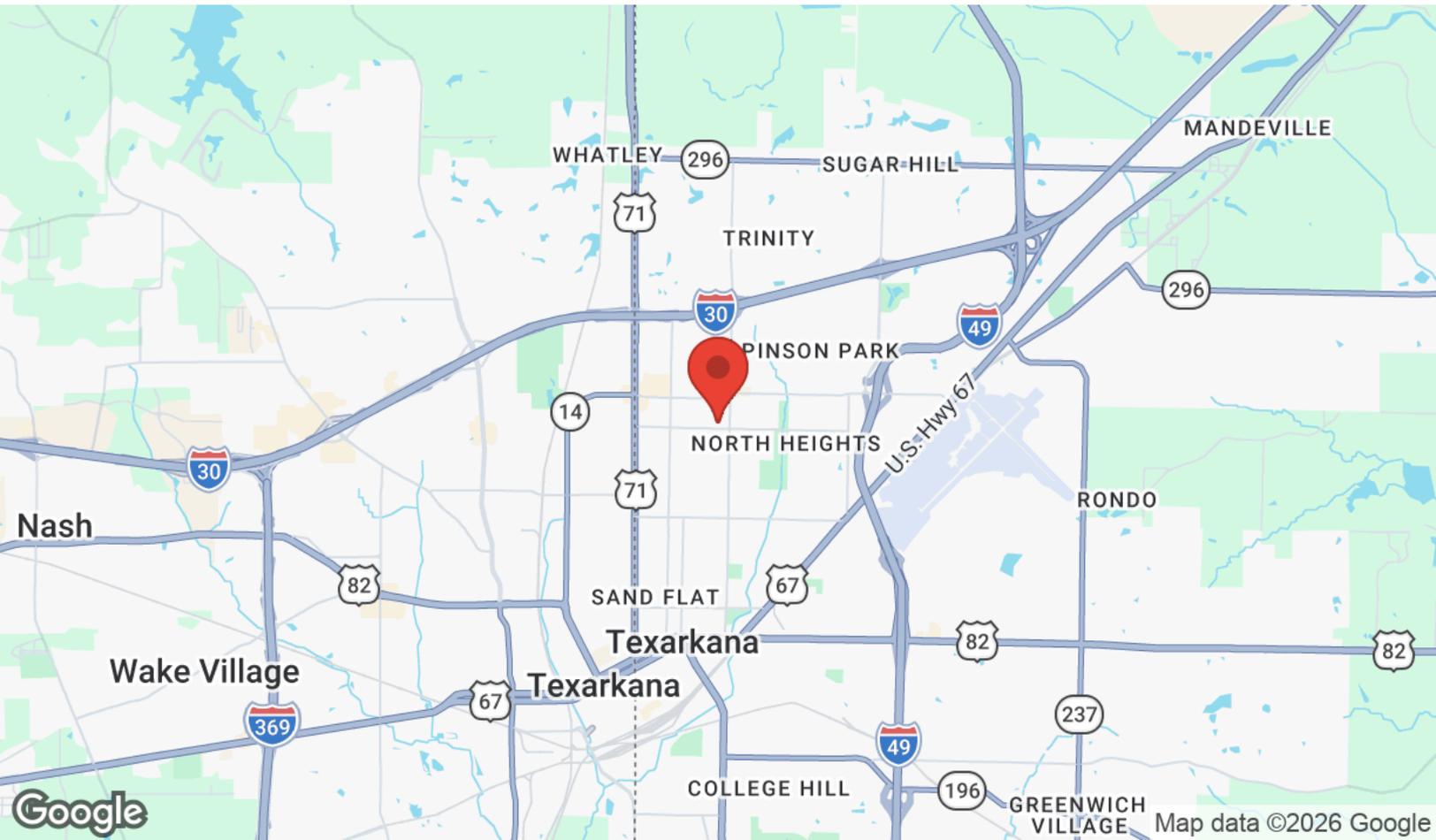
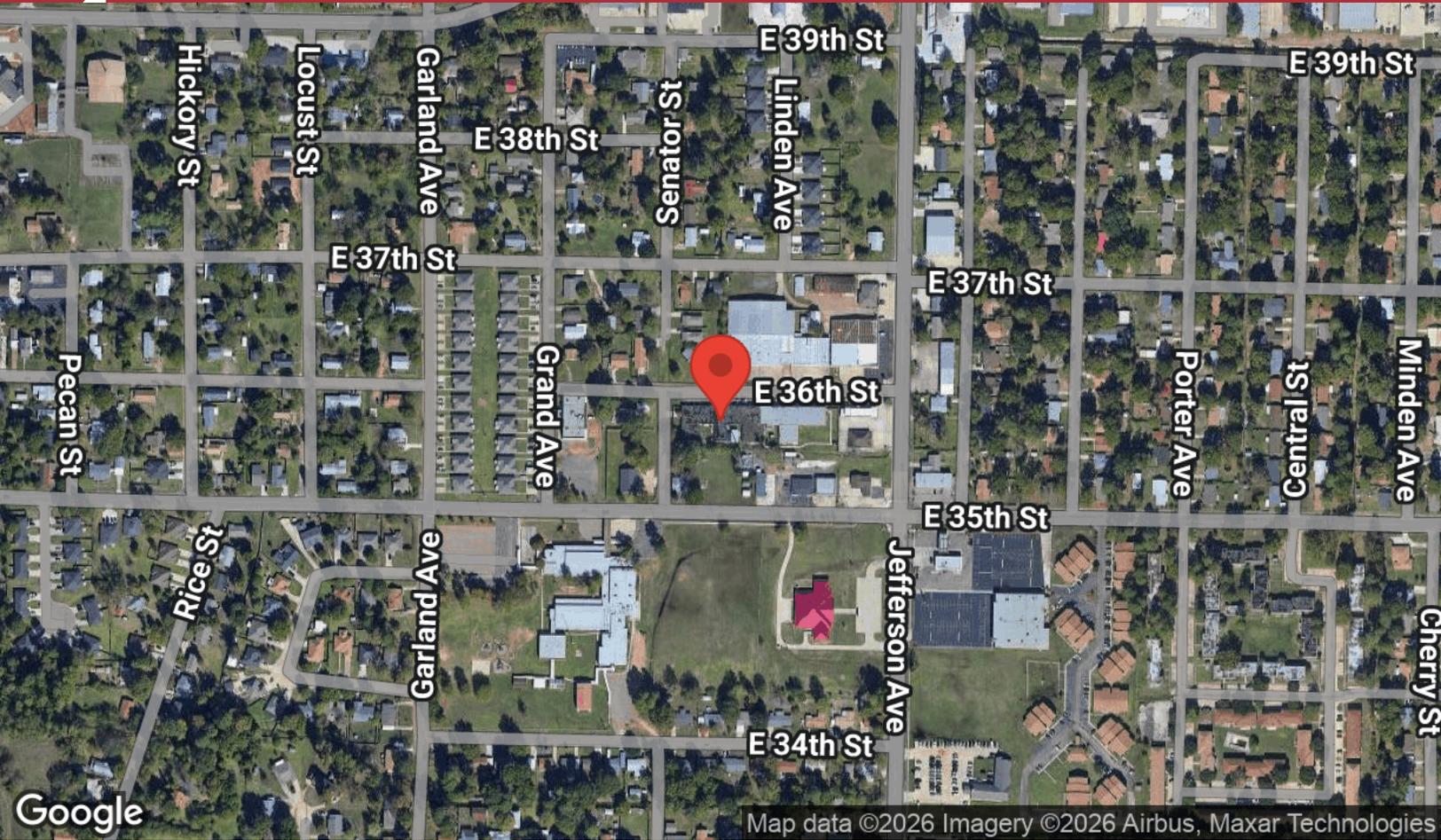
This former nursing home property, spanning approximately 26,759 square feet, offers endless possibilities for redevelopment. With its great location just off Jefferson Avenue on the Arkansas side of Texarkana, it's ideal for a variety of uses including medical facilities, mini storage, residential lofts, or more. The large space and location provide great potential for a range of business or residential ventures.

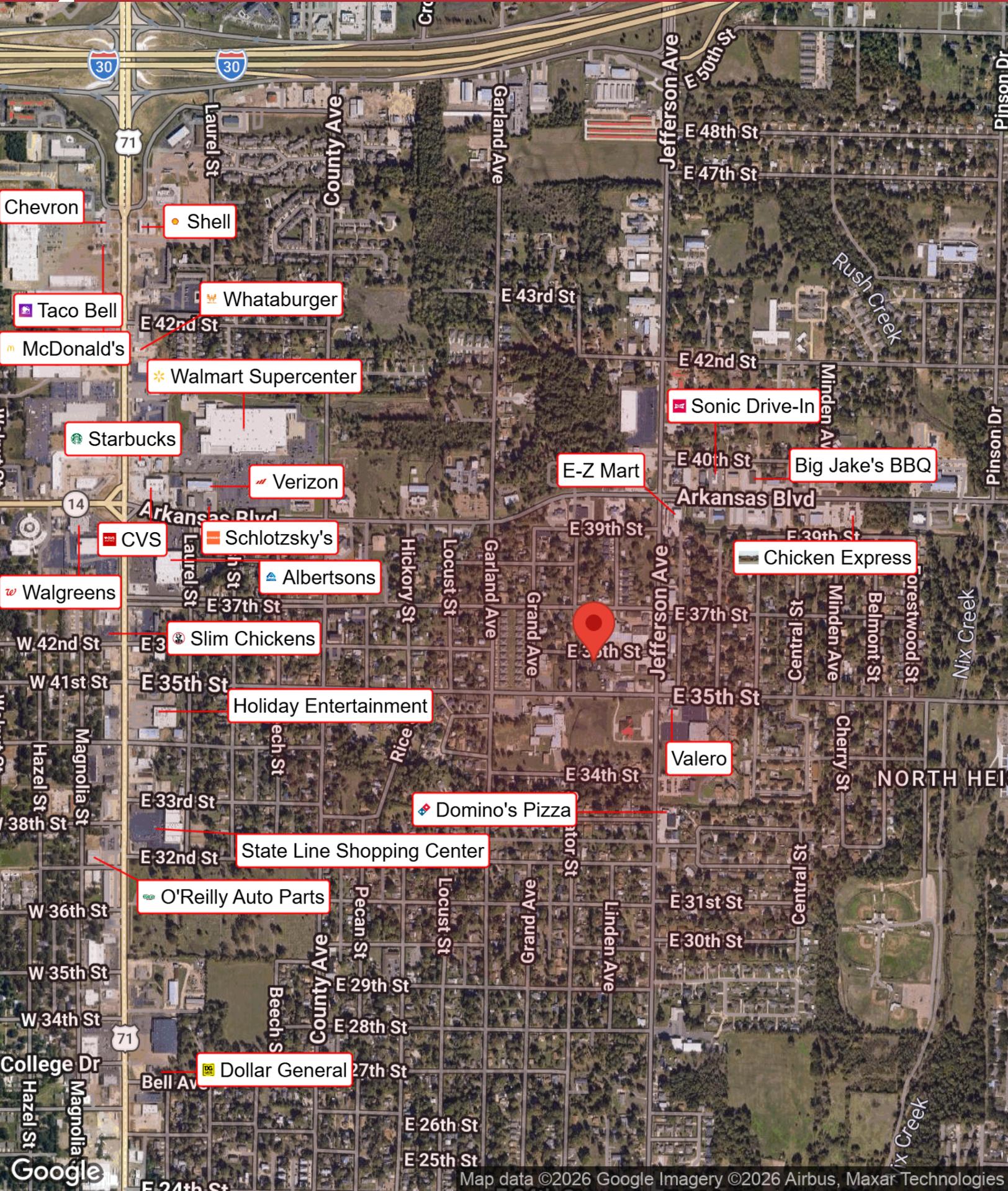


Location Overview

Located on 36th Street next to Texarkana Insurance in Texarkana, AR.







Chevron

Shell

Taco Bell

Whataburger

McDonald's

Walmart Supercenter

Starbucks

Verizon

E-Z Mart

Sonic Drive-In

Big Jake's BBQ

CVS

Schlotzsky's

Chicken Express

Walgreens

Albertsons

Slim Chickens

Holiday Entertainment

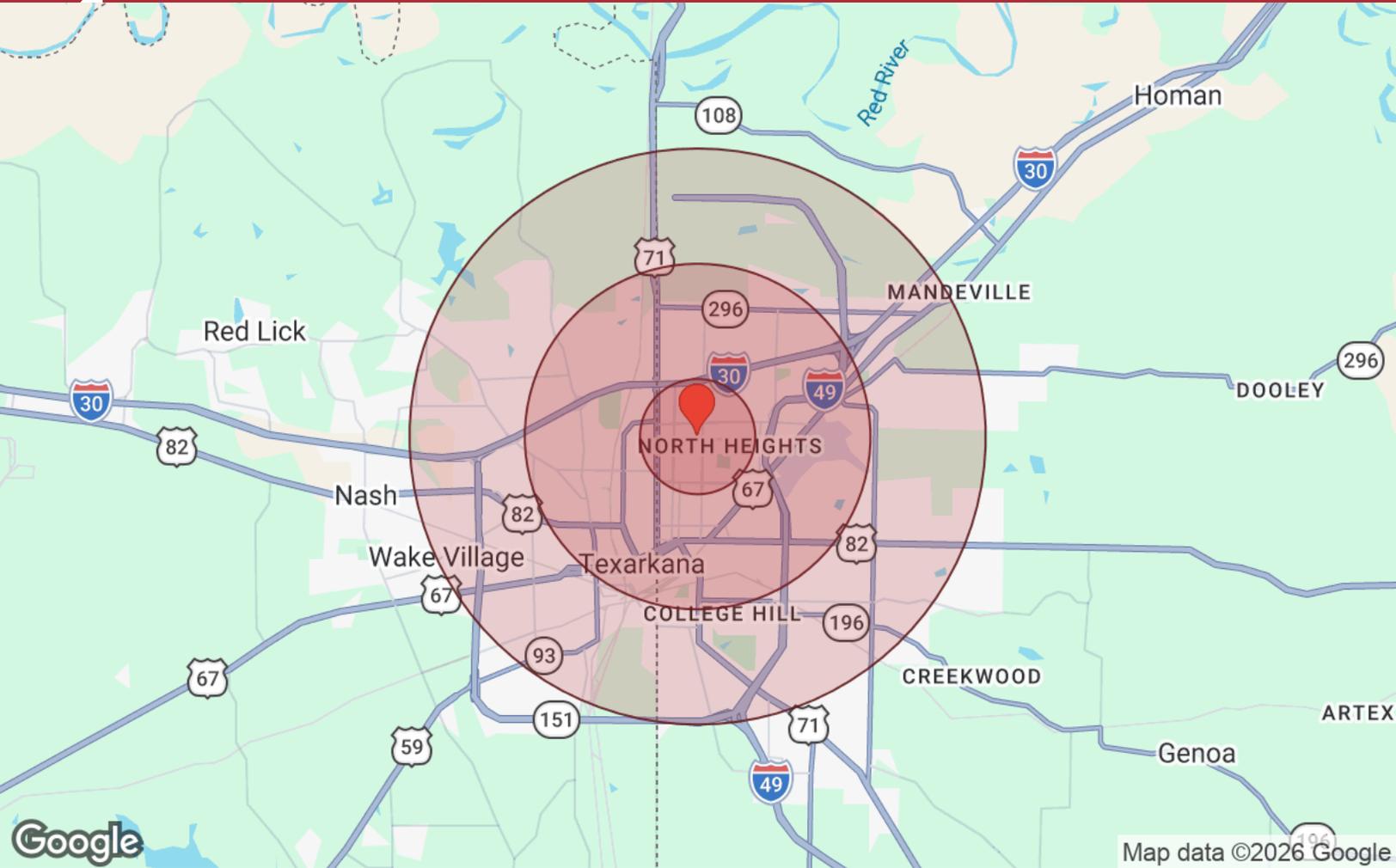
Valero

Domino's Pizza

State Line Shopping Center

O'Reilly Auto Parts

Dollar General



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,818	19,064	30,366
Female	4,362	19,409	31,152
Total Population	8,180	38,473	61,518

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,573	19,825	32,611
Black	2,908	14,504	21,919
Am In/AK Nat	20	100	178
Hawaiian	1	12	18
Hispanic	403	2,655	4,306
Asian	61	427	861
Multiracial	213	939	1,599
Other	1	19	25

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,094	18,158	28,826
Occupied	3,593	15,645	24,907
Owner Occupied	1,553	7,130	12,192
Renter Occupied	2,040	8,515	12,715
Vacant	501	2,513	3,919

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,625	7,505	12,257
Ages 15 - 24	1,035	5,135	8,219
Ages 25 - 54	3,205	15,217	23,726
Ages 55 - 64	943	4,313	6,941
Ages 65+	1,373	6,304	10,375

Income	1 Mile	3 Miles	5 Miles
Median	\$46,477	\$46,502	\$48,934
Under \$15k	619	2,857	4,308
\$15k - \$25k	285	1,643	2,468
\$25k - \$35k	435	1,589	2,369
\$35k - \$50k	582	2,210	3,522
\$50k - \$75k	716	2,656	4,191
\$75k - \$100k	403	1,835	2,760
\$100k - \$150k	403	1,747	2,991
\$150k - \$200k	84	606	1,174
Over \$200k	65	503	1,123

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