



Property Summary

Lot Size: Approx. 1.31 Ac
Price: \$23,000



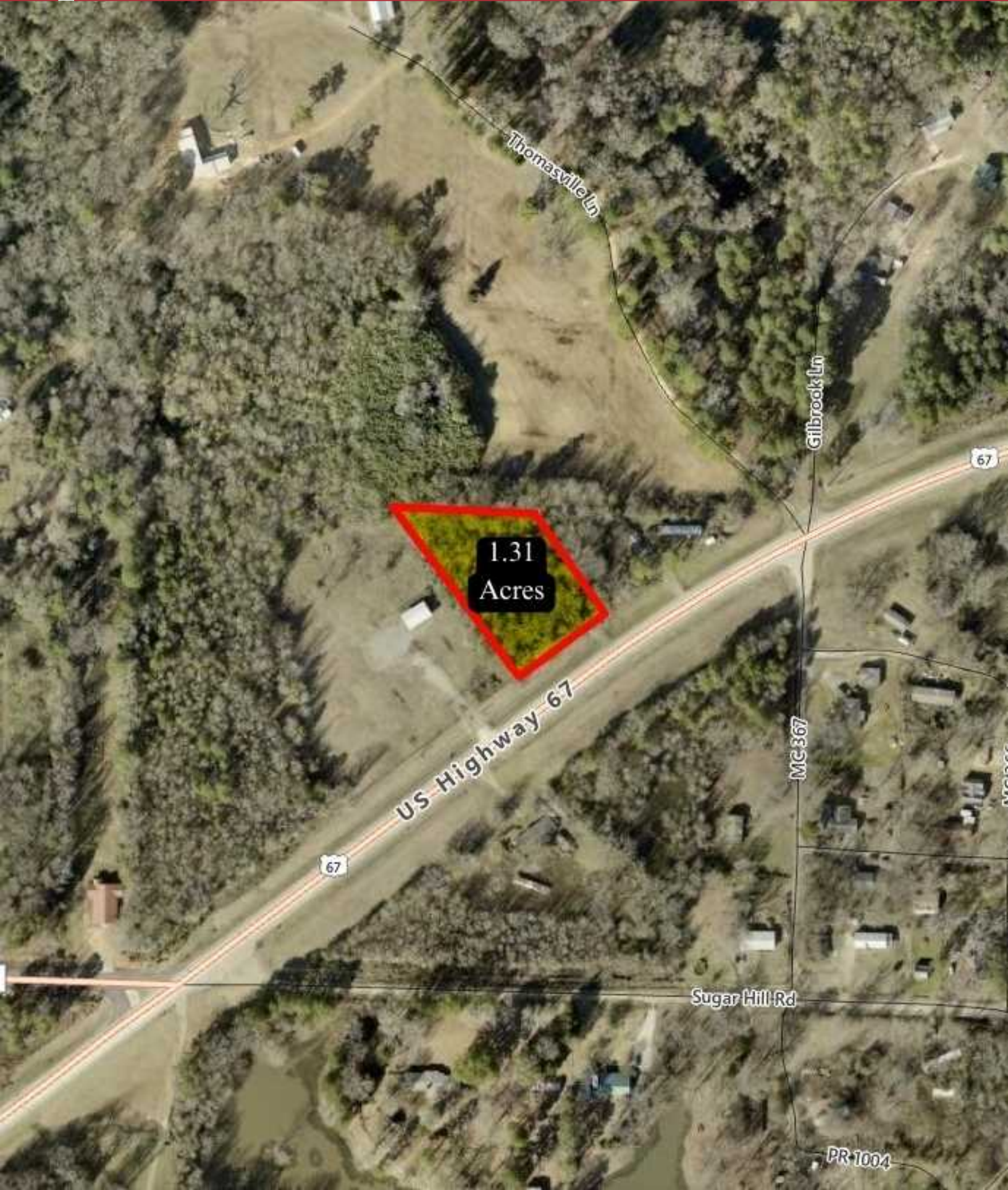
Property Overview

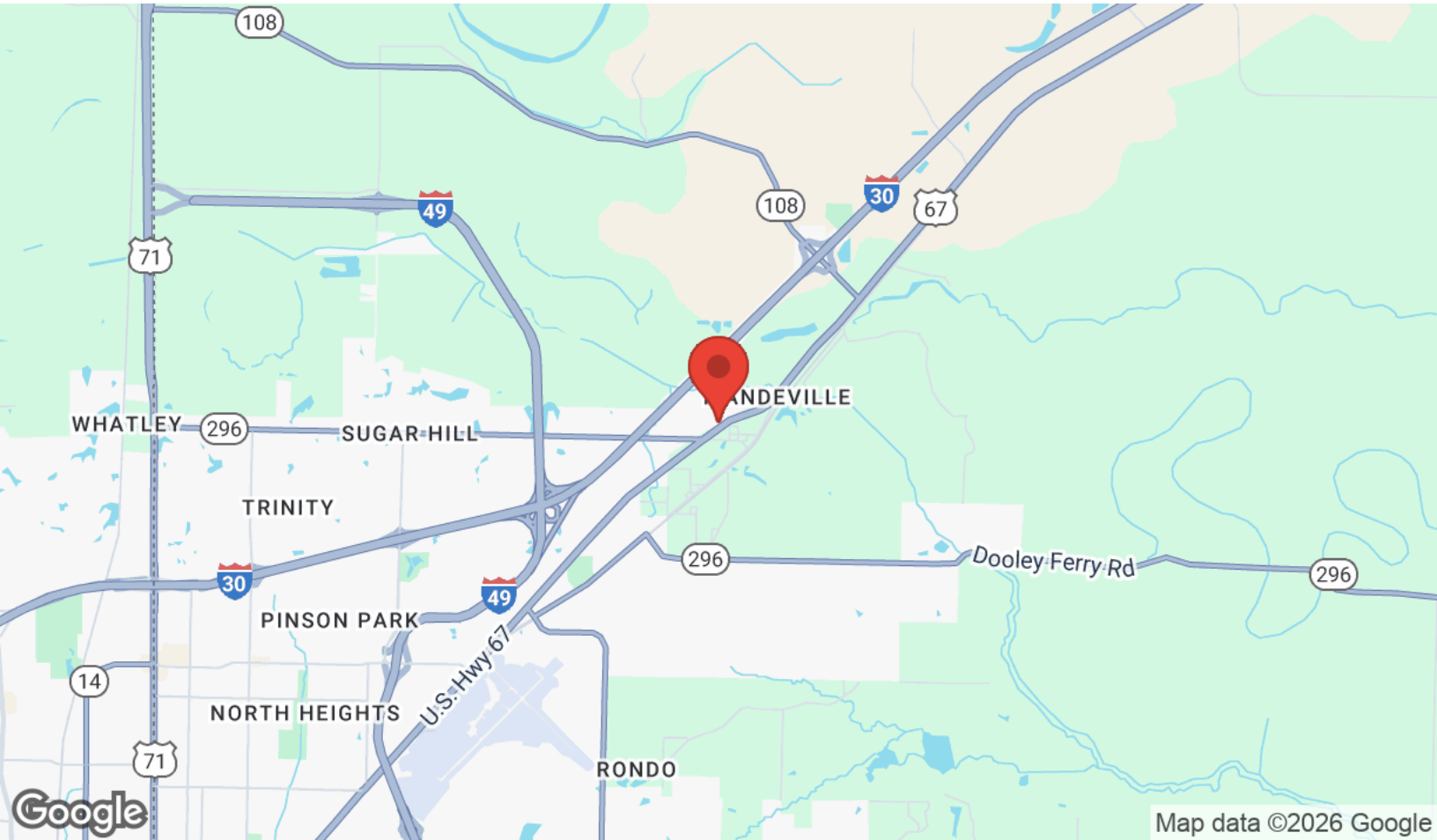
Excellent opportunity to own 1.31± acres of land with direct frontage on Highway 67 (East Broad Street) in Texarkana, AR. Ideally positioned just north of the Highway 67 and Sugar Hill Road intersection, and minutes from Interstate 30, this property displays great visibility and accessibility.

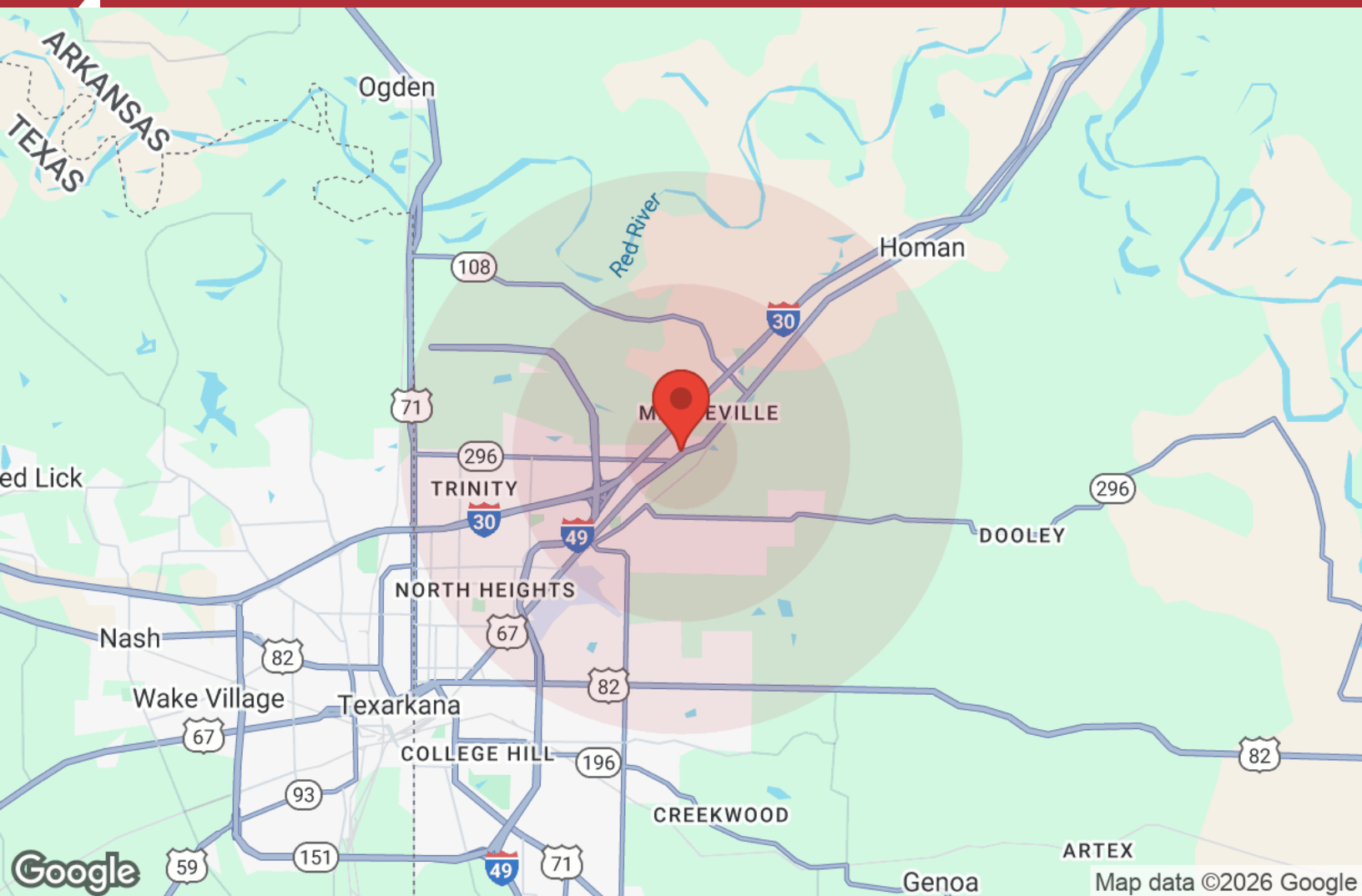
Surrounded by major thoroughfares and established infrastructure, the site is perfectly suited for both commercial and residential development. Located just north of the growing Texarkana Regional Airport—featuring a brand-new passenger terminal opened in 2024—this area is primed for continued expansion.

Location Overview

Located between the intersection of Highway 67/Sugar Hill Road and the intersection of Highway 67/Gilbrook Lane in Texarkana, AR.







Population	1 Mile	3 Miles	5 Miles
Male	130	1,041	7,379
Female	128	1,022	7,926
Total Population	257	2,063	15,305

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	39	337	2,826
Ages 15-24	25	211	1,916
Ages 25-54	87	727	5,692
Ages 55-64	41	313	1,922
Ages 65+	64	476	2,948

Race	1 Mile	3 Miles	5 Miles
White	165	1,388	9,341
Black	76	535	4,766
Am In/AK Nat	N/A	6	44
Hawaiian	N/A	N/A	2
Hispanic	8	72	638
Asian	1	9	126
Multi-Racial	6	52	386
Other	N/A	1	5

Income	1 Mile	3 Miles	5 Miles
Median	\$105,689	\$93,365	\$58,413
< \$15,000	10	65	983
\$15,000-\$24,999	5	47	323
\$25,000-\$34,999	6	73	652
\$35,000-\$49,999	13	87	815
\$50,000-\$74,999	5	91	1,173
\$75,000-\$99,999	15	97	789
\$100,000-\$149,999	24	194	1,058
\$150,000-\$199,999	22	132	471
> \$200,000	13	83	364

Housing	1 Mile	3 Miles	5 Miles
Total Units	126	991	7,528
Occupied	113	871	6,628
Owner Occupied	93	700	3,797
Renter Occupied	20	171	2,831
Vacant	14	119	900