

Property Summary

Building SF:	26,759 SF
Lot Size:	1.62 Ac
Price:	\$1,399,000
Year Built:	1974
Zoning:	C-1

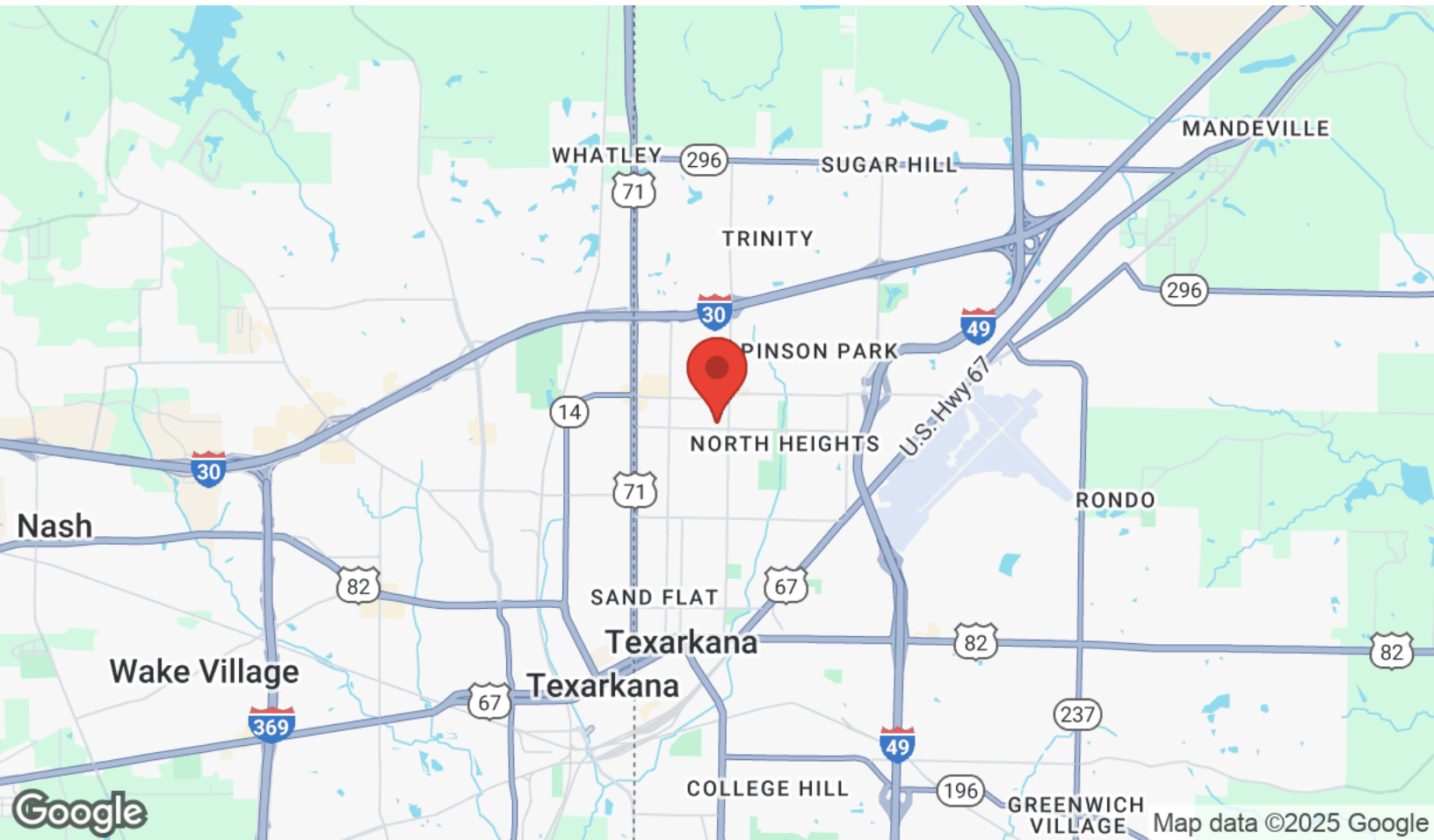
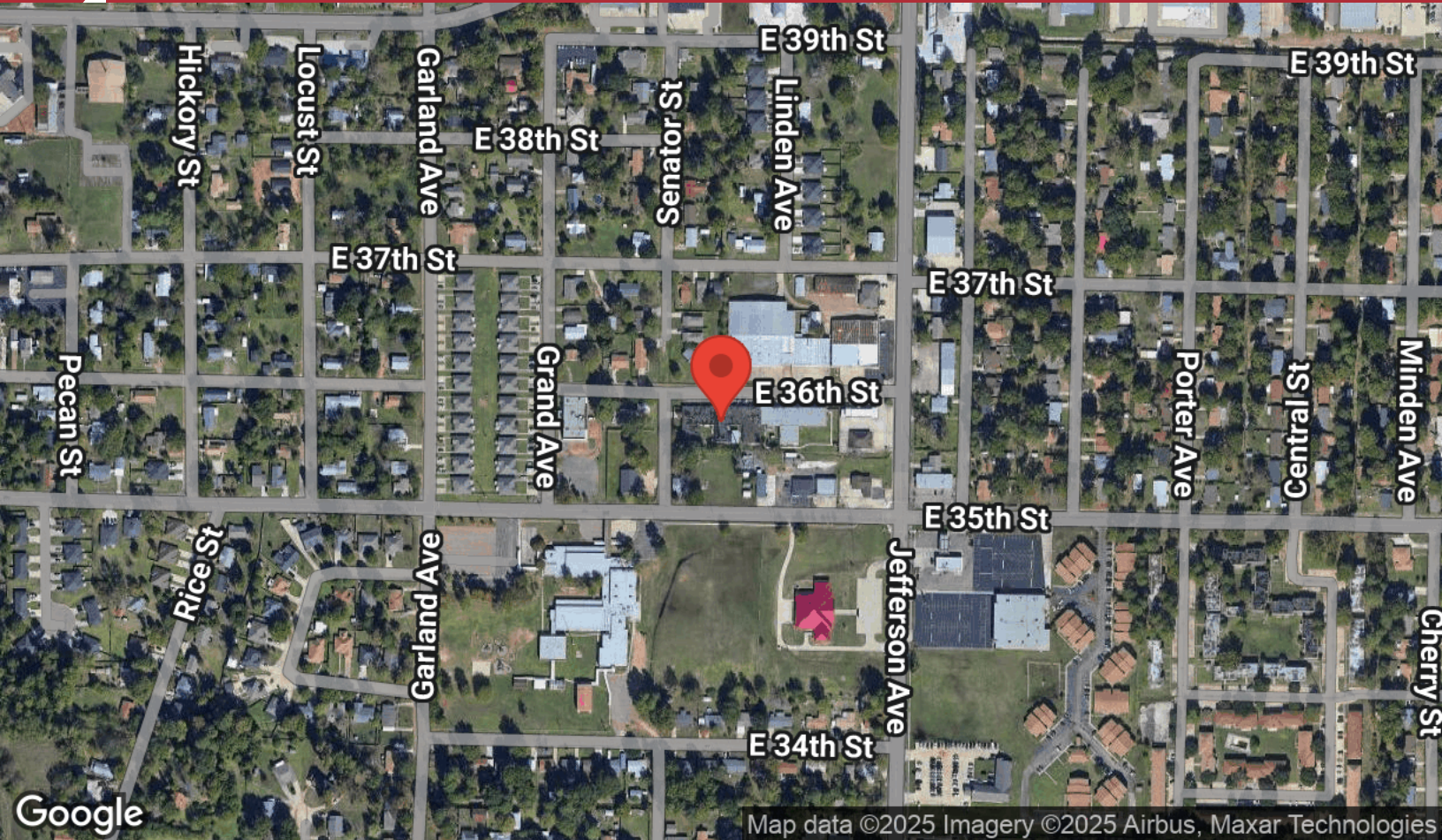
Property Overview

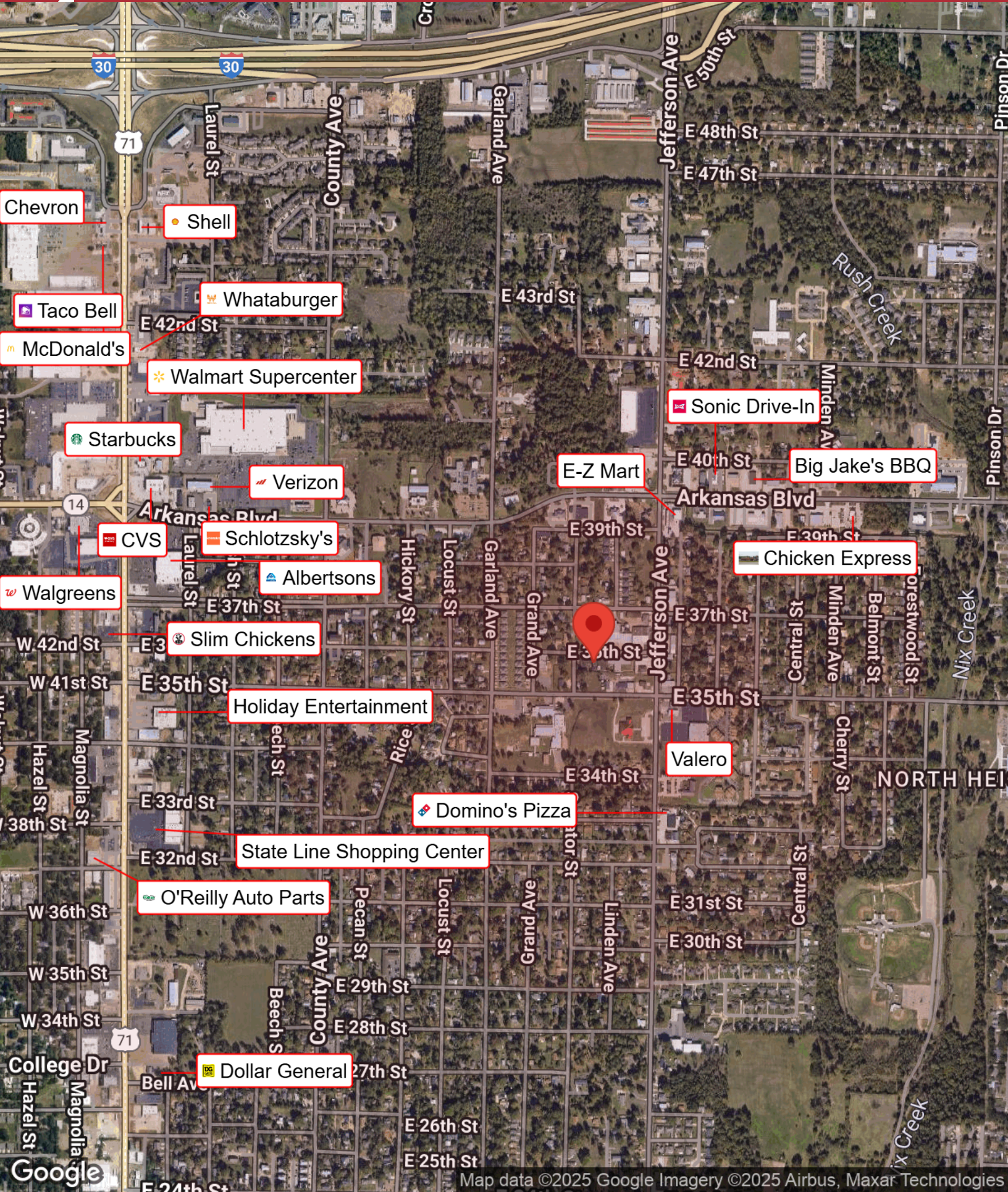
This former nursing home property, spanning approximately 26,759 square feet, offers endless possibilities for redevelopment. With its great location just off Jefferson Avenue on the Arkansas side of Texarkana, it's ideal for a variety of uses including medical facilities, mini storage, residential lofts,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

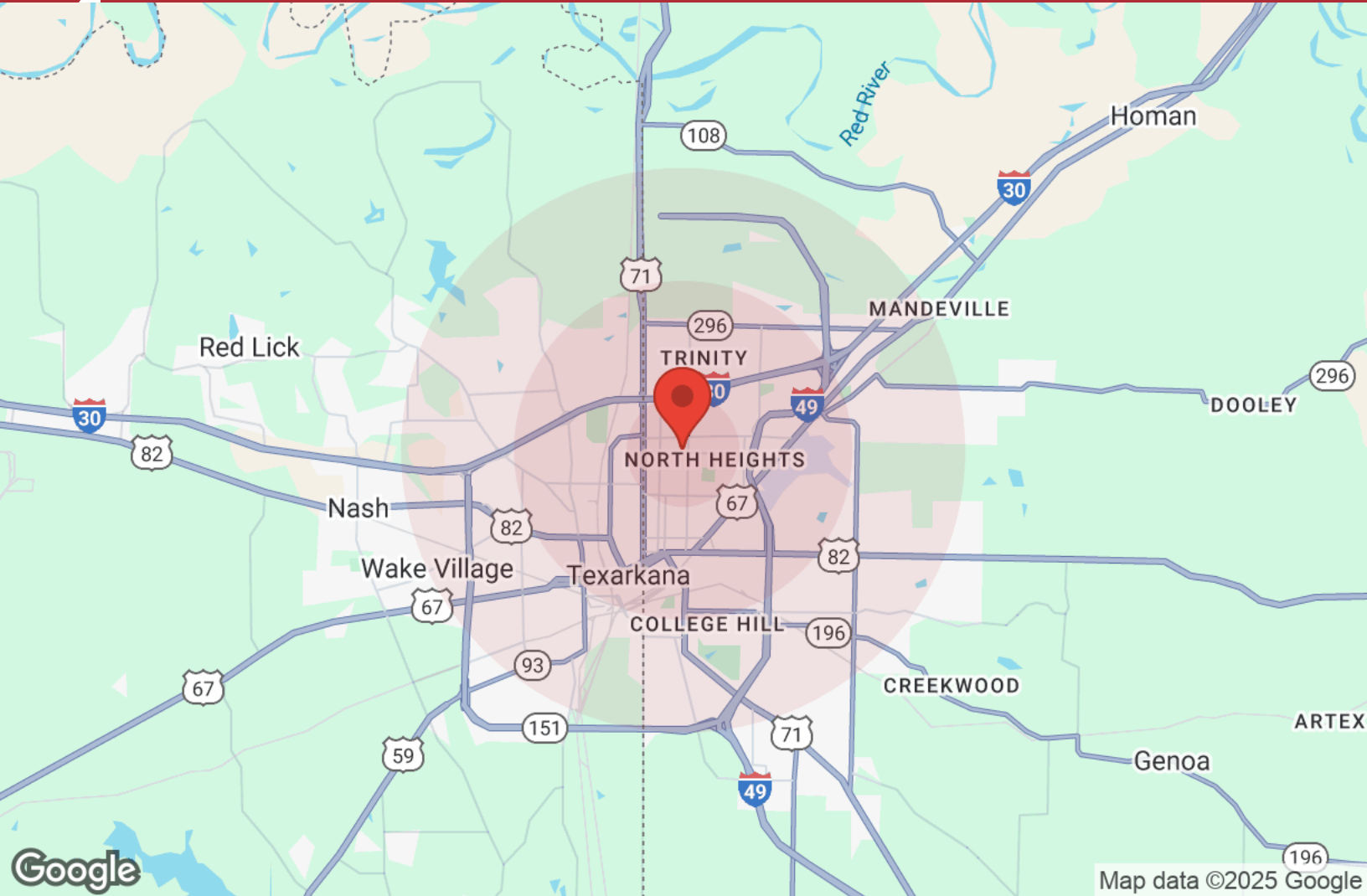
Location Overview

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









Population	1 Mile	3 Miles	5 Miles
Male	3,858	19,151	30,489
Female	4,409	19,480	31,259
Total Population	8,267	38,631	61,748

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,698	7,726	12,578
Ages 15-24	1,026	5,122	8,188
Ages 25-54	3,210	15,166	23,639
Ages 55-64	954	4,367	7,050
Ages 65+	1,377	6,248	10,292

Race	1 Mile	3 Miles	5 Miles
White	4,669	20,069	33,029
Black	2,925	14,564	22,001
Am In/AK Nat	21	97	173
Hawaiian	1	8	12
Hispanic	382	2,538	4,112
Asian	60	406	803
Multi-Racial	209	931	1,581
Other	1	19	31

Income	1 Mile	3 Miles	5 Miles
Median	\$46,425	\$46,165	\$48,826
< \$15,000	627	2,883	4,354
\$15,000-\$24,999	282	1,613	2,420
\$25,000-\$34,999	436	1,594	2,357
\$35,000-\$49,999	572	2,195	3,507
\$50,000-\$74,999	736	2,762	4,365
\$75,000-\$99,999	384	1,736	2,614
\$100,000-\$149,999	413	1,753	3,003
\$150,000-\$199,999	85	576	1,112
> \$200,000	66	500	1,112

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,114	18,142	28,769
Occupied	3,603	15,612	24,843
Owner Occupied	1,564	7,149	12,237
Renter Occupied	2,039	8,463	12,606
Vacant	511	2,530	3,926