



Property Summary

Lot Size:	Approx. 9 Ac
Price:	\$825,000
Zoning:	O-1



Property Overview

Approximately 9 acres of prime development land available on Four States Fair Parkway just north of I30. This highly accessible site offers great visibility and quick, convenient access to Interstate 30, which carries an annual average daily traffic count of approximately 38,000 vehicles. The property is well suited for retail, medical, office, or mixed-use development, providing flexibility to accommodate a wide range of commercial concepts.

Surrounding neighbors include Gregg Orr Marine & RV Storage Center, Circle K, Payless Storage Inc. #3, and Trinity Baptist Church, creating established area traffic and activity.

Location Overview

Located north of Gregg Orr Marine & RV Storage Center on Four States Fair Parkway in Texarkana, AR.

Commercial Development Up To 9 Acres

5706 Four States Fair Parkway
Texarkana, AR 71854

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Steven Harvey, Broker

(903) 793-2666

NAIAmerican Realty

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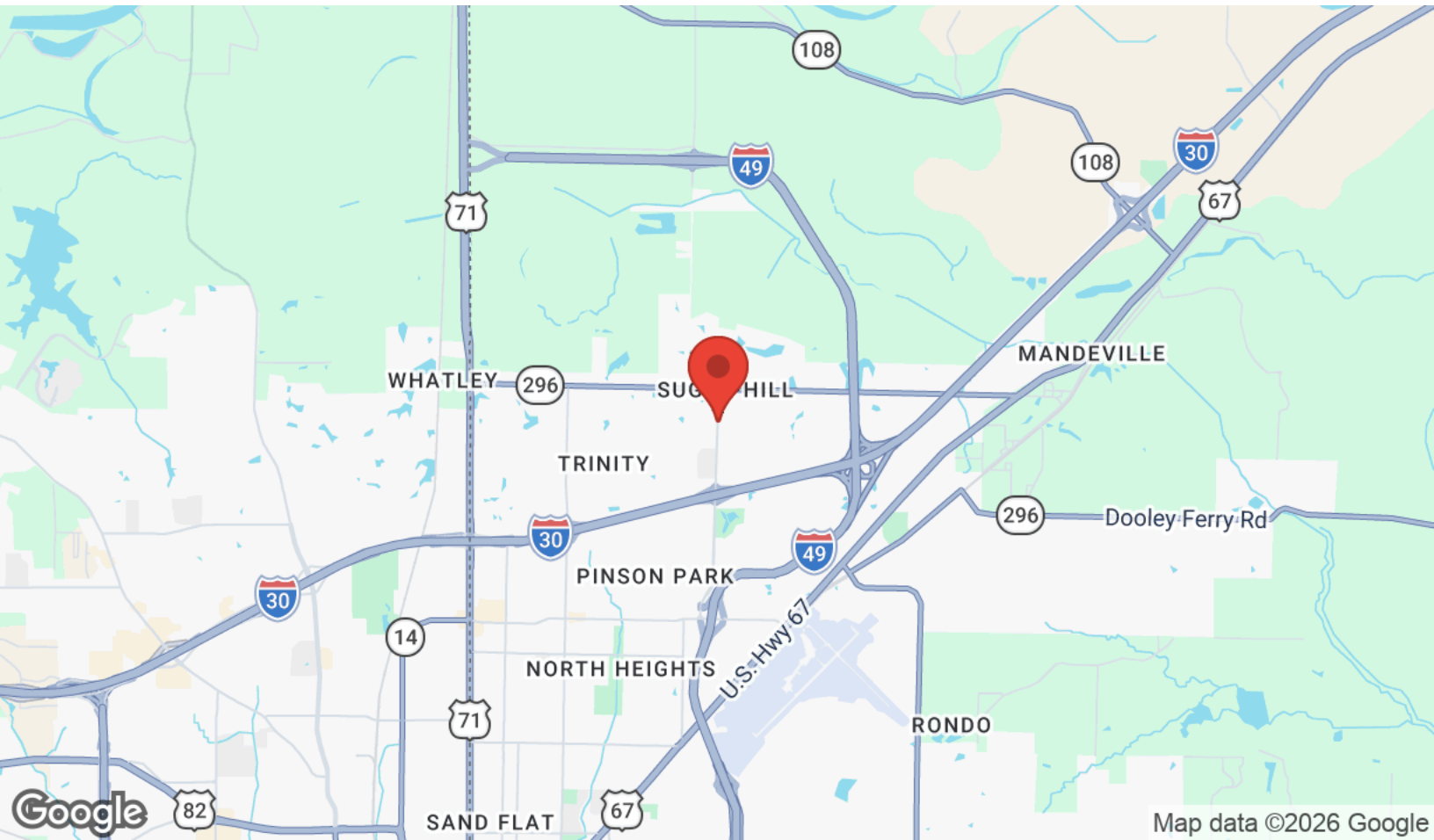
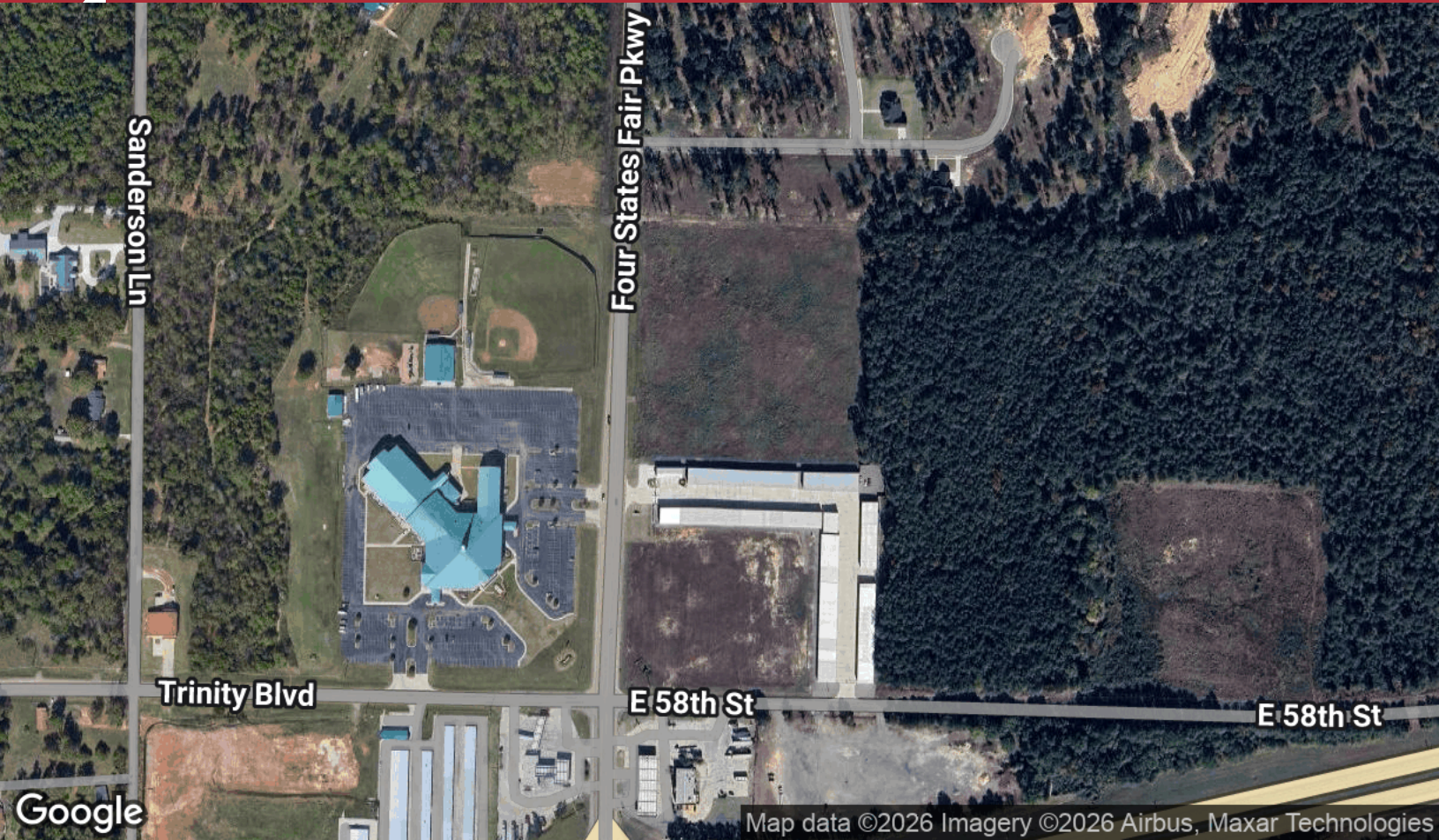


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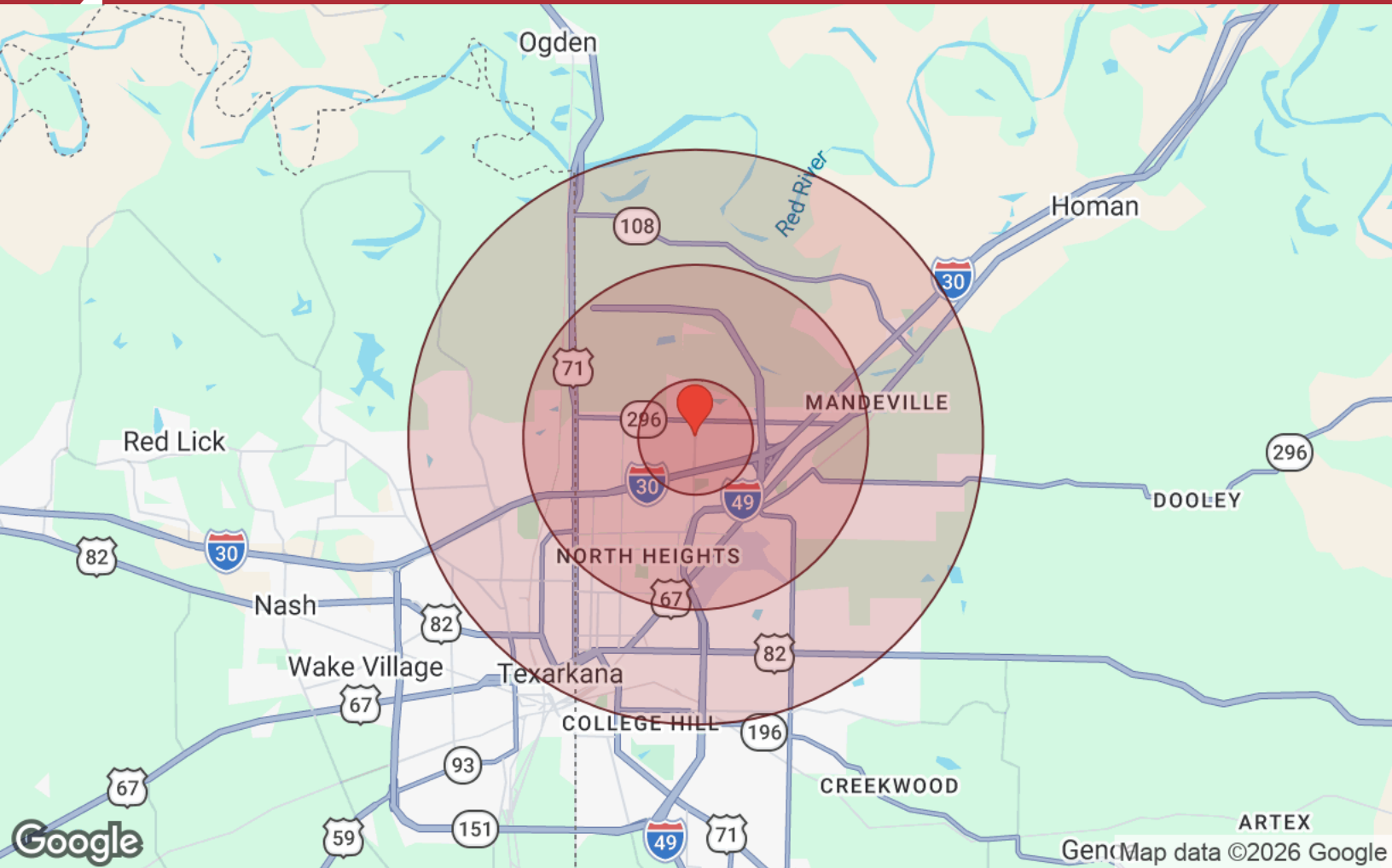
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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	907	6,669	20,326
Female	918	7,644	21,874
Total Population	1,824	14,313	42,200

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,131	8,327	23,425
Black	550	4,805	14,268
Am In/AK Nat	3	37	110
Hawaiian	N/A	1	8
Hispanic	75	657	2,751
Asian	26	132	561
Multiracial	39	352	1,055
Other	N/A	1	21

Housing	1 Mile	3 Miles	5 Miles
Total Units	906	7,058	19,936
Occupied	811	6,290	17,387
Owner Occupied	522	3,268	8,701
Renter Occupied	289	3,022	8,686
Vacant	95	767	2,550

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	310	2,704	8,153
Ages 15 - 24	238	1,816	5,557
Ages 25 - 54	656	5,324	16,277
Ages 55 - 64	256	1,731	4,825
Ages 65+	363	2,737	7,387

Income	1 Mile	3 Miles	5 Miles
Median	\$88,829	\$56,399	\$53,583
Under \$15k	74	684	2,431
\$15k - \$25k	67	494	1,681
\$25k - \$35k	30	692	1,731
\$35k - \$50k	97	917	2,329
\$50k - \$75k	90	1,053	3,077
\$75k - \$100k	85	724	2,079
\$100k - \$150k	174	984	2,239
\$150k - \$200k	98	370	940
Over \$200k	96	374	882