

For Sale

Retail

4,608 SF



## Twitty Nursery

4815 W. 7th  
Texarkana, Texas 75501

### Property Description

Located on W. 7th in Texarkana, TX, this 8.27 acre lot has great potential!

With a 4,608 sf building on site, this property offers consistent traffic counts and is located close to Walmart Neighborhood Market..

Other nearby businesses include Albertson's, Sonic, Dairy Queen, Taco Bell, Chicken Express, and Red River Federal Credit Union.

### OFFERING SUMMARY

<b>Sale Price</b>	\$1,500,000
<b>Building Size</b>	4,608 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	2,580	\$52,378
<b>5 Miles</b>	62,692	\$51,406
<b>10 Miles</b>	107,804	\$54,721

For more information

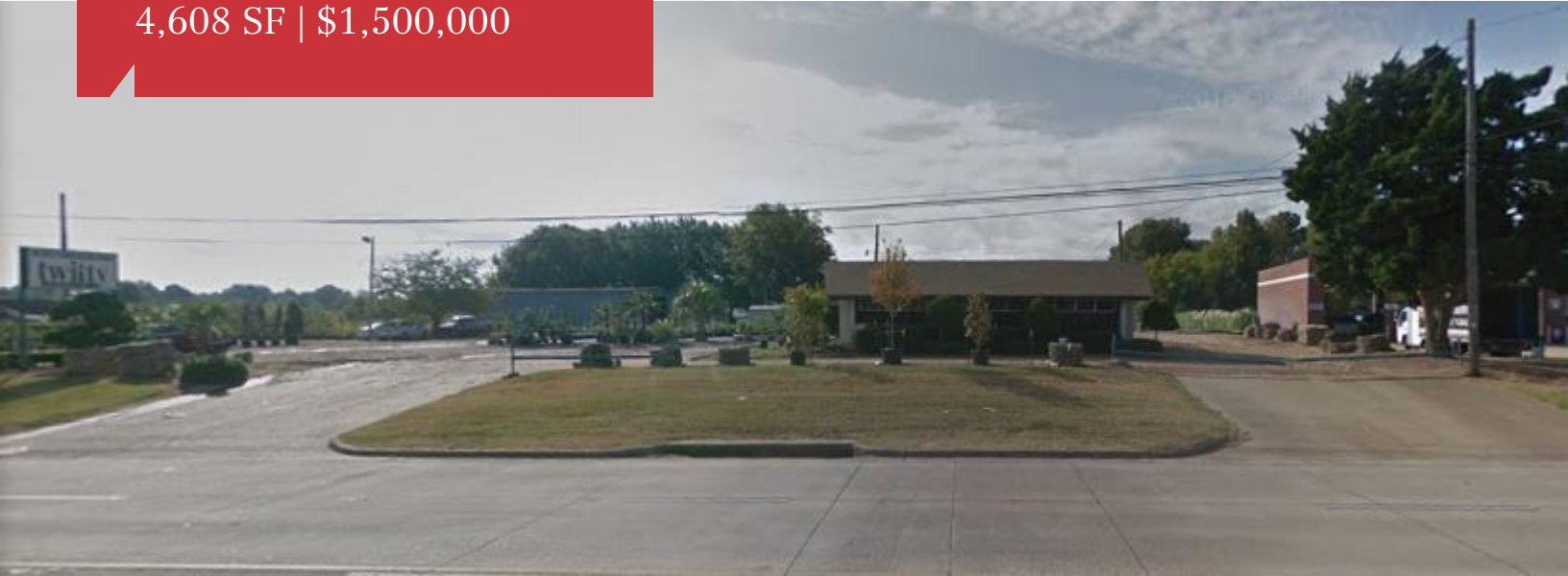
**Jerry Brewer**

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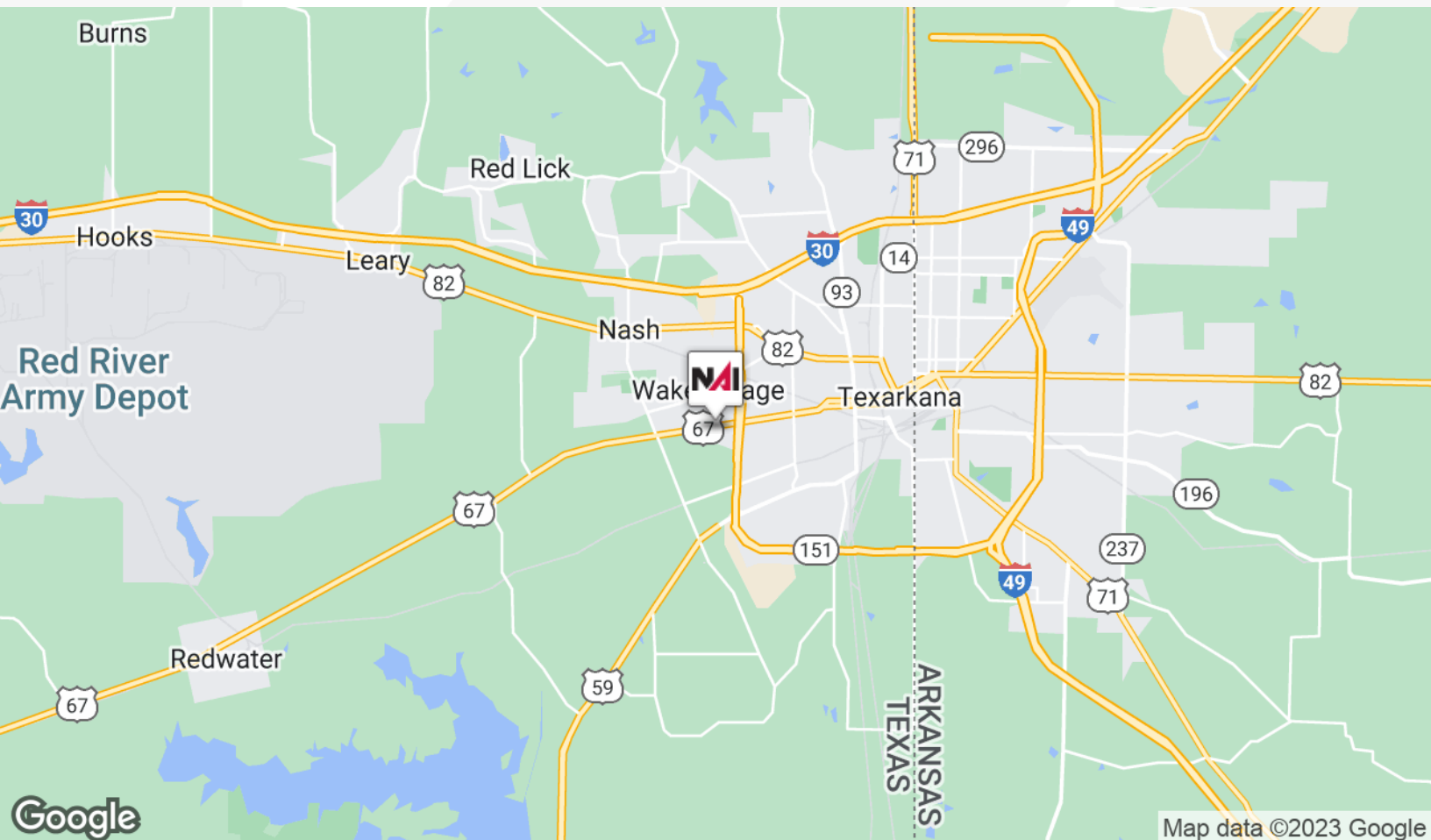
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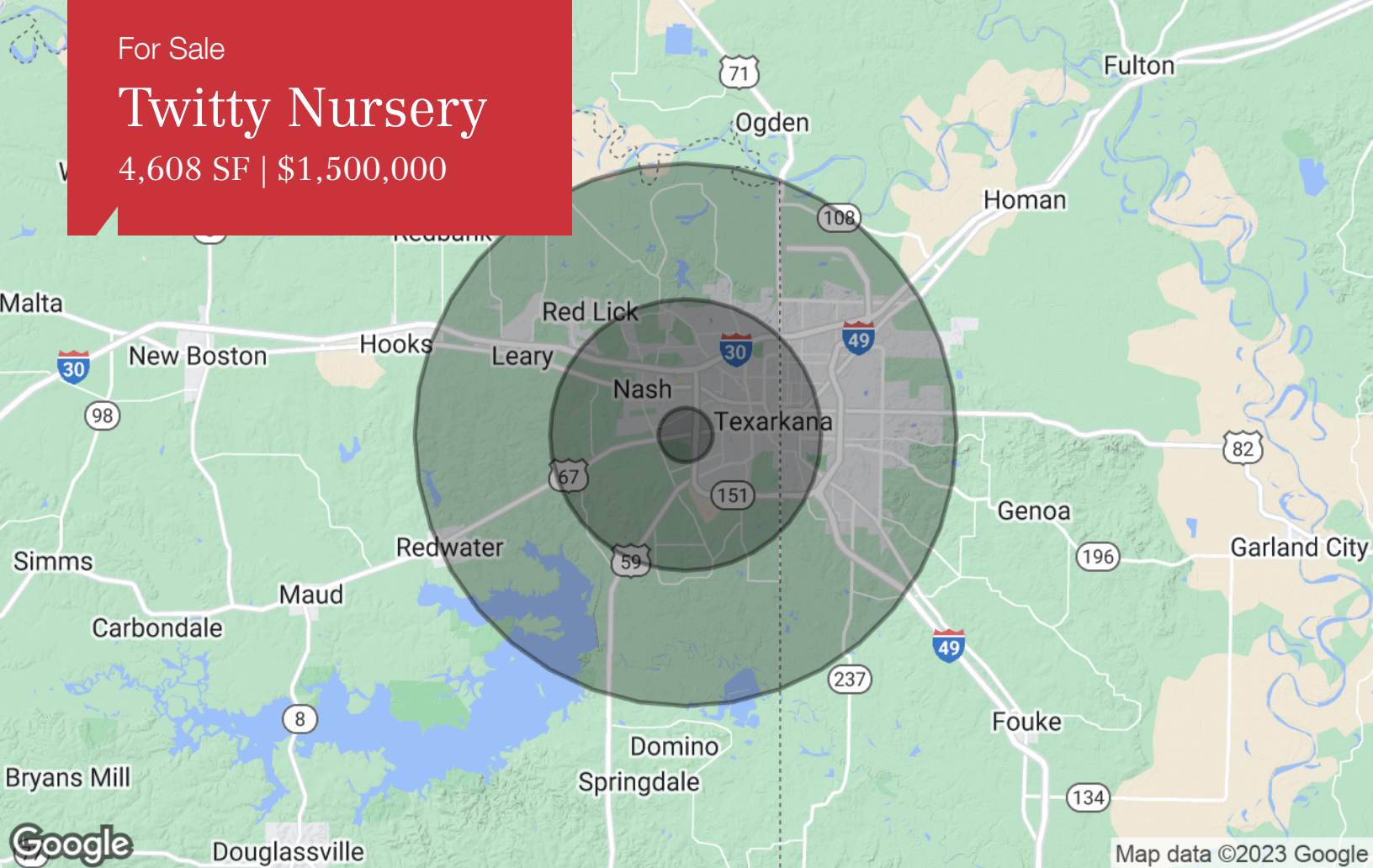




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## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,580	62,692	107,804
MEDIAN AGE	34.7	35.2	36.2
MEDIAN AGE (MALE)	32.5	32.4	34.1
MEDIAN AGE (FEMALE)	37.5	38.5	38.6

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	950	23,164	40,258
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$52,378	\$51,406	\$54,721
AVERAGE HOUSE VALUE	\$104,196	\$113,207	\$134,007

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	65.6%	61.2%	65.0%
% BLACK	31.9%	34.1%	31.2%
% ASIAN	0.5%	0.7%	0.8%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.5%	0.7%	0.6%
% OTHER	1.5%	3.2%	2.4%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	7.2%	6.8%	5.5%

\* Demographic data derived from 2020 ACS - US Census