

For Sale

Office

8,369 SF | \$219,000



3410 Magnolia

Texarkana, Texas 75503

Property Highlights

- Plenty of office space
- GREAT location near Stateline Avenue
- Former YWCA building

Property Description

Very spacious and accommodating, this former YWCA building offers 8,369 sf of office space on 1 acre of land.

OFFERING SUMMARY

Sale Price	\$219,000
Lot Size	1.0 Acres
Building Size	8,369 SF

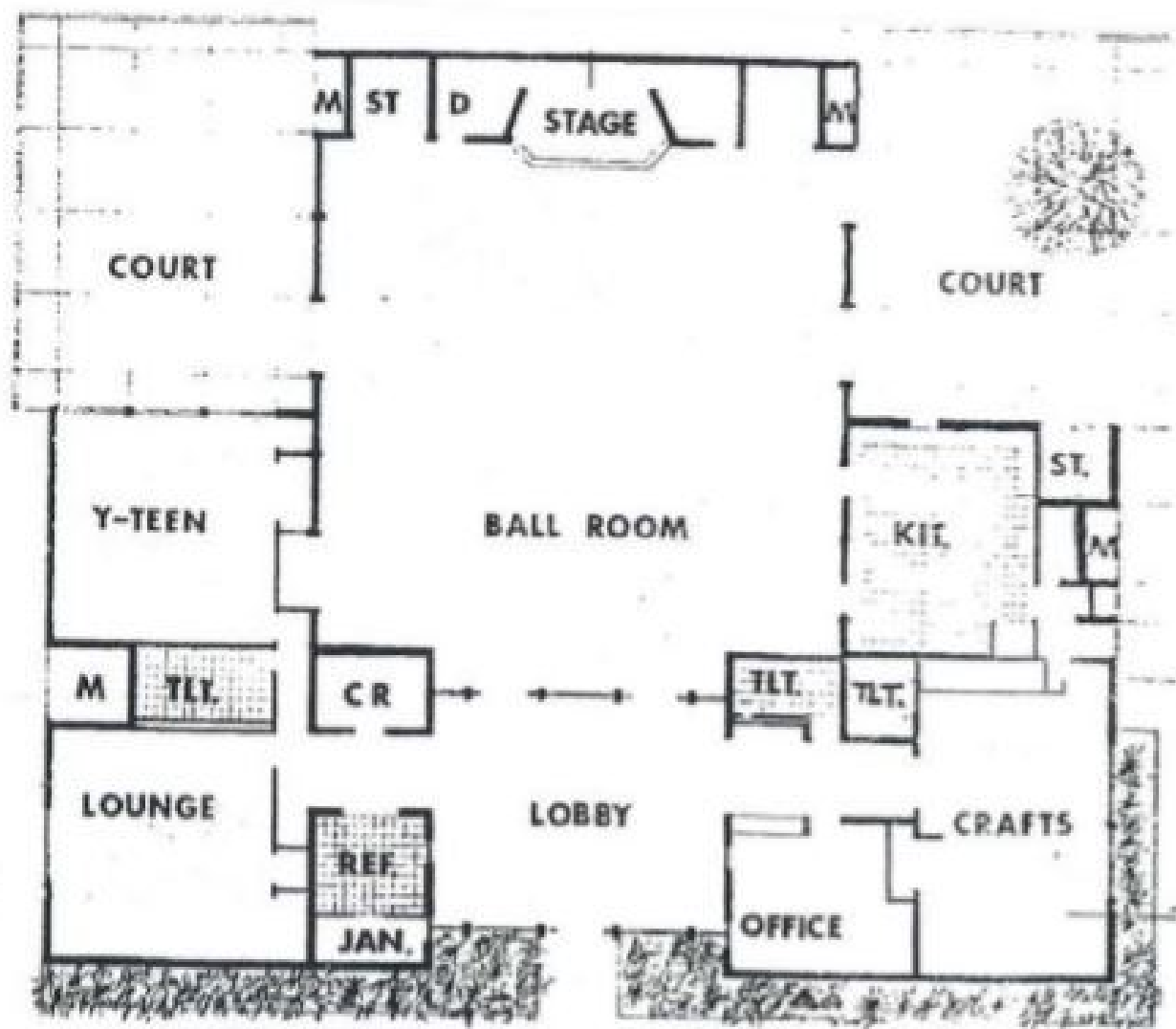
DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	9,033	\$43,549
3 Miles	48,492	\$46,773
5 Miles	72,893	\$49,012

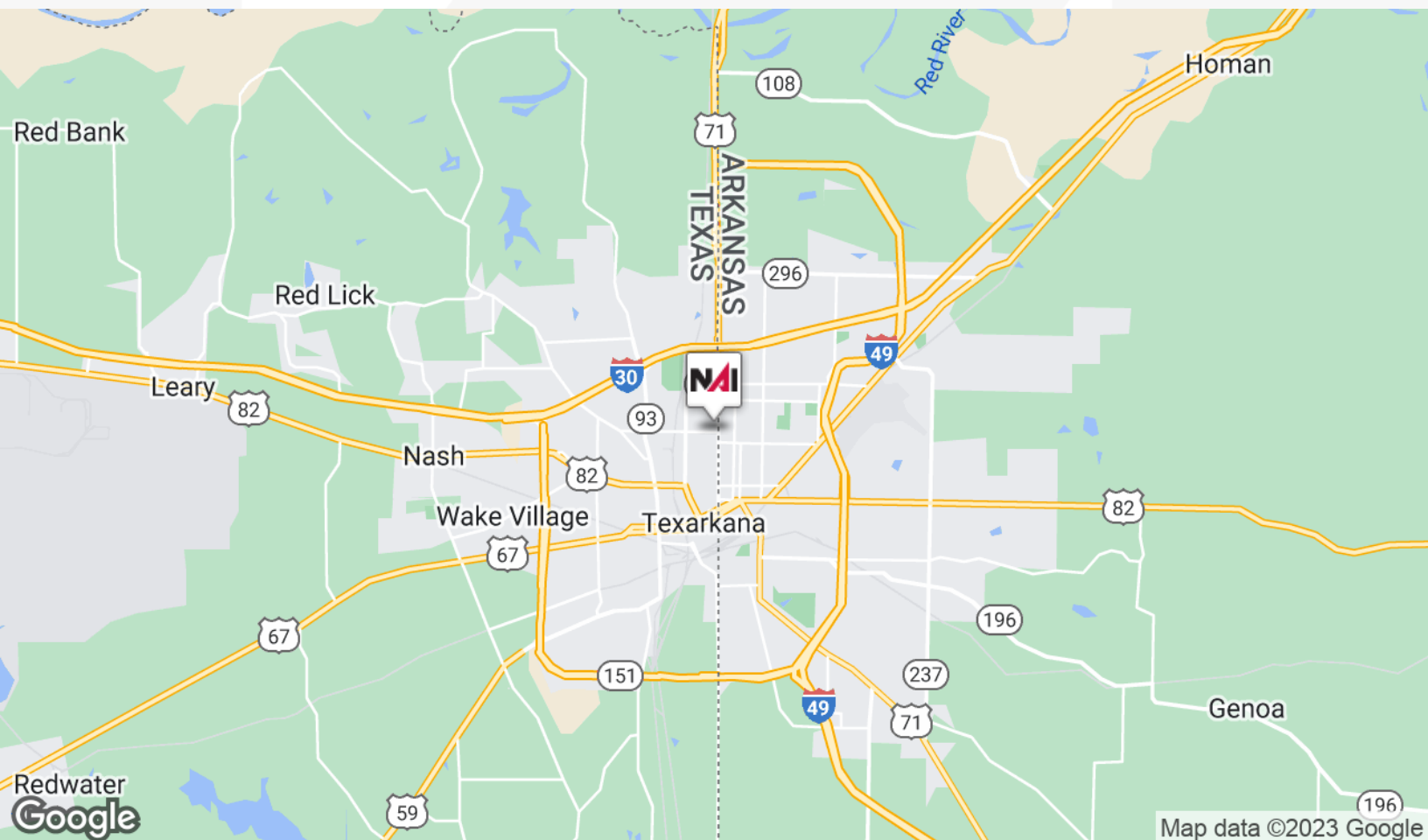
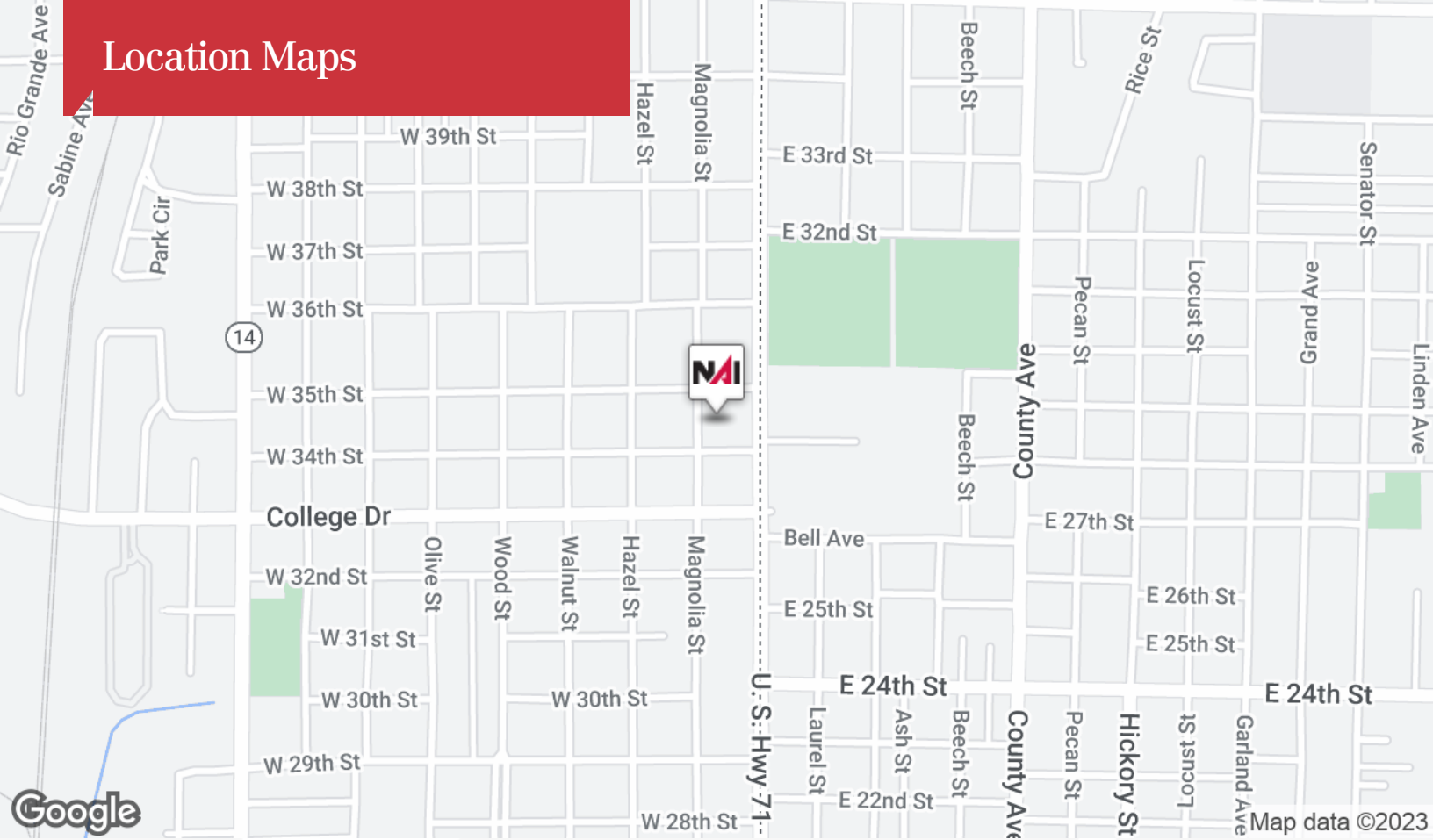
For more information

Jerry Brewer

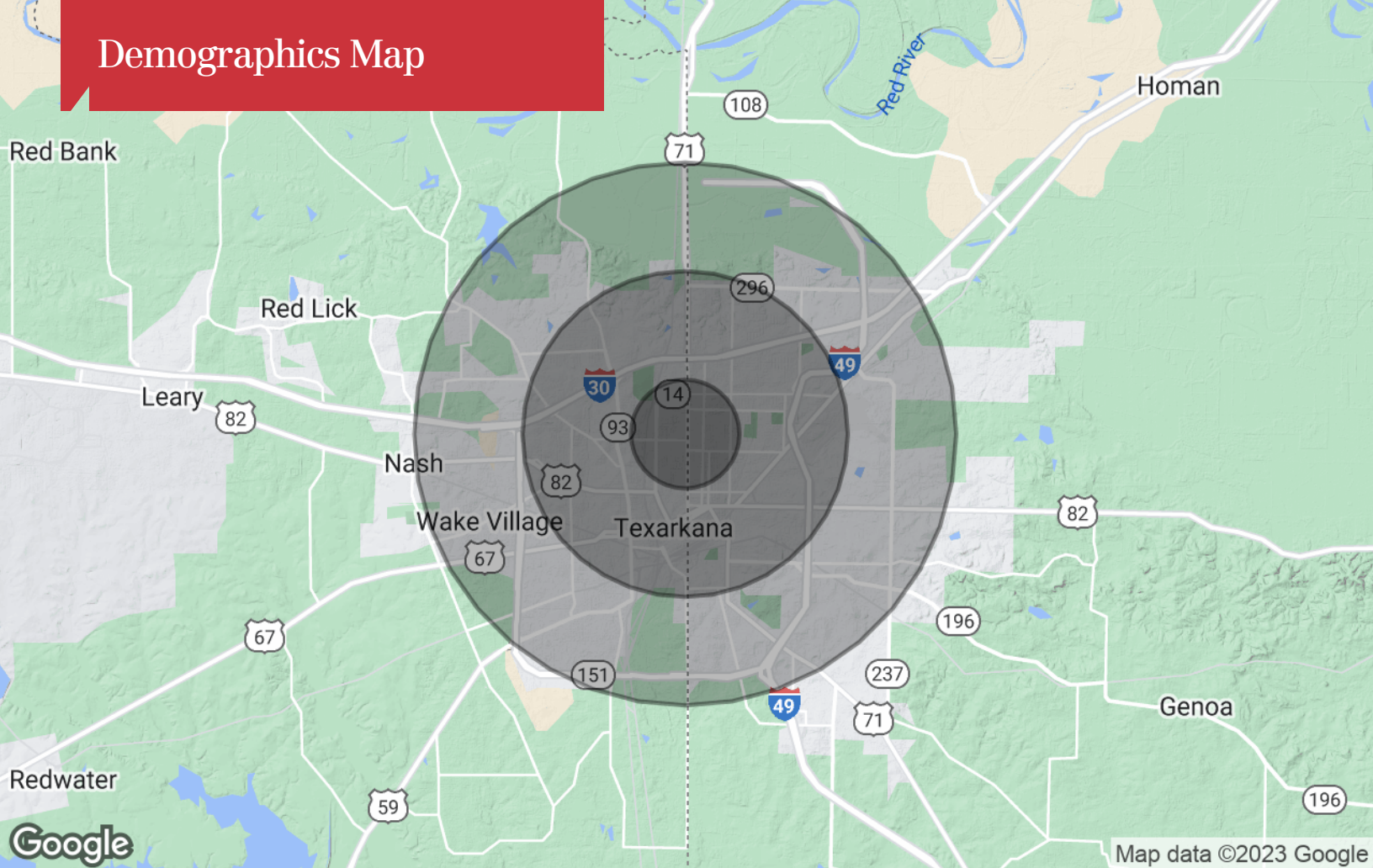
O: 903 793 2666
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Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,033	48,492	72,893
MEDIAN AGE	36.5	35.3	35.4
MEDIAN AGE (MALE)	34.1	33.6	32.9
MEDIAN AGE (FEMALE)	39.9	37.2	38.1

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,696	18,830	28,131
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$43,549	\$46,773	\$49,012
AVERAGE HOUSE VALUE	\$85,281	\$119,871	\$123,209

Race

	1 Mile	3 Miles	5 Miles
% WHITE	66.5%	55.6%	57.7%
% BLACK	32.5%	40.9%	38.7%
% ASIAN	0.1%	0.5%	0.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.6%	0.6%
% OTHER	0.7%	2.4%	2.3%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	5.2%	4.4%	4.6%

* Demographic data derived from 2020 ACS - US Census