

For Sale

Retail

6,375 SF



2311 N State Line Ave

Texarkana, Texas 75503

Property Description

RECENTLY REDUCED!

6,375 sf of GREAT retail space situated on .360 acres of land on N. Stateline Ave. in Texarkana, Texas.

Steady traffic counts and great potential allow for a fantastic retail opportunity near downtown Texarkana.

Neighboring businesses include Church's Chicken, Advance America, Sonic, Exxon, & Auto Zone.

OFFERING SUMMARY

Sale Price	\$170,000
Building Size	6,375 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,894	\$43,143
3 Miles	49,136	\$43,701
5 Miles	73,409	\$48,295

For more information

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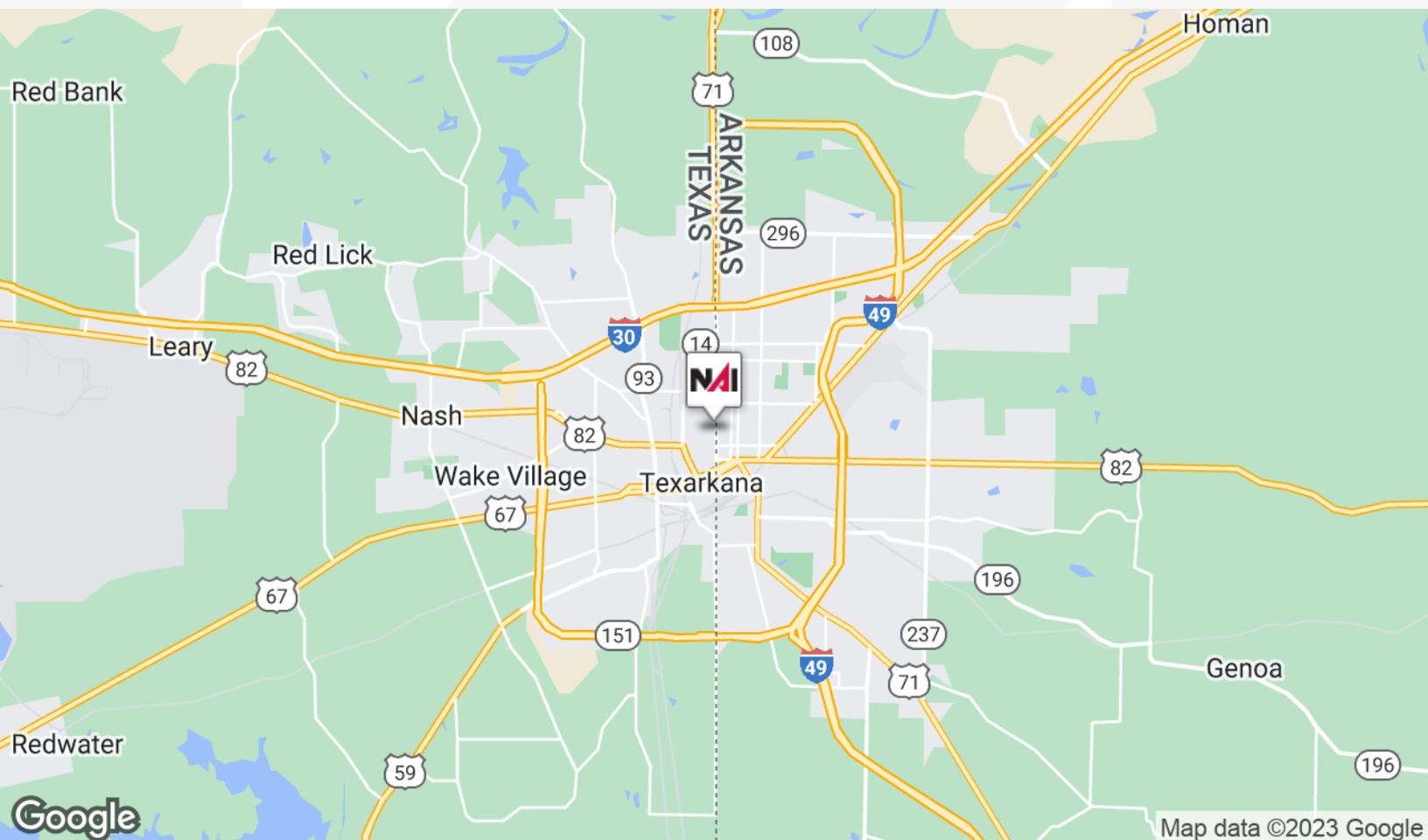
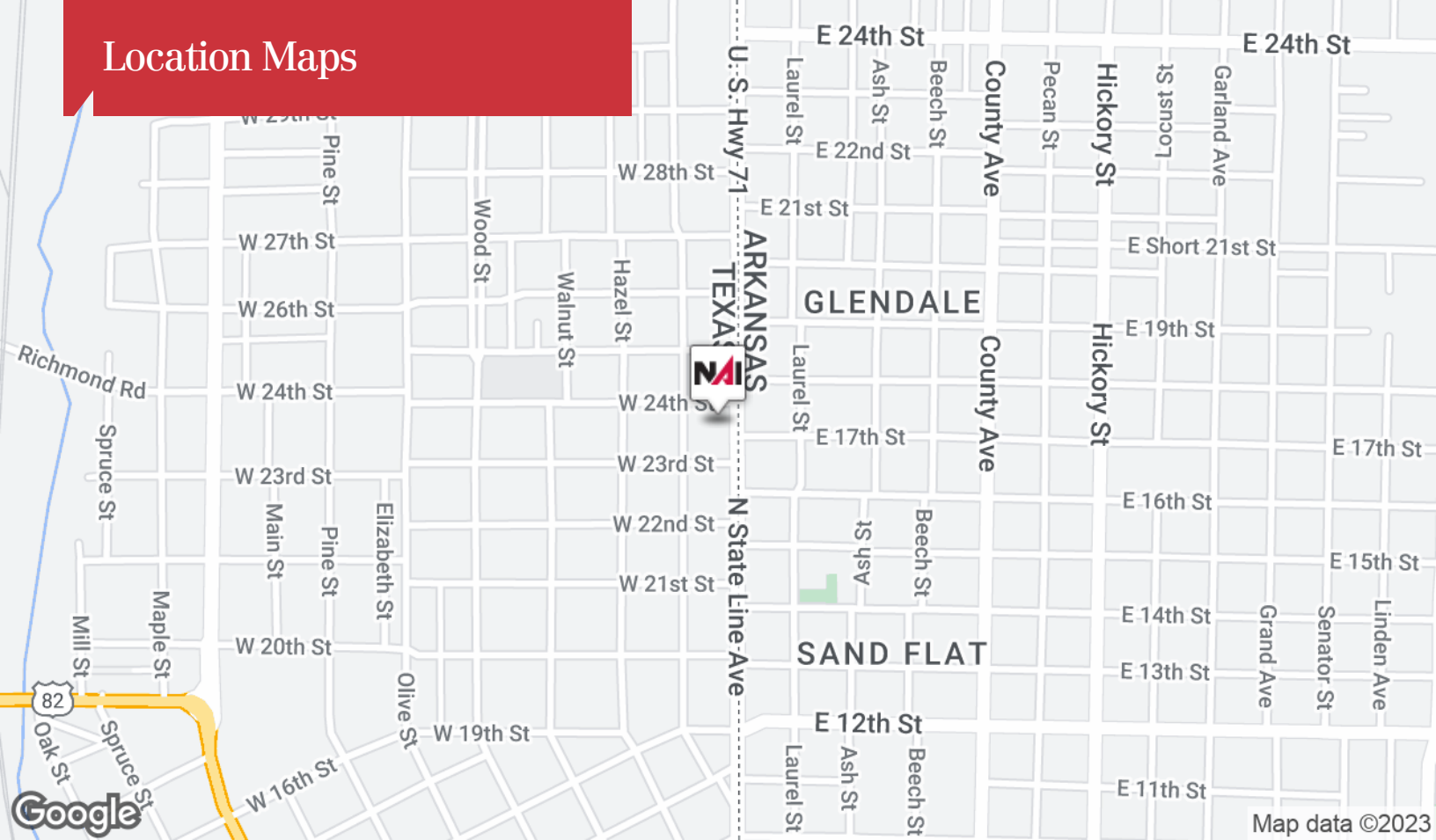
For Sale

Retail Property

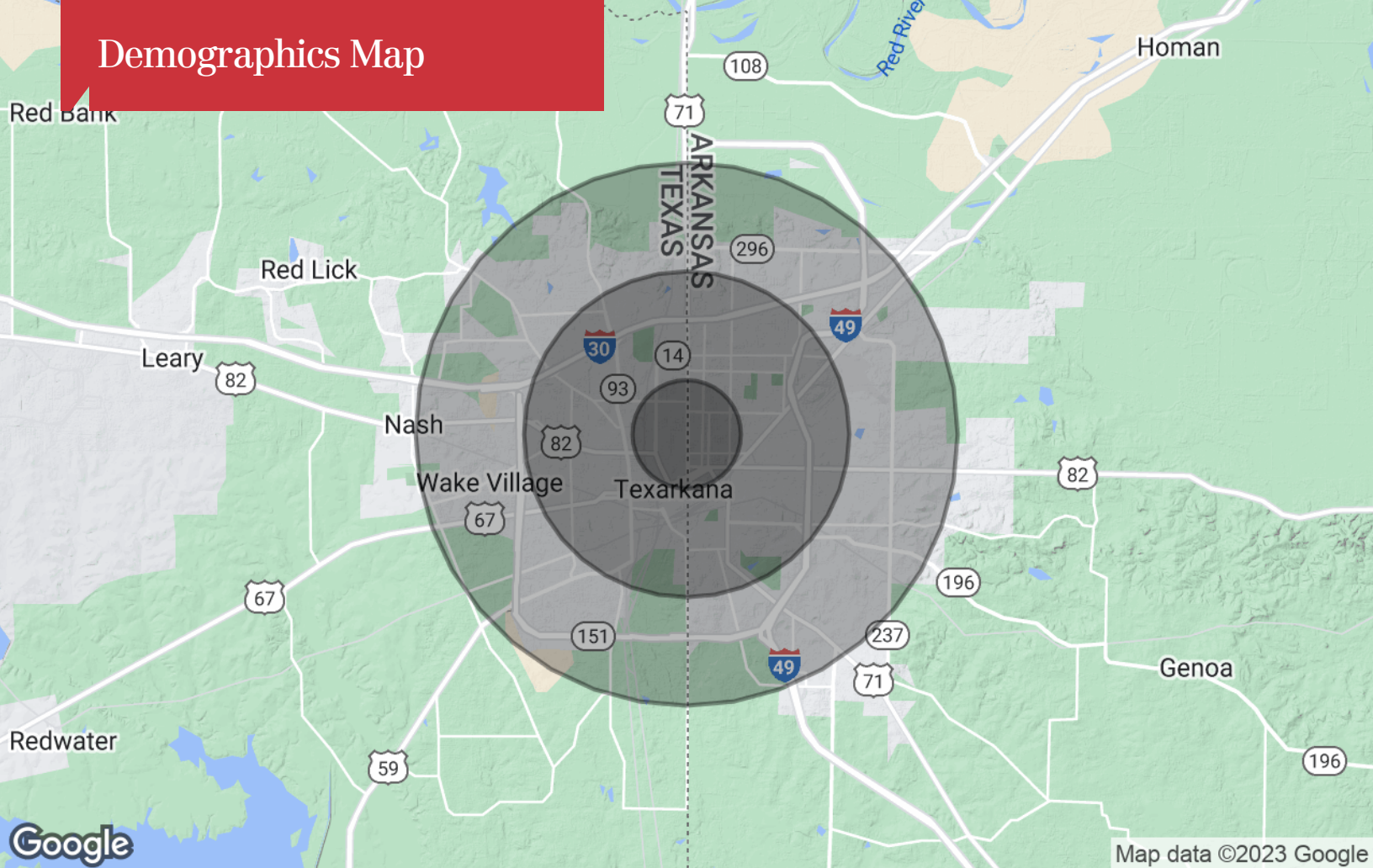
6,375 SF | \$199,000



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,894	49,136	73,409
MEDIAN AGE	34.7	35.0	35.5
MEDIAN AGE (MALE)	33.0	33.3	33.1
MEDIAN AGE (FEMALE)	38.2	36.9	38.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,526	18,806	28,209
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$43,143	\$43,701	\$48,295
AVERAGE HOUSE VALUE	\$83,576	\$98,933	\$119,722

Race

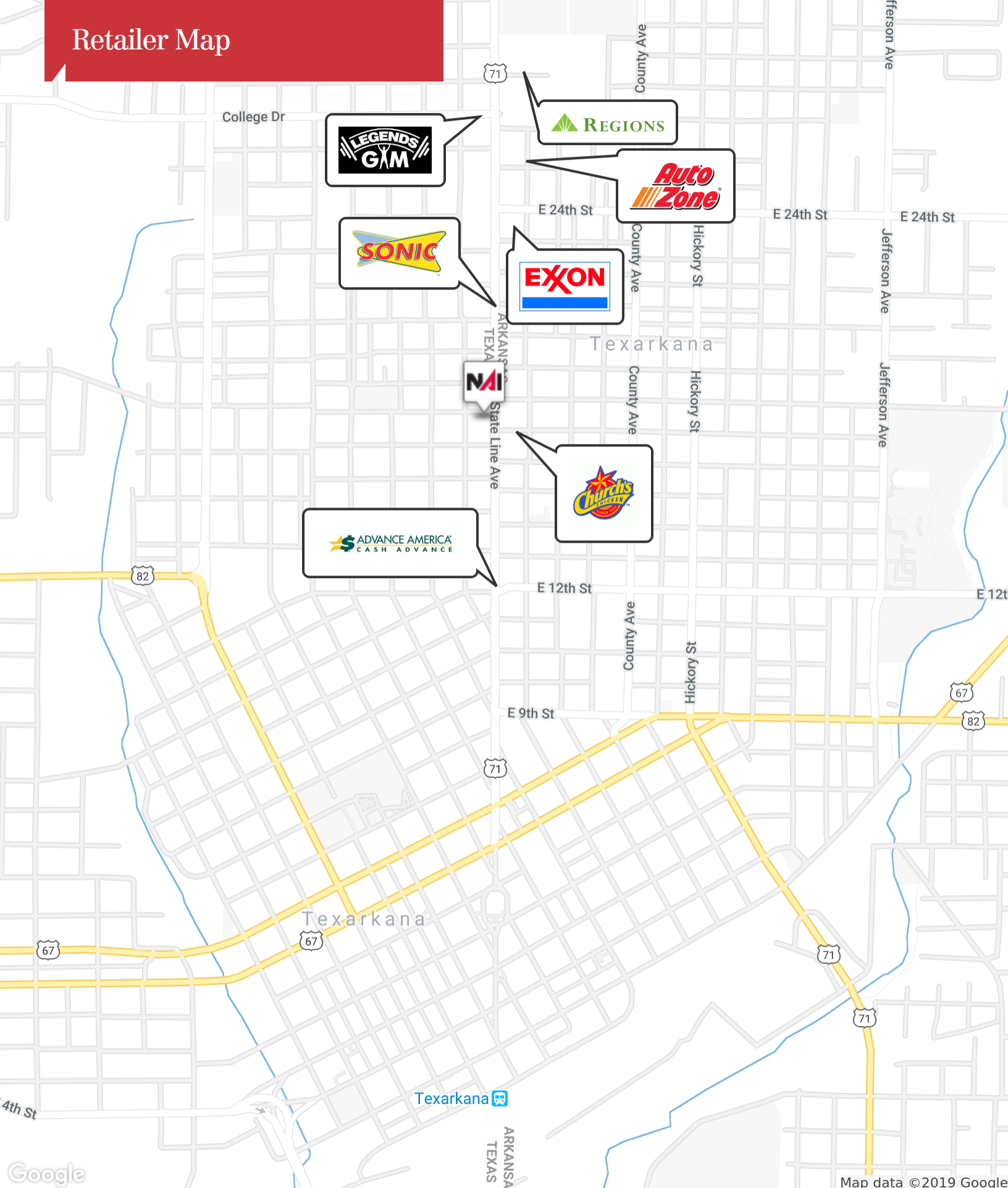
	1 Mile	3 Miles	5 Miles
% WHITE	62.4%	53.4%	57.5%
% BLACK	36.8%	43.4%	38.9%
% ASIAN	0.2%	0.5%	0.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.5%	0.6%
% OTHER	0.4%	2.2%	2.3%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	7.2%	4.2%	4.6%

* Demographic data derived from 2020 ACS - US Census

Retailer Map



Map data ©2019 Google