

For Sale
Office
5,000 SF



4207-4217 Texas Blvd

Texarkana, Texas 75503

Property Highlights

- Steady traffic flow throughout the day
- Located .6 miles from Stateline Avenue, a steady and growing business hub for both Texas and Arkansas.

Property Description

Maxwell Center features 5,000 sf, consisting of 3 offices, a waiting area, reception, and kitchen.

Nearby businesses include Allstate, Premiere Cleaners, multiple medical offices, CVS, and Walgreen's.

Also available for lease--please call for details!

OFFERING SUMMARY

Sale Price	\$395,000
Building Size	5,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,198	\$47,699
3 Miles	46,121	\$49,316
5 Miles	73,491	\$50,388

For more information

Jerry Brewer

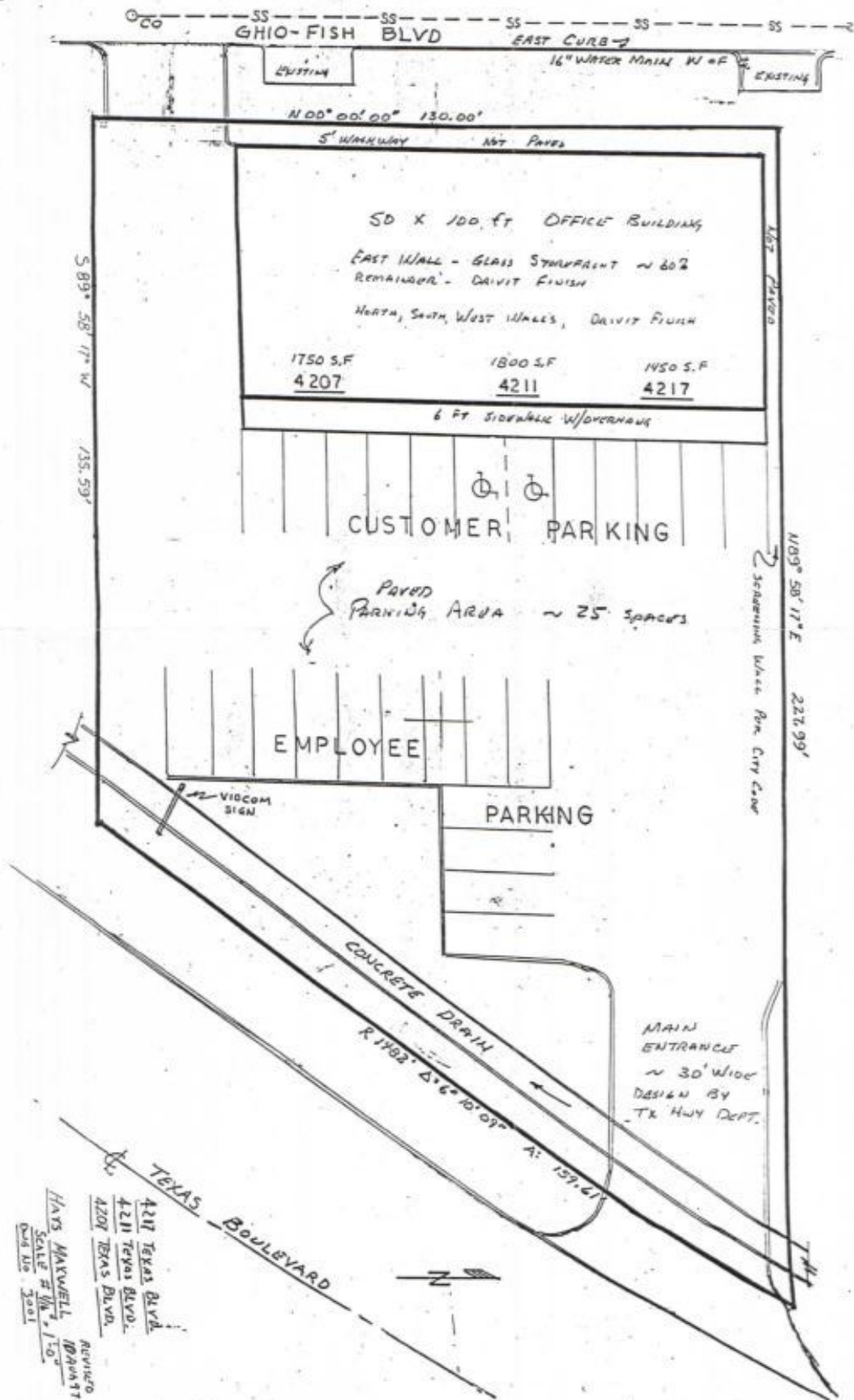
O: 903 793 2666
jerry@amreal.com

Additional Photos



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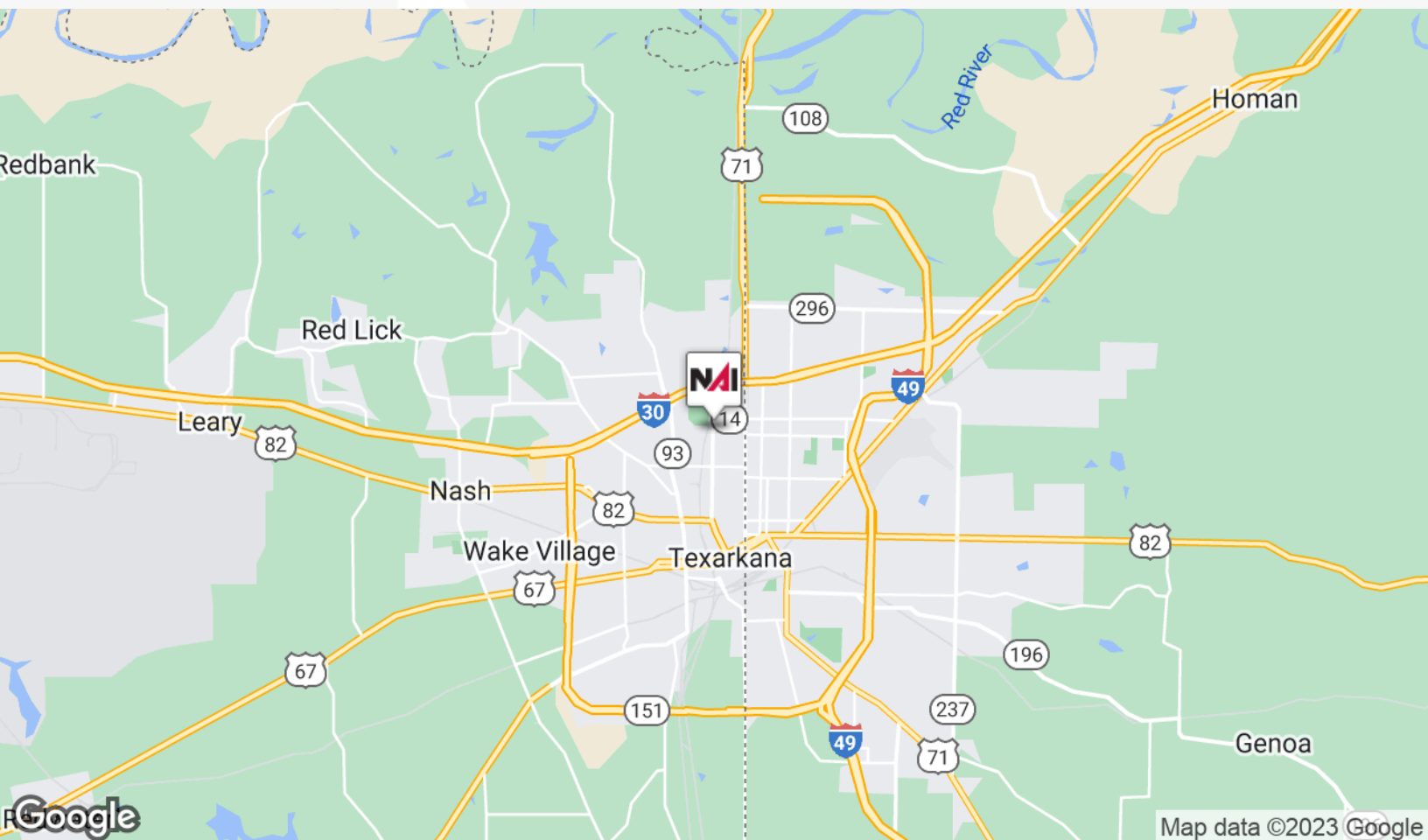
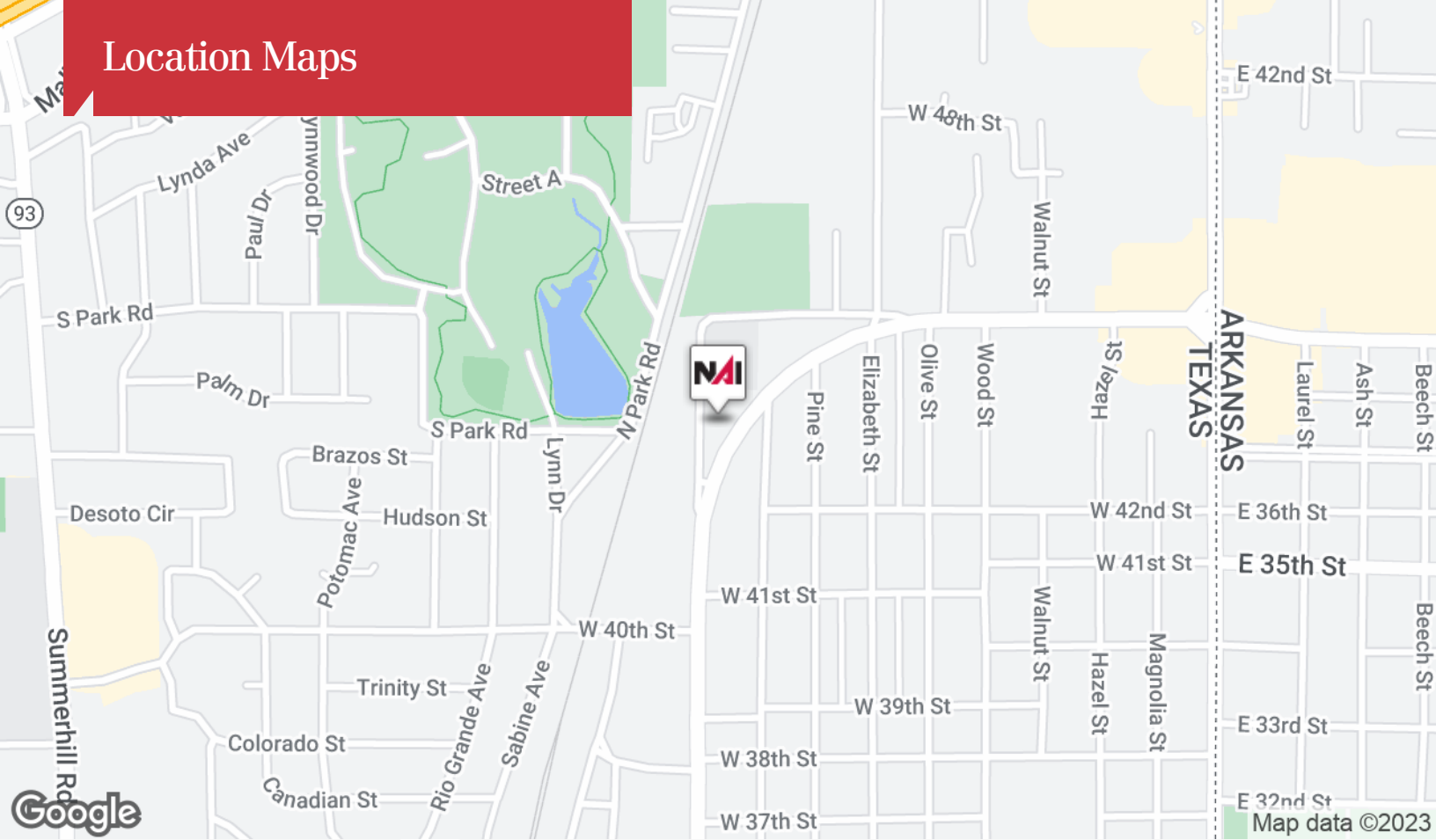
SITE PLAN OF REAL PROPERTY



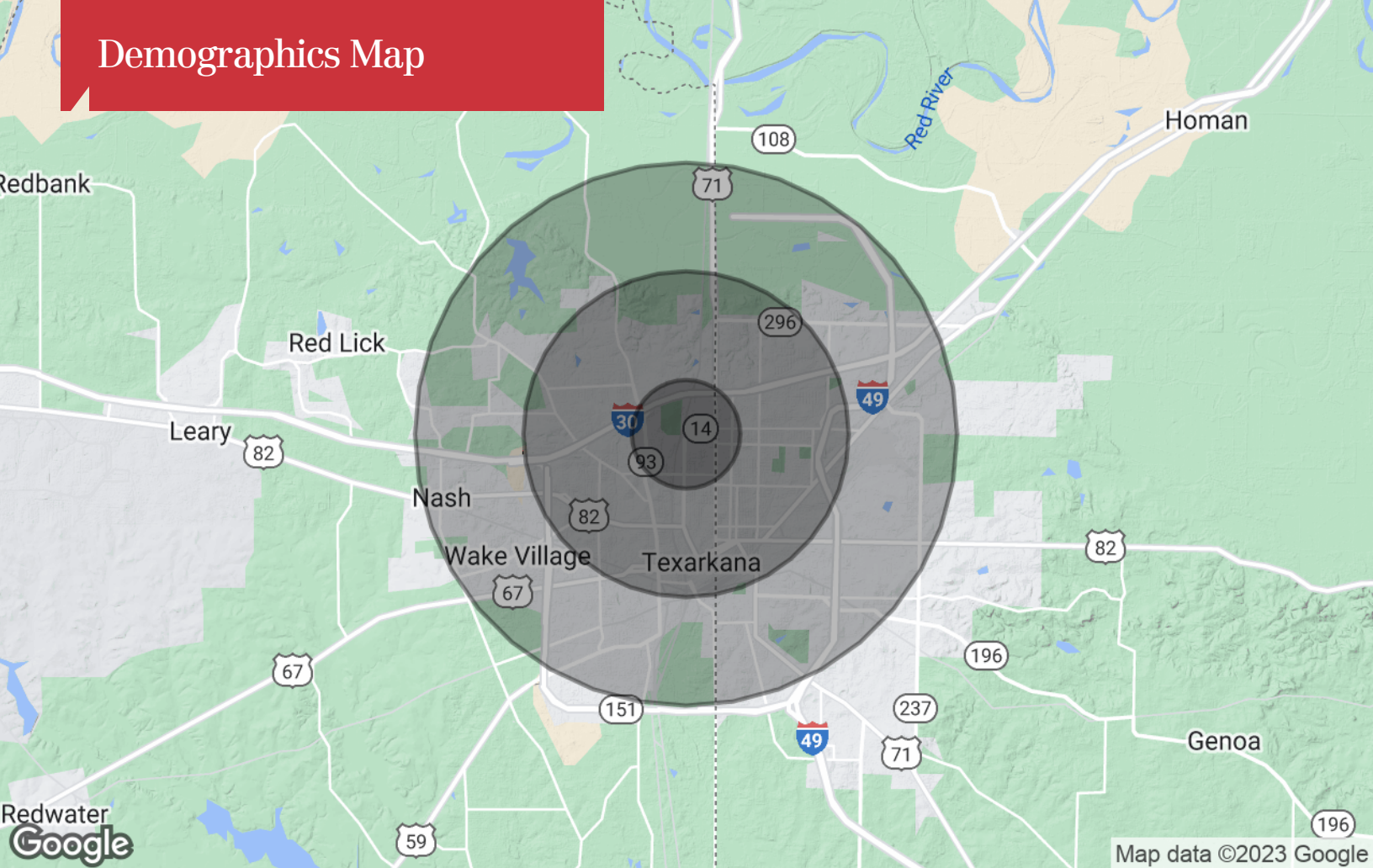
Area Traffic Counts



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,198	46,121	73,491
MEDIAN AGE	38.1	35.7	35.3
MEDIAN AGE (MALE)	35.9	33.5	32.7
MEDIAN AGE (FEMALE)	40.8	38.0	38.1

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,970	18,150	28,392
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$47,699	\$49,316	\$50,388
AVERAGE HOUSE VALUE	\$108,714	\$134,219	\$126,826

Race

	1 Mile	3 Miles	5 Miles
% WHITE	63.4%	58.4%	58.4%
% BLACK	31.8%	37.9%	37.9%
% ASIAN	0.0%	0.4%	0.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.5%	0.6%	0.6%
% OTHER	4.2%	2.7%	2.4%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.8%	4.9%	4.8%

* Demographic data derived from 2020 ACS - US Census