

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	

	DEMOGRAPHIC	S
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

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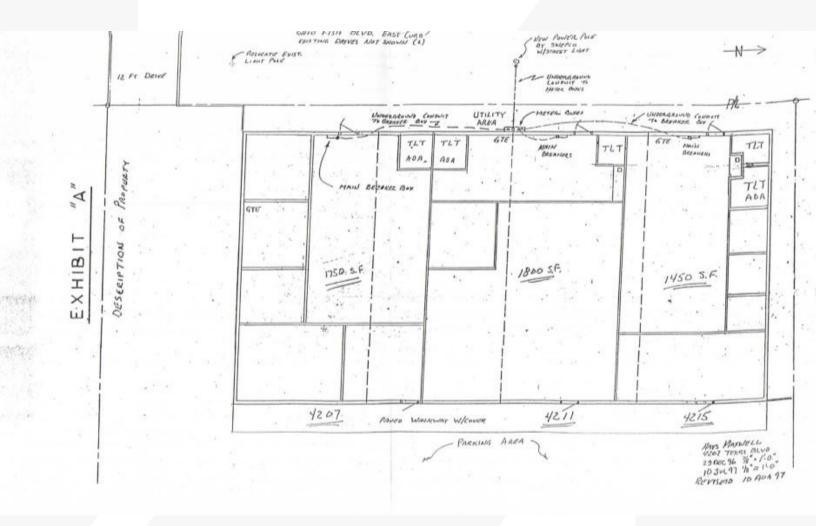


Additional Photos





Additional Photos





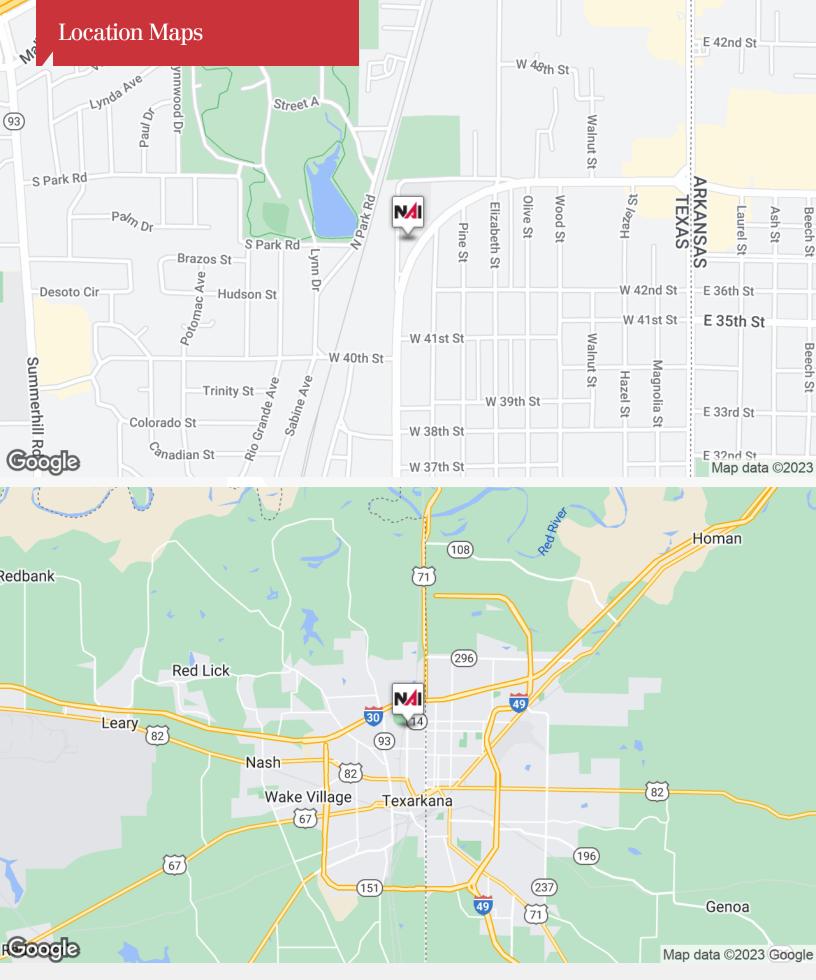
Additional Photos SITE PLAN OF ROAL 000 SS--BLVD GHIO-FISH 50 x 100 fr OFFICE BUILDING FAST WALL - GLASS STANFACHT ~ 602 REMAINDER - CAIVIT FINISH HERTH, SOUTH, WOST WALLS, DRIVIT FIURH 1750 S.F. 1800 S.F 1450 S.F 4 207 4211 6 FT SIDVALLE WOFERHAUS 416 CUSTOMER PARKING PARKING ARUA EMPLOYEE PARKING



~ 30' Wive

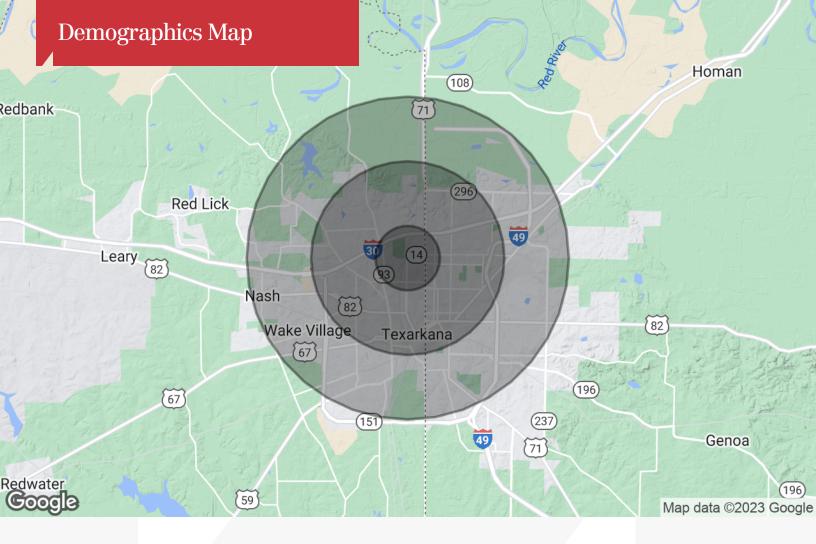








2603 Texas Boulevard Suite 101 Texarkana, TX 75503 903 793 2666 tel amreal.com



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

^{*} Demographic data derived from 2020 ACS - US Census

