

For Sale

Retail

1,876 SF



Shell

4621 Summerhill Rd
Texarkana, Texas 75503

Property Description

With a build to suit option, this 1,876 sf Shell station on .43 acres of land offers HIGH visibility from Interstate-30. Great traffic counts on Summerhill Rd. and a growing nearby business district provide a great opportunity for you!

Nearby businesses include Neighbors ER, McDonalds, Waffle House, Texarkana Texas Convention Center, Christus St. Michael Hospital, Applebee's, and AT&T.

OFFERING SUMMARY

Sale Price	Subject To Offer
Lot Size	0.43 Acres
Building Size	1,876 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,831	\$60,541
3 Miles	41,228	\$50,972
5 Miles	73,954	\$51,618

For more information

Jerry Brewer

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For Sale

Shell Convenience Store

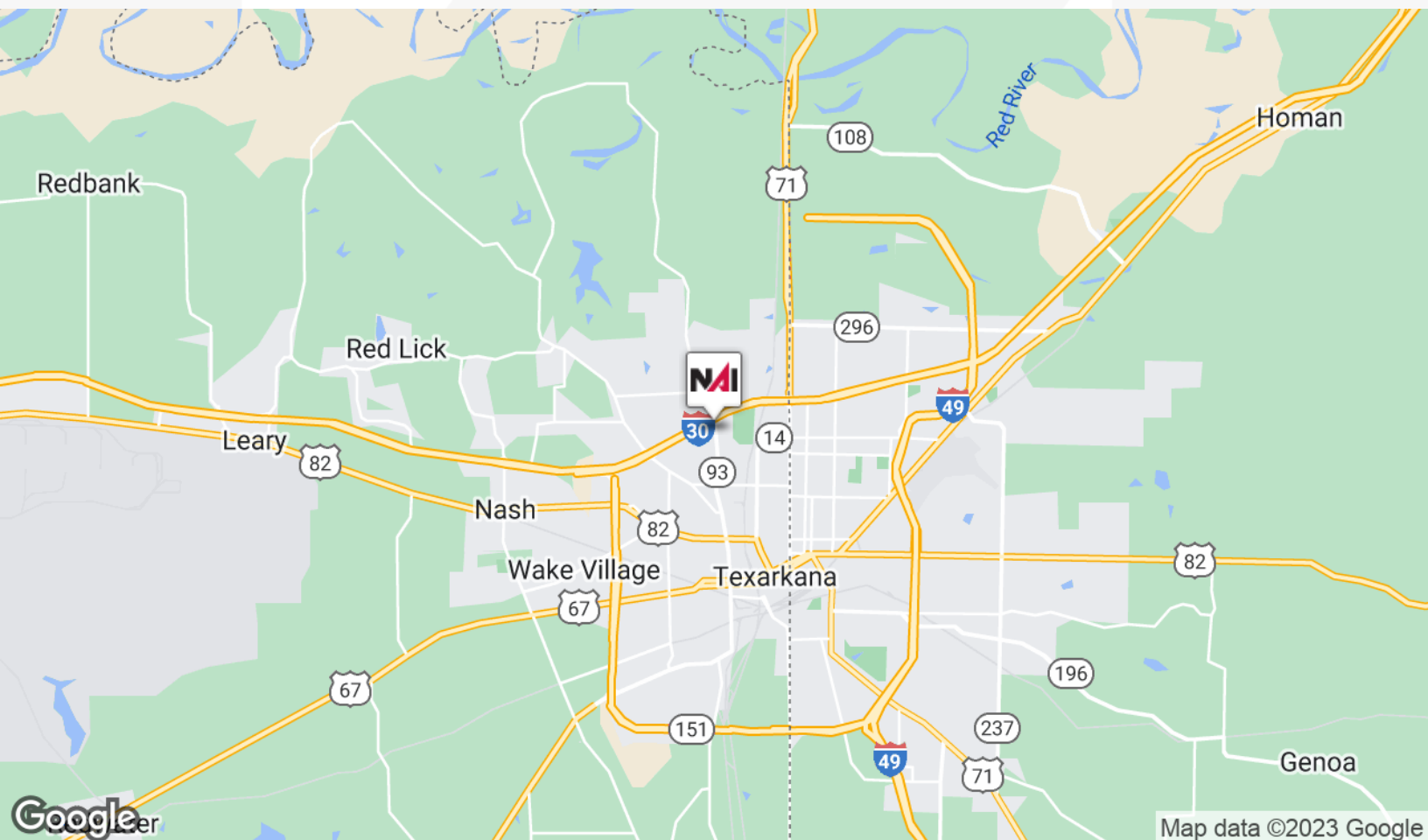
1,876 SF



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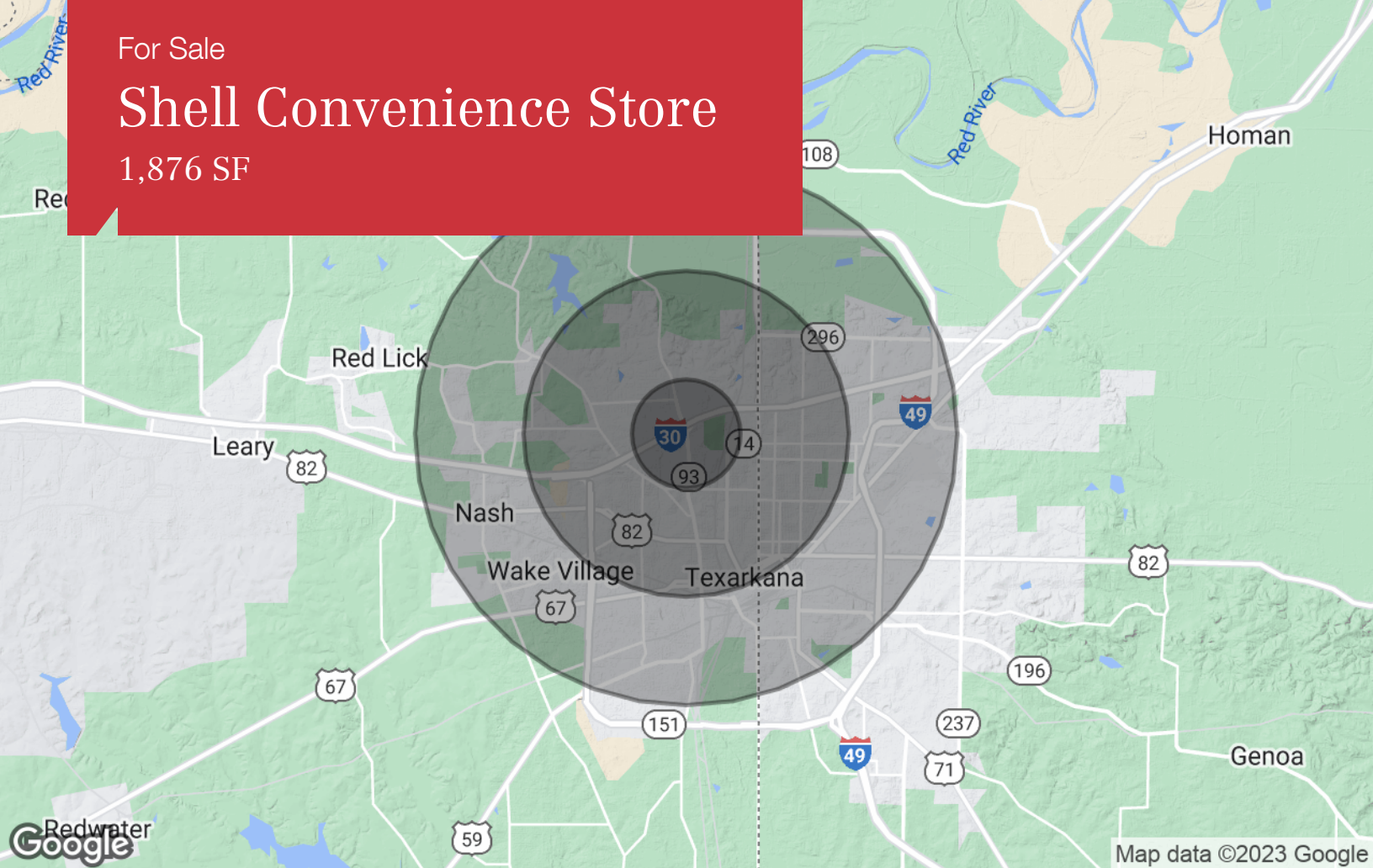
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,831	41,228	73,954
MEDIAN AGE	39.6	35.6	35.2
MEDIAN AGE (MALE)	36.6	32.3	32.6
MEDIAN AGE (FEMALE)	41.2	38.7	38.1

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,059	16,446	28,550
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$60,541	\$50,972	\$51,618
AVERAGE HOUSE VALUE	\$173,244	\$137,838	\$129,209

Race

	1 Mile	3 Miles	5 Miles
% WHITE	64.9%	60.3%	59.4%
% BLACK	24.0%	35.3%	36.8%
% ASIAN	0.4%	0.4%	0.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.1%	0.6%	0.6%
% OTHER	9.6%	3.3%	2.5%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	7.6%	5.7%	5.1%

* Demographic data derived from 2020 ACS - US Census

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