

For Sale
Land
4.44 Acres



Camp I-30

3205 E 54th St
Texarkana, Arkansas 71854

Property Description

4.44 acres of land now available near the 4-States Fairgrounds in Texarkana, Arkansas.

3 buildings are on this acreage as well:

Camp I-30 Auto/Truck Stop: 2,200sf
Building 1: 1,200sf
Building 2: 1,000sf

A prime location, as it is situated right off of Interstate 30 towards Little Rock, Arkansas.

OFFERING SUMMARY

Sale Price	\$785,000
Lot Size	4.44 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,056	\$60,108
3 Miles	20,931	\$52,871
5 Miles	49,113	\$49,629

For more information

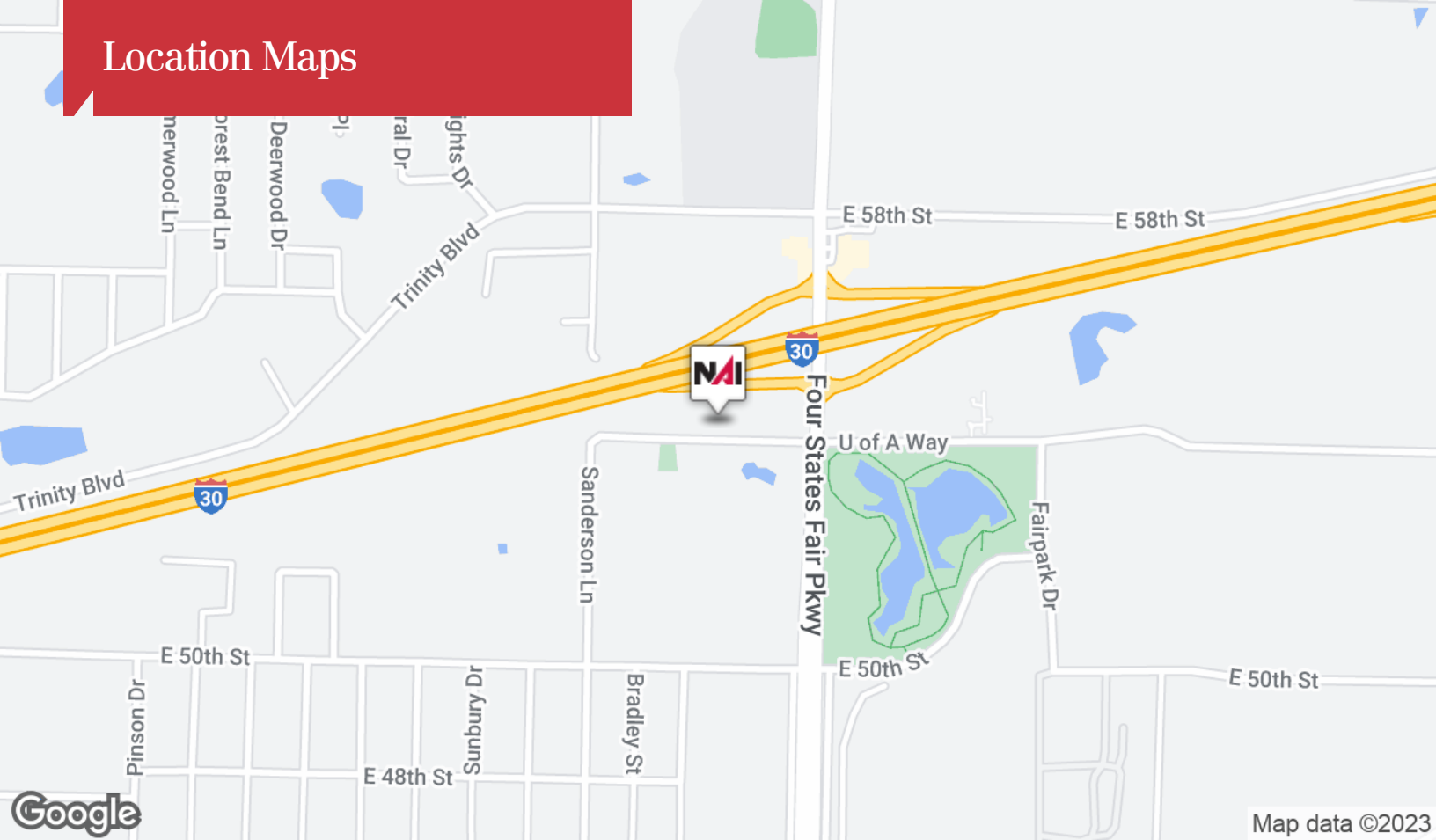
Jerry Brewer

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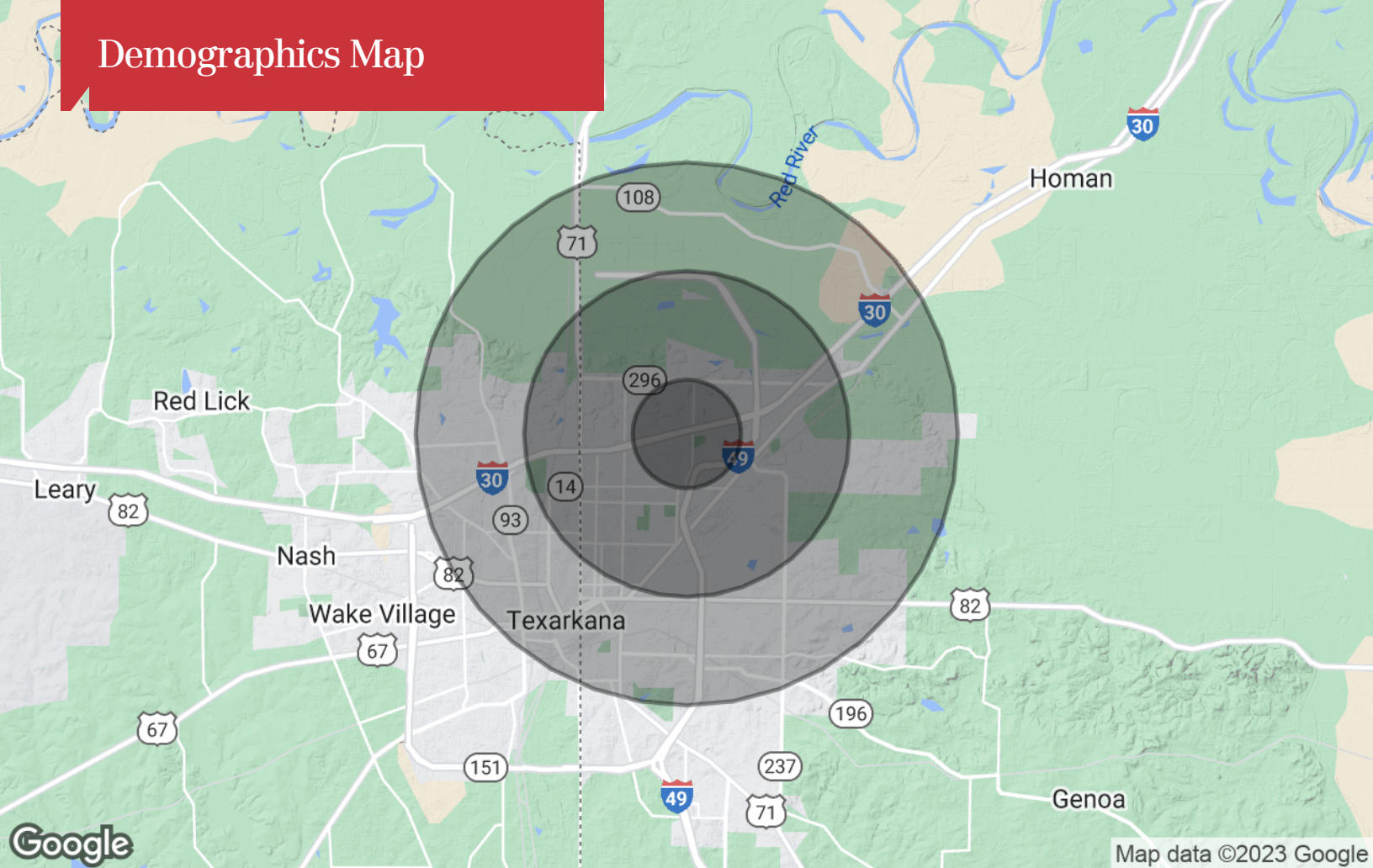
Additional Photos



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,056	20,931	49,113
MEDIAN AGE	39.6	37.2	36.0
MEDIAN AGE (MALE)	38.9	35.8	34.7
MEDIAN AGE (FEMALE)	40.4	37.9	37.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,234	8,438	19,280
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$60,108	\$52,871	\$49,629
AVERAGE HOUSE VALUE	\$220,330	\$147,969	\$137,327

Race

	1 Mile	3 Miles	5 Miles
% WHITE	67.0%	65.4%	58.9%
% BLACK	31.7%	33.0%	37.8%
% ASIAN	0.7%	0.4%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.6%	0.6%
% OTHER	0.4%	0.6%	2.1%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	1.6%	2.6%	4.3%

* Demographic data derived from 2020 ACS - US Census