

For Sale  
**Land**  
Texarkana, TX



## Gibson Ln./Richmond Rd.

Texarkana, Texas 75503

### Property Highlights

- Located right next to Texarkana's busiest retail hub, Richmond Road
- Consistent high traffic

### Property Description

2.90 acres of land now available near Texarkana's busiest retail hub of Richmond Rd.

Neighboring businesses include Target, Office Depot, Home Depot, PetSmart, Chic-Fil-A, Starbucks, CiCi's Pizza, Burger King, Sam's Club, and Super 1 Foods.

#### OFFERING SUMMARY

<b>Sale Price</b>	\$2,300,000
<b>Lot Size</b>	2.90 Acres

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	3,606	\$59,955
<b>5 Miles</b>	70,295	\$53,463
<b>10 Miles</b>	107,049	\$55,565

For more information

**Jerry Brewer**

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Land

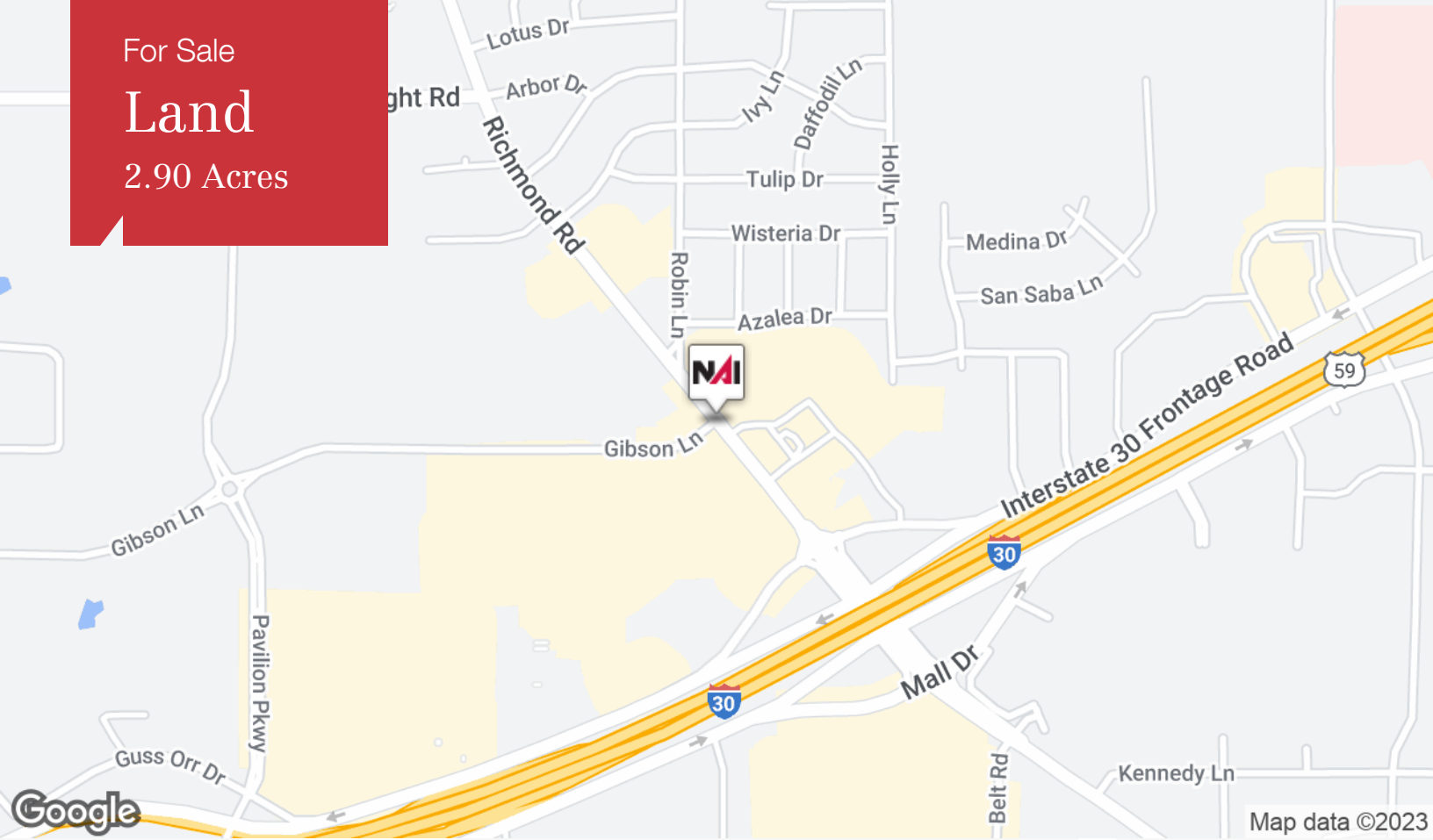
2.90 Acres



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2.90 Acres

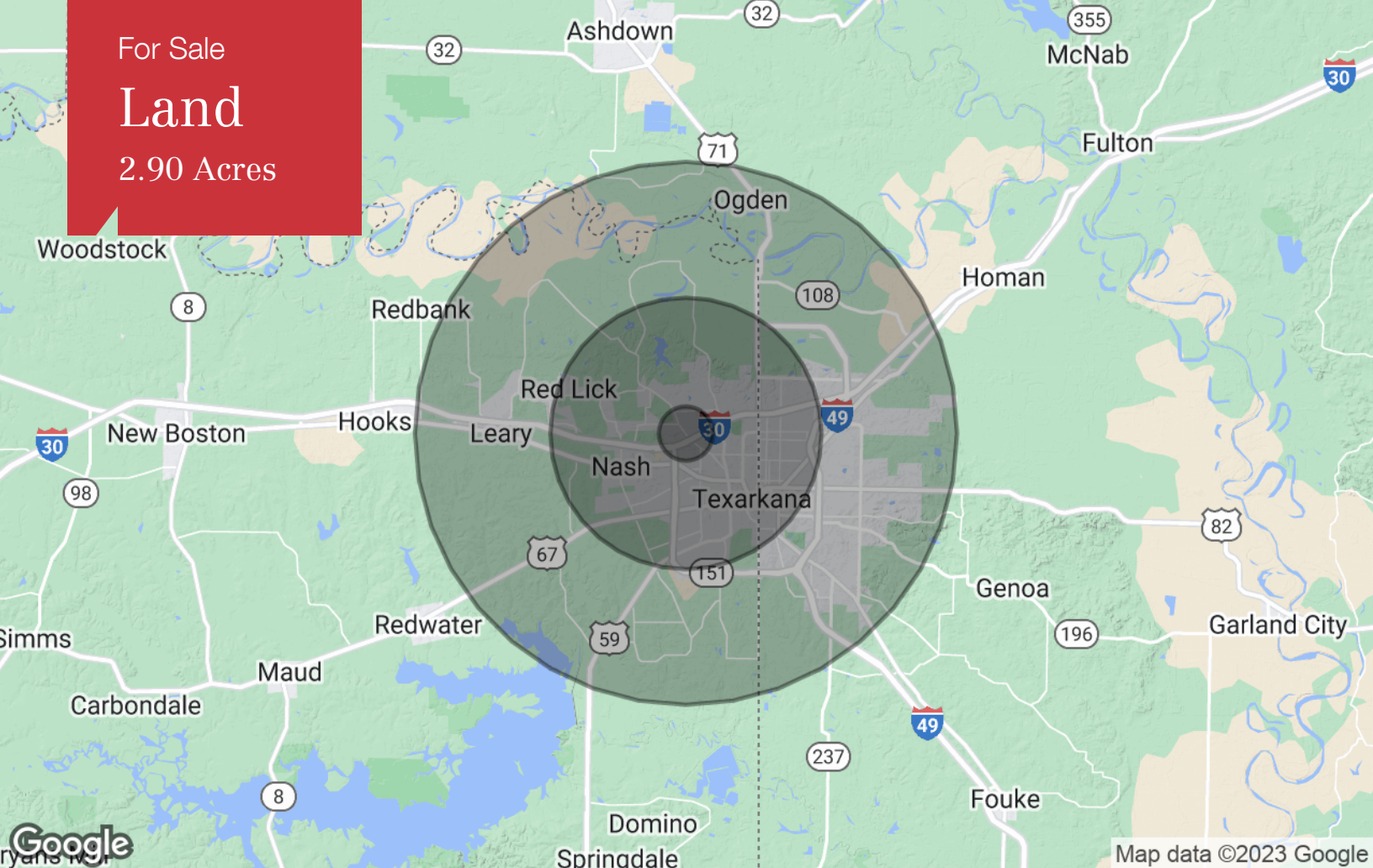




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2.90 Acres



### Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,606	70,295	107,049
MEDIAN AGE	35.8	35.3	36.2
MEDIAN AGE (MALE)	29.2	32.5	34.1
MEDIAN AGE (FEMALE)	41.2	38.3	38.6

### Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,483	27,048	40,033
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$59,955	\$53,463	\$55,565
AVERAGE HOUSE VALUE	\$142,379	\$128,361	\$137,686

### Race

	1 Mile	5 Miles	10 Miles
% WHITE	65.6%	62.6%	65.2%
% BLACK	27.6%	33.4%	31.0%
% ASIAN	0.9%	0.6%	0.8%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.8%	0.6%	0.6%
% OTHER	5.0%	2.8%	2.4%

### Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	6.4%	6.1%	5.6%

\* Demographic data derived from 2020 ACS - US Census