

For Sale

Special Purpose

4,000 SF



4203 Preston St

Texarkana, Arkansas 71854

Property Description

This former square dance hall is perfect for a club house, VFW, girl/boy scout meeting place, gym, church.

The property offers 4,000 sf of space on 1 acre.

Other amenities include a full kitchen, large hardwood "dance" floor. Men's and Women's multi-stalled bathrooms and 3 heating/cooling units.

OFFERING SUMMARY

Sale Price	\$125,000
Building Size	4,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,631	\$35,219
5 Miles	48,736	\$44,602
10 Miles	95,516	\$52,169

For more information

Jerry Brewer

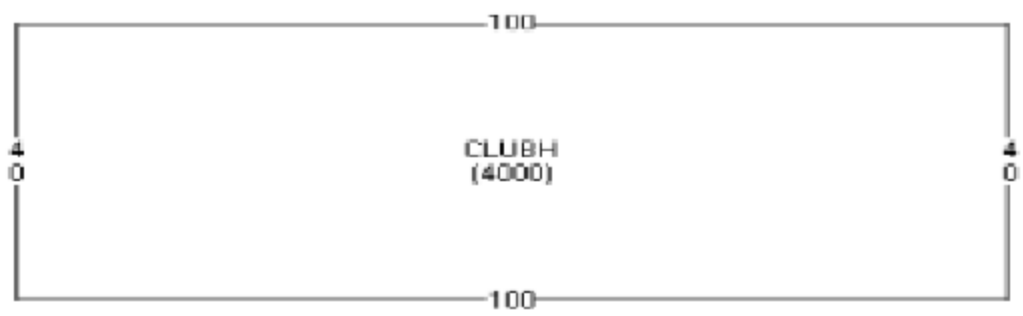
O: 903 793 2666
jerry@amreal.com

For Sale

Former Dance Hall

4,000 SF | \$125,000

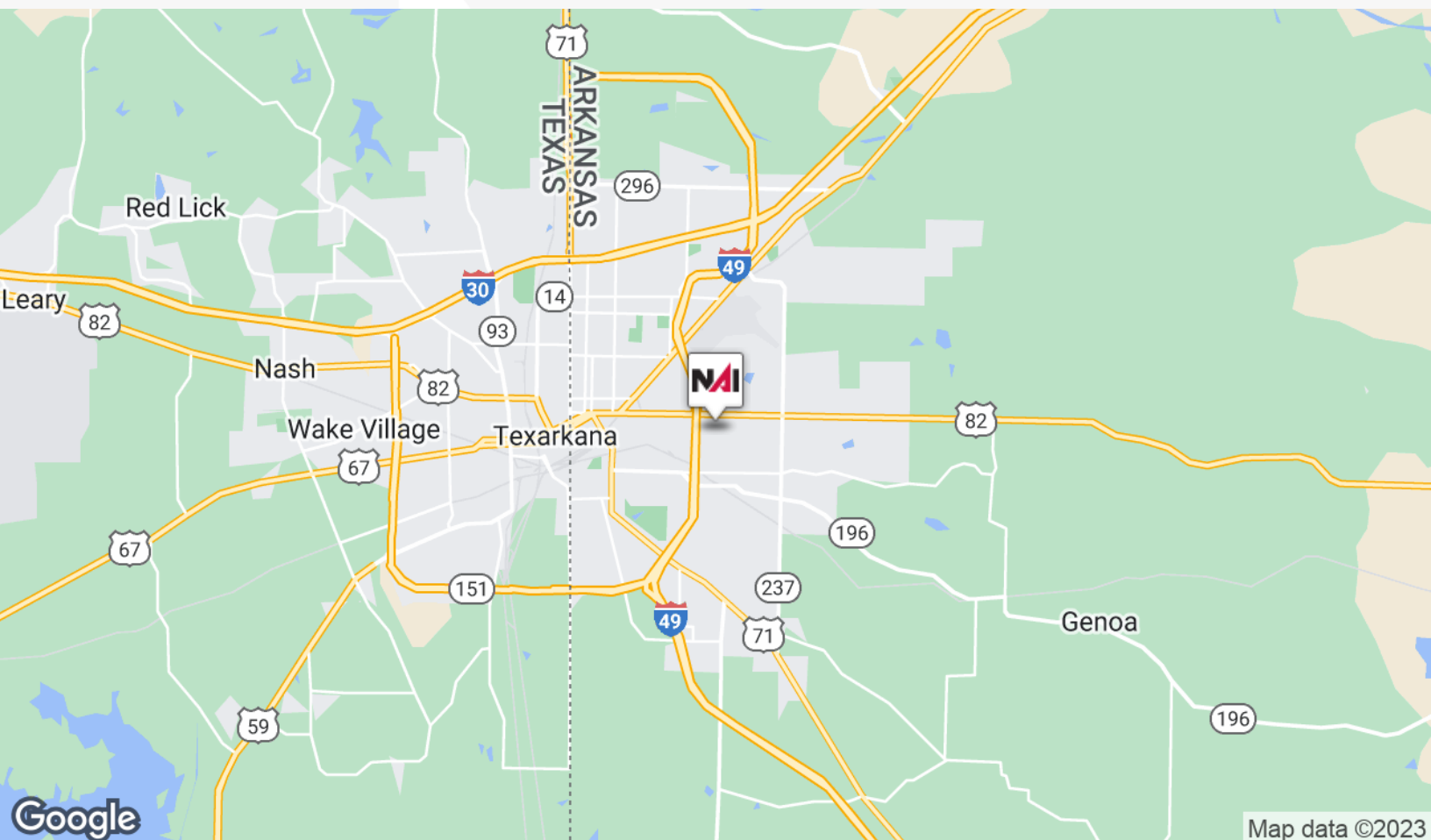




For Sale

Special Purpose Property

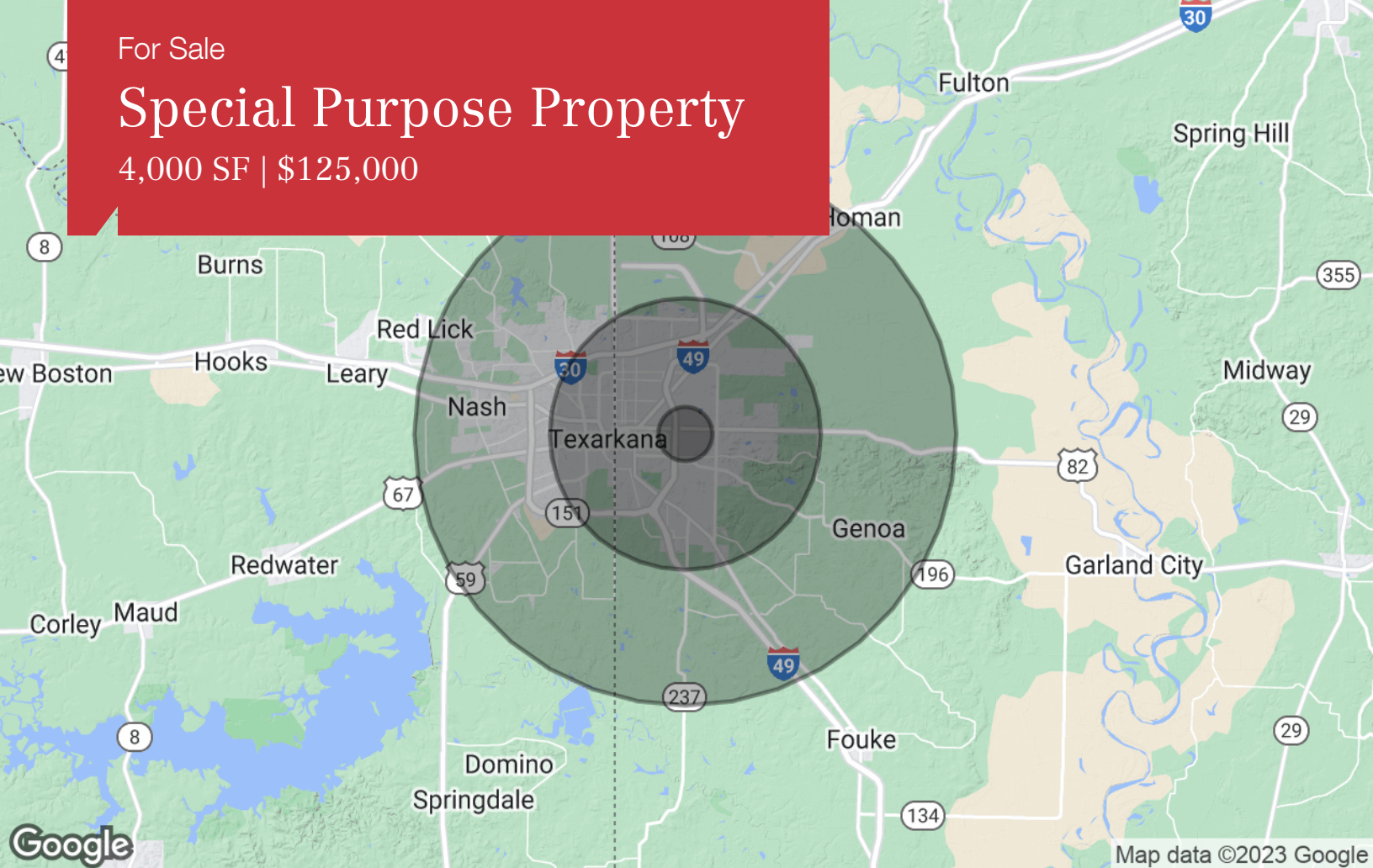
4,000 SF | \$125,000



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4,000 SF | \$125,000



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,631	48,736	95,516
MEDIAN AGE	34.6	35.6	36.1
MEDIAN AGE (MALE)	34.6	34.6	33.9
MEDIAN AGE (FEMALE)	34.7	36.9	38.7

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	636	18,611	36,100
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$35,219	\$44,602	\$52,169
AVERAGE HOUSE VALUE	\$50,457	\$111,343	\$124,698

Race

	1 Mile	5 Miles	10 Miles
% WHITE	42.3%	57.0%	63.1%
% BLACK	54.4%	40.5%	33.0%
% ASIAN	2.3%	0.6%	0.8%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.7%	0.5%	0.7%
% OTHER	0.2%	1.3%	2.4%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	0.7%	3.7%	5.2%

* Demographic data derived from 2020 ACS - US Census