

For Sale

Land

55.8 Acres

FM 2878 (PLEASANT GROVE)

CIRCLE ROCKING N PARTNERS, LTD
55.8 ACRES +/-

INTERSTATE HIGHWAY

UNIVERSITY GIBSON

PERMITTED DRIVEWAYS

FOR ADDITIONAL
INFORMATION
CONTACT Jerry Brewer
AT 903-691-0941

GANDER MOUNTAIN

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

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55.8 Acres



CLE ROCKING N PARTNERS, LTD
55.8 ACRES +/-

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INTERSTATE HIGHWAY NO. 30

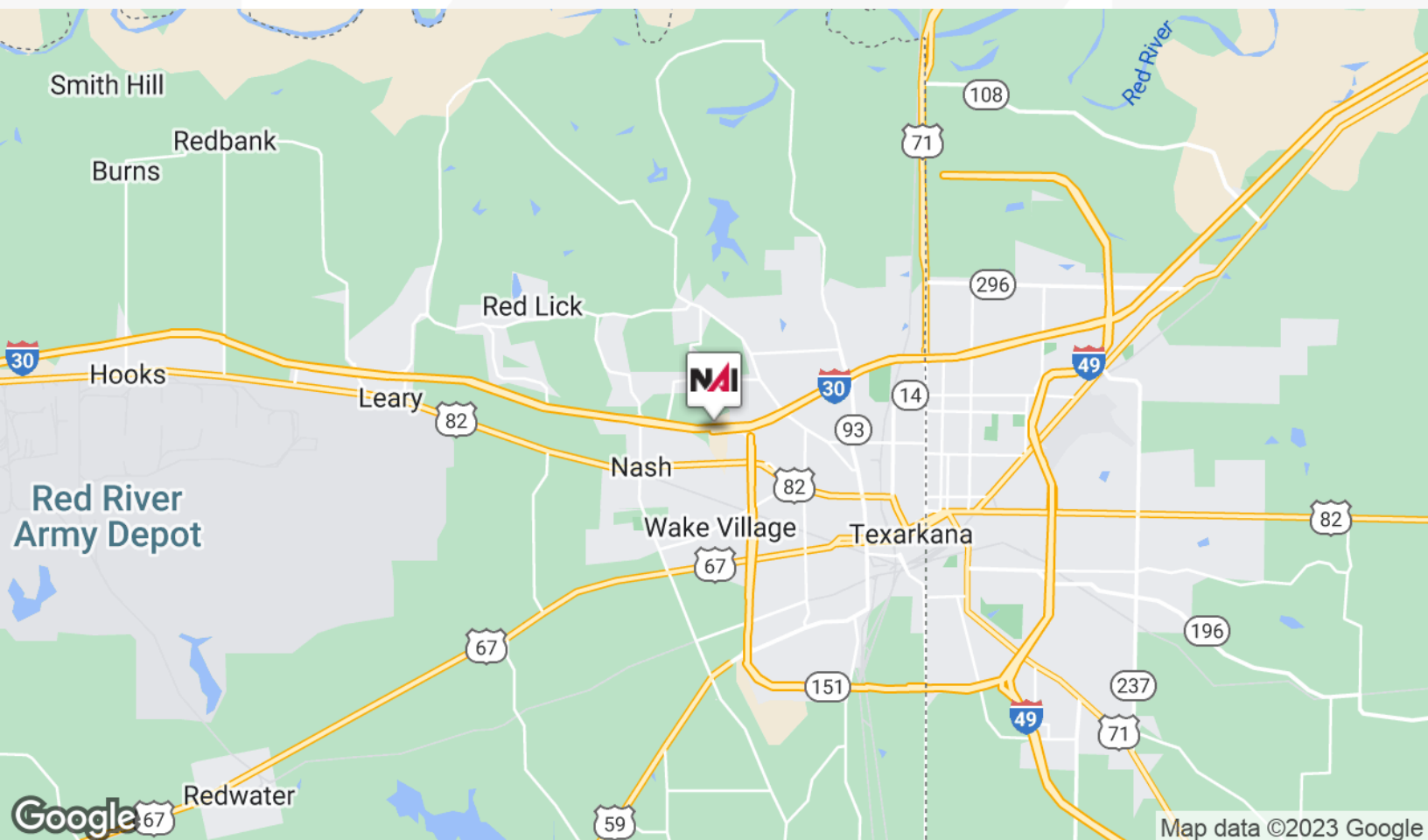
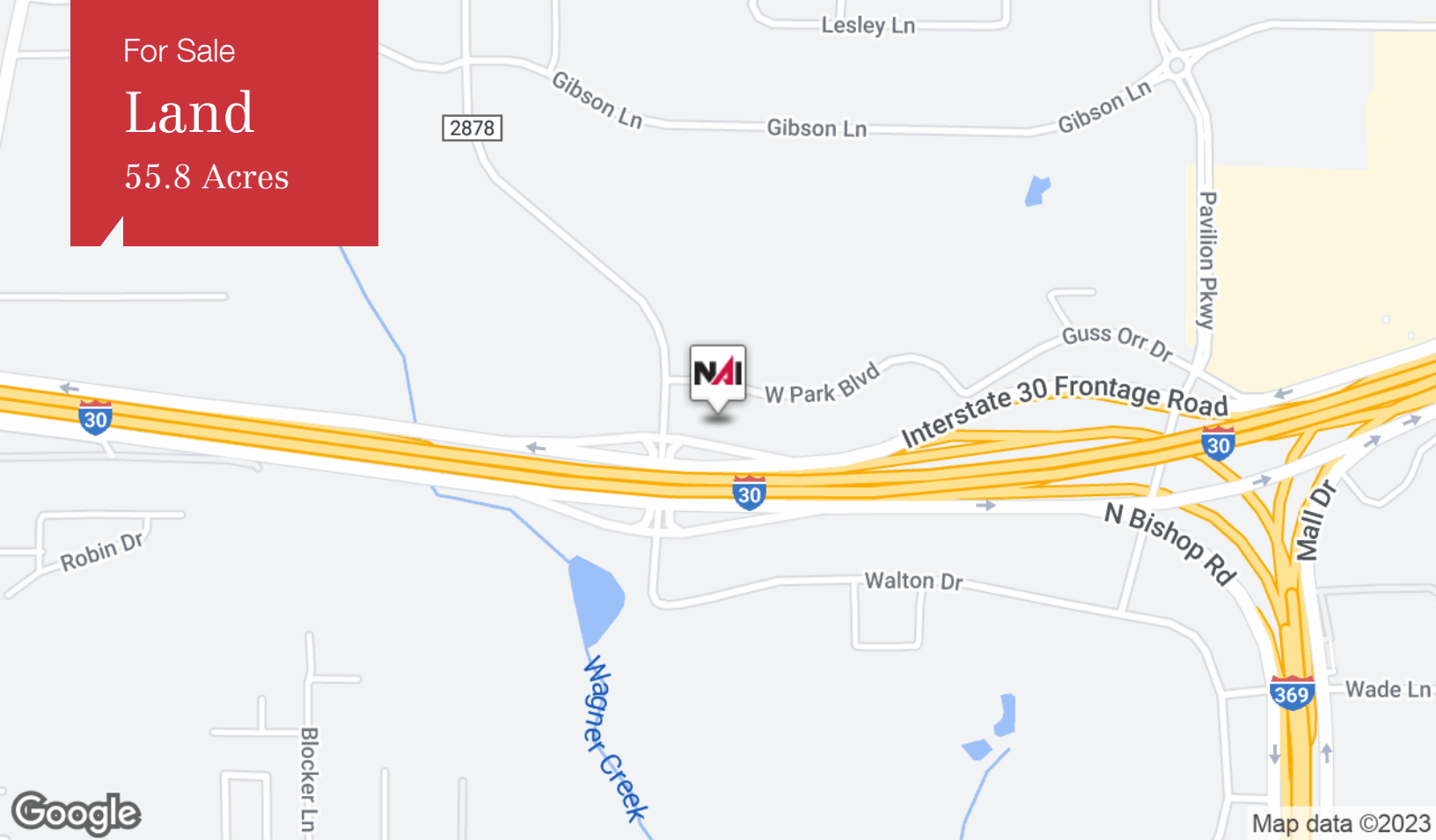
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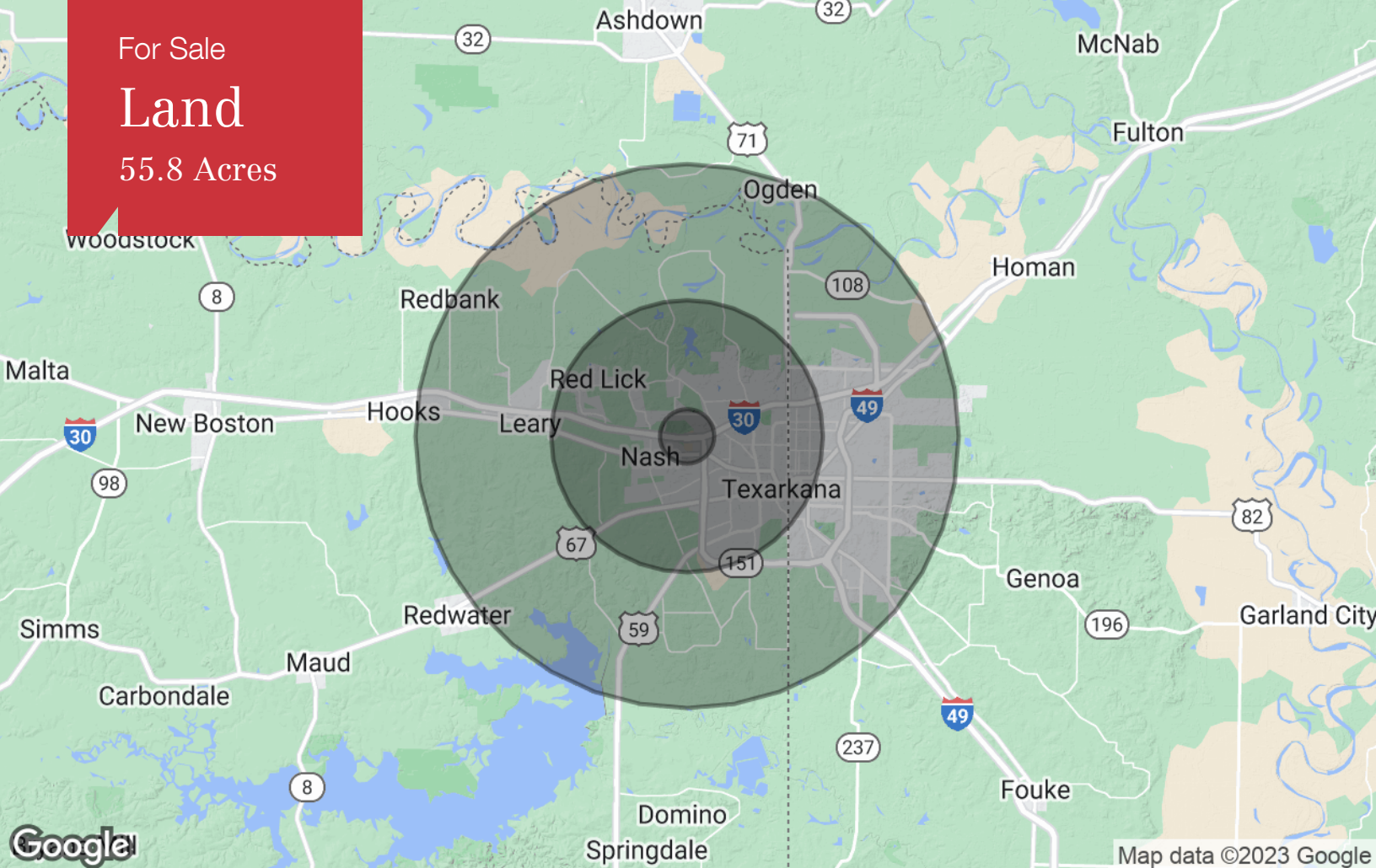
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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,975	60,242	107,567
MEDIAN AGE	34.9	35.3	36.1
MEDIAN AGE (MALE)	28.5	32.2	34.0
MEDIAN AGE (FEMALE)	40.3	38.5	38.6

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	762	23,285	40,164
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$70,819	\$56,181	\$55,664
AVERAGE HOUSE VALUE	\$173,255	\$135,463	\$138,106

Race

	1 Mile	5 Miles	10 Miles
% WHITE	77.6%	64.3%	65.1%
% BLACK	14.6%	31.1%	31.2%
% ASIAN	1.6%	0.7%	0.8%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	1.0%	0.6%	0.6%
% OTHER	5.2%	3.2%	2.3%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	10.2%	6.6%	5.5%

* Demographic data derived from 2020 ACS - US Census