

For Lease
Retail
15,217 SF



6241 Hampton Rd

Texarkana, Texas 75503

Property Description

15,217 sq ft building, completely remodeled, on 4.8 acres in Texarkana, TX.

9 total offices with more than 9000 sq ft. of open area and 5 total bathrooms.

With approximately \$100,000 in renovations completed in July of 2015, this building is more than ready to fit your needs!

OFFERING SUMMARY

Available SF	15,217 sf
Lease Rate	Negotiable
Lot Size	4.58 Acres
Building Size	15,217 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,412	\$69,908
5 Miles	29,359	\$67,671
10 Miles	101,814	\$56,010

For more information

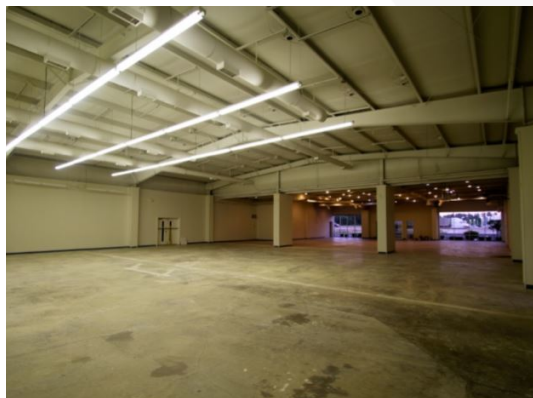
Jerry Brewer

O: 903 793 2666
jerry@amreal.com

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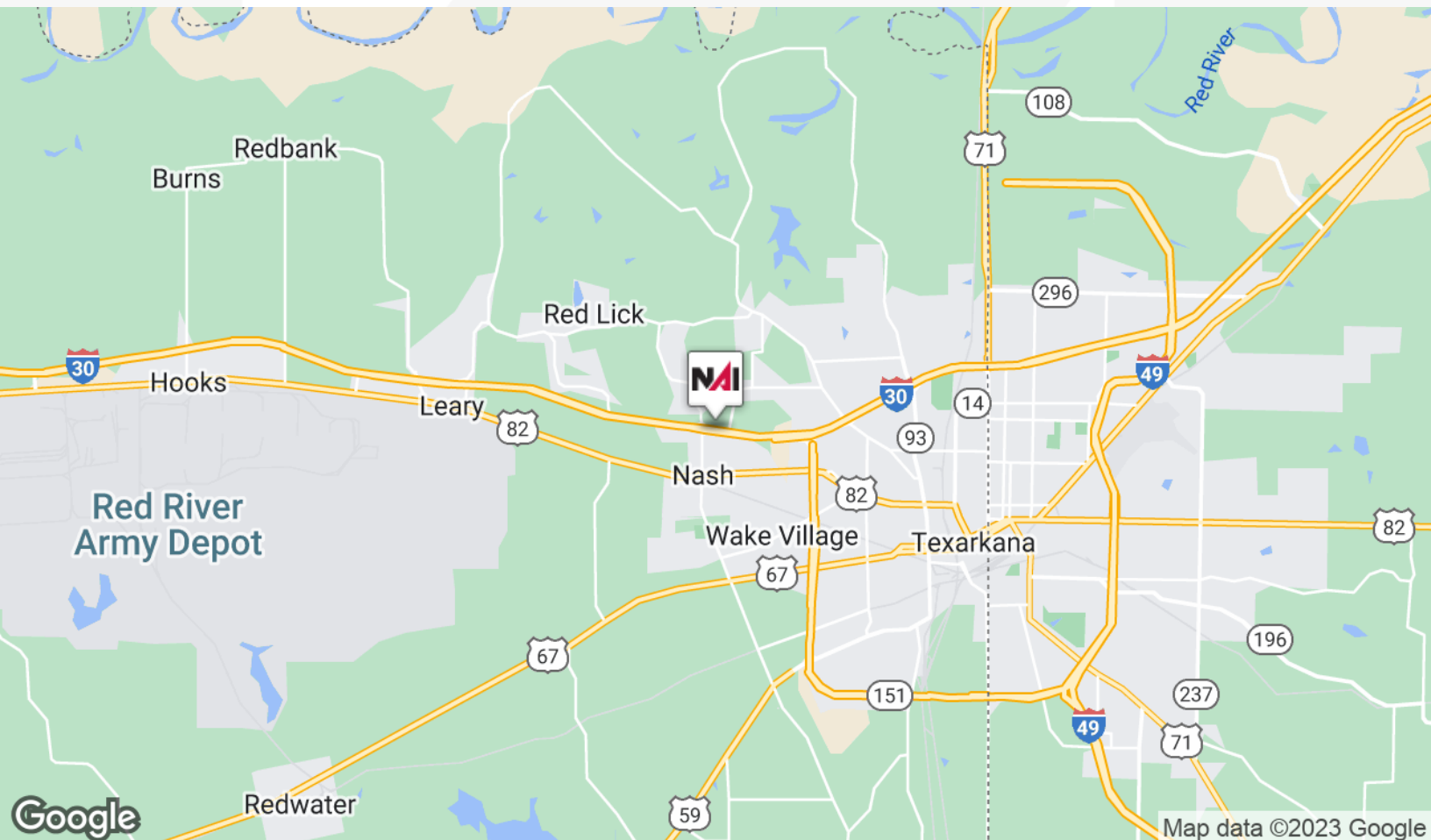
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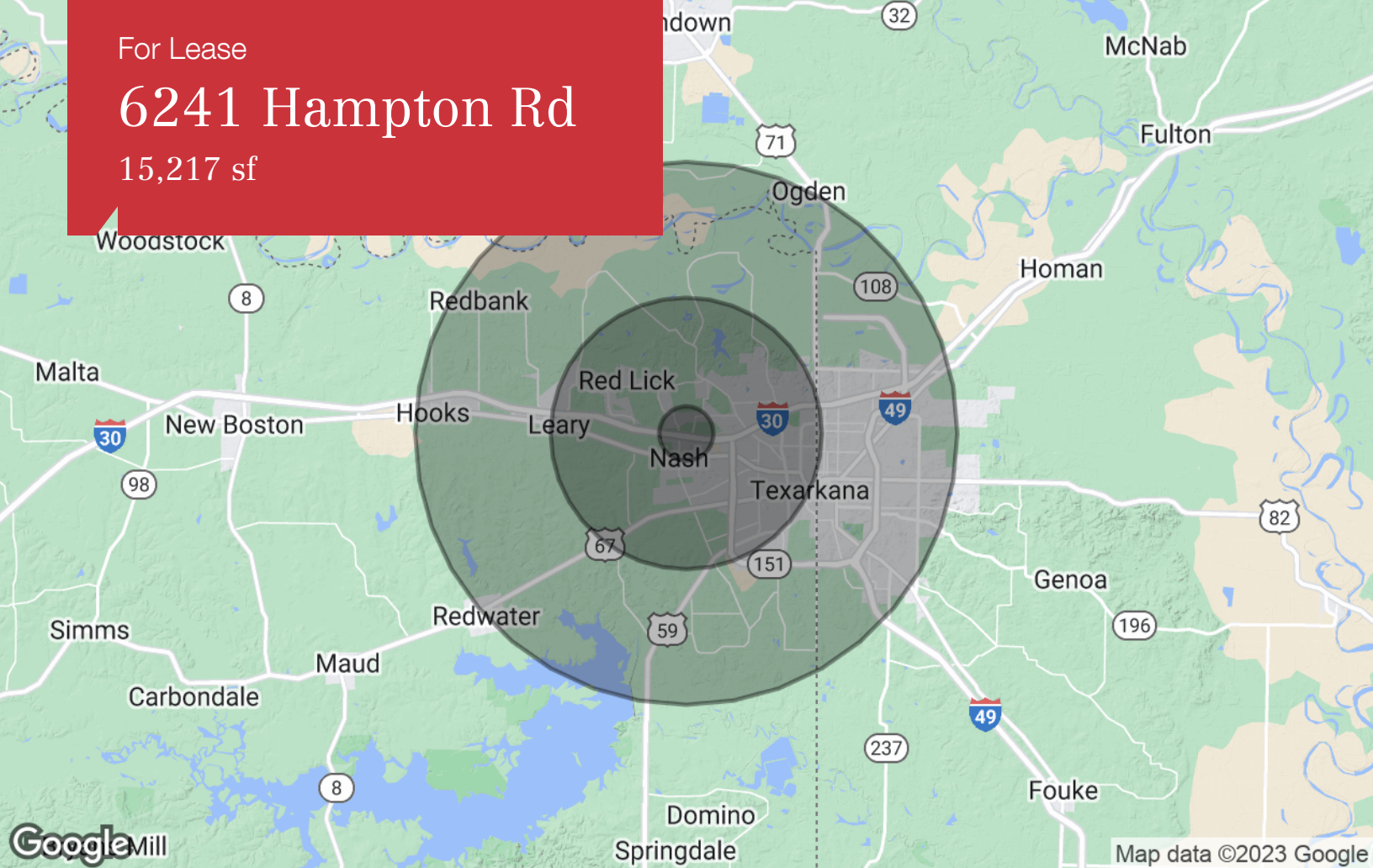
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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,412	29,359	101,814
MEDIAN AGE	34.2	35.4	36.0
MEDIAN AGE (MALE)	28.3	31.8	33.7
MEDIAN AGE (FEMALE)	38.8	38.6	38.6

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	523	11,078	37,698
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$69,908	\$67,671	\$56,010
AVERAGE HOUSE VALUE	\$189,791	\$144,079	\$136,832

Race

	1 Mile	5 Miles	10 Miles
% WHITE	77.1%	74.8%	65.1%
% BLACK	15.8%	20.4%	31.1%
% ASIAN	1.5%	1.1%	0.8%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.8%	0.7%	0.6%
% OTHER	4.8%	3.0%	2.4%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	10.1%	8.1%	5.7%

* Demographic data derived from 2020 ACS - US Census