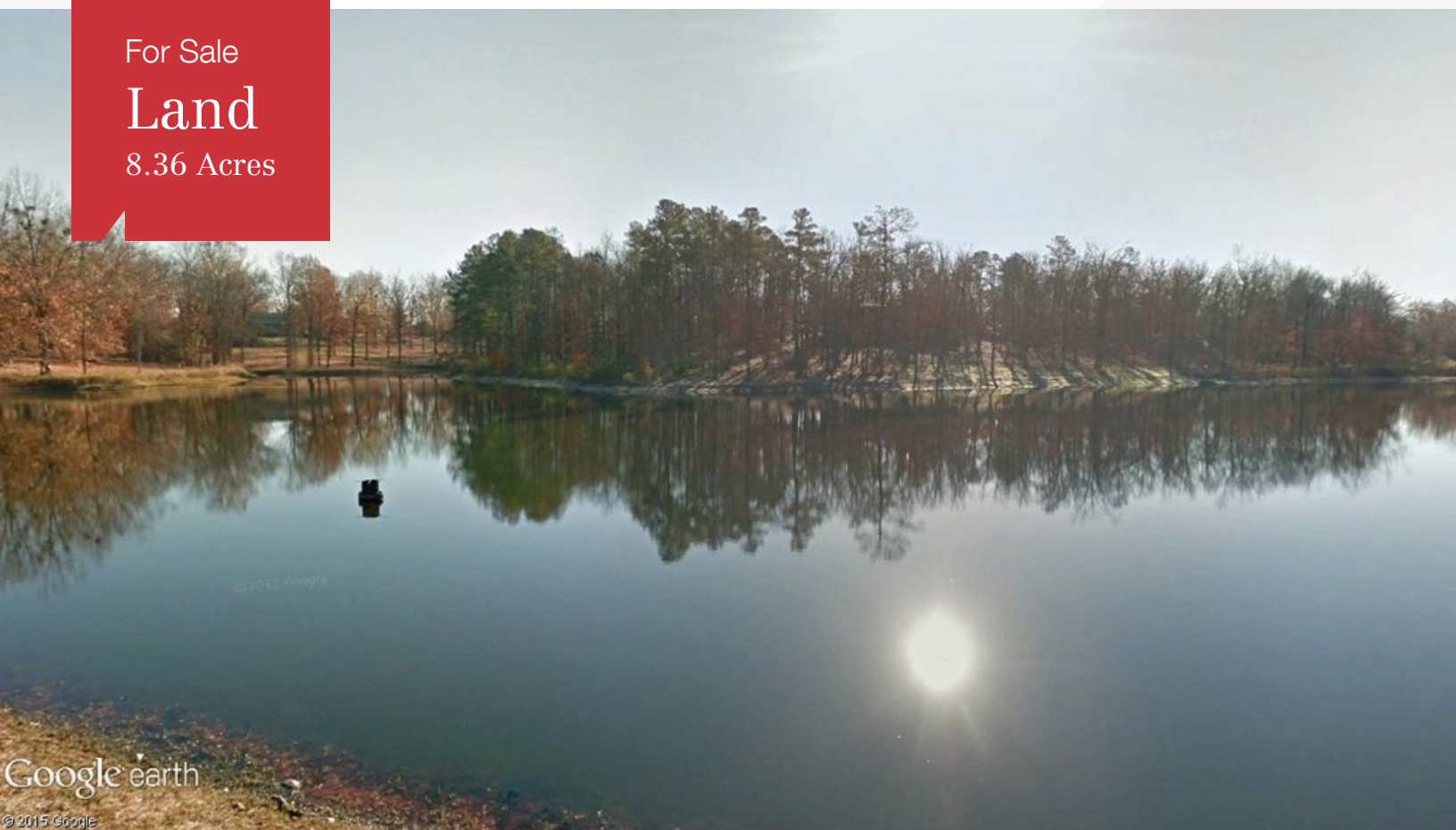


For Sale
Land
8.36 Acres



Edgewater Subdivision

US Hwy 71 & Edgehill Dr
Texarkana, Arkansas 71854

Property Description

Now available in Texarkana, Arkansas:

8.368 Acres of land w/lake

Located between the Edgehill Subdivision & Hwys 71 & 59

OFFERING SUMMARY

Sale Price	\$175,000
Lot Size	8.36 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,479	\$84,891
5 Miles	58,189	\$52,901
10 Miles	103,823	\$54,632

For more information

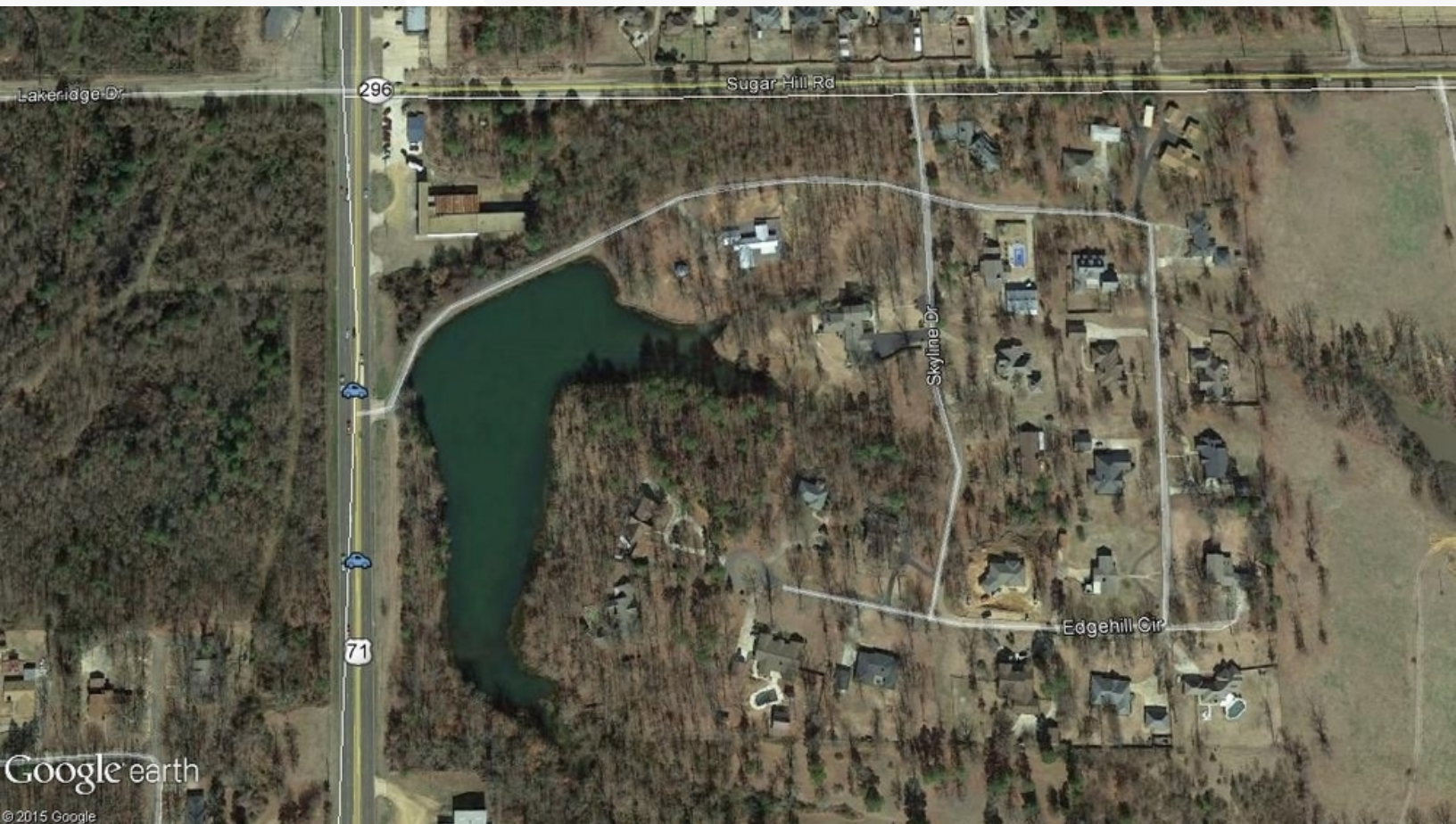
Jerry Brewer

O: 903 793 2666
jerry@amreal.com

For Sale

Land

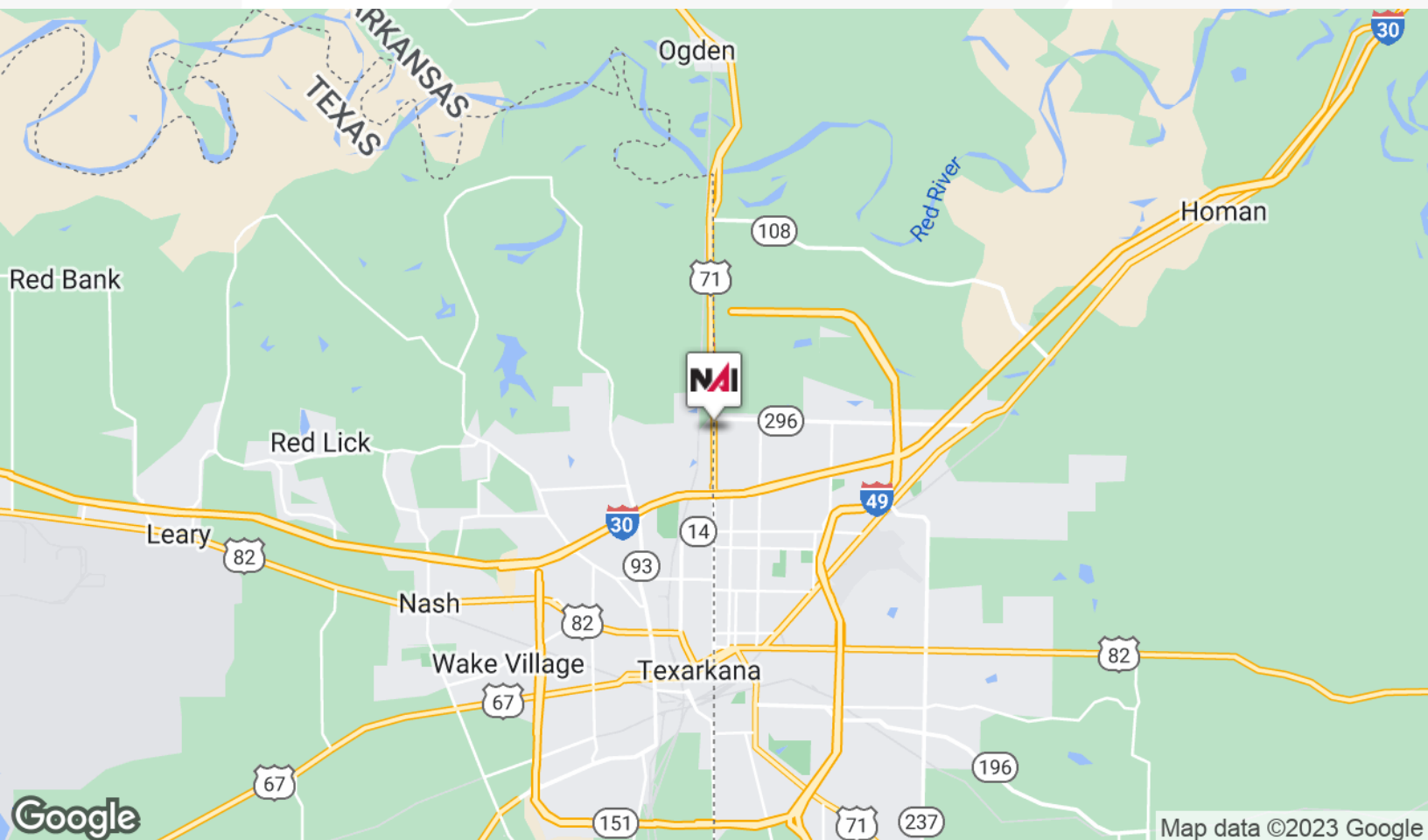
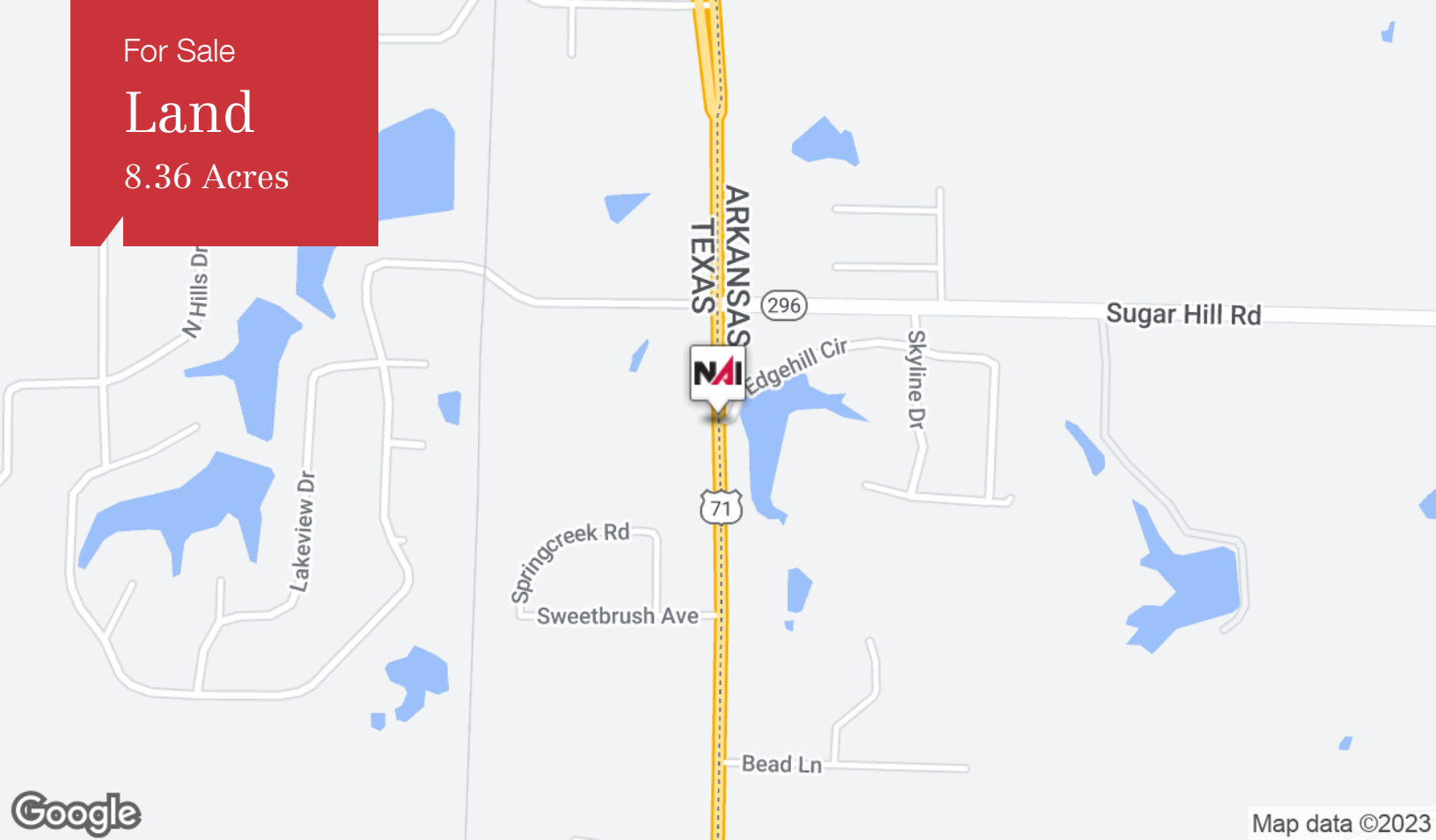
8.36 Acres



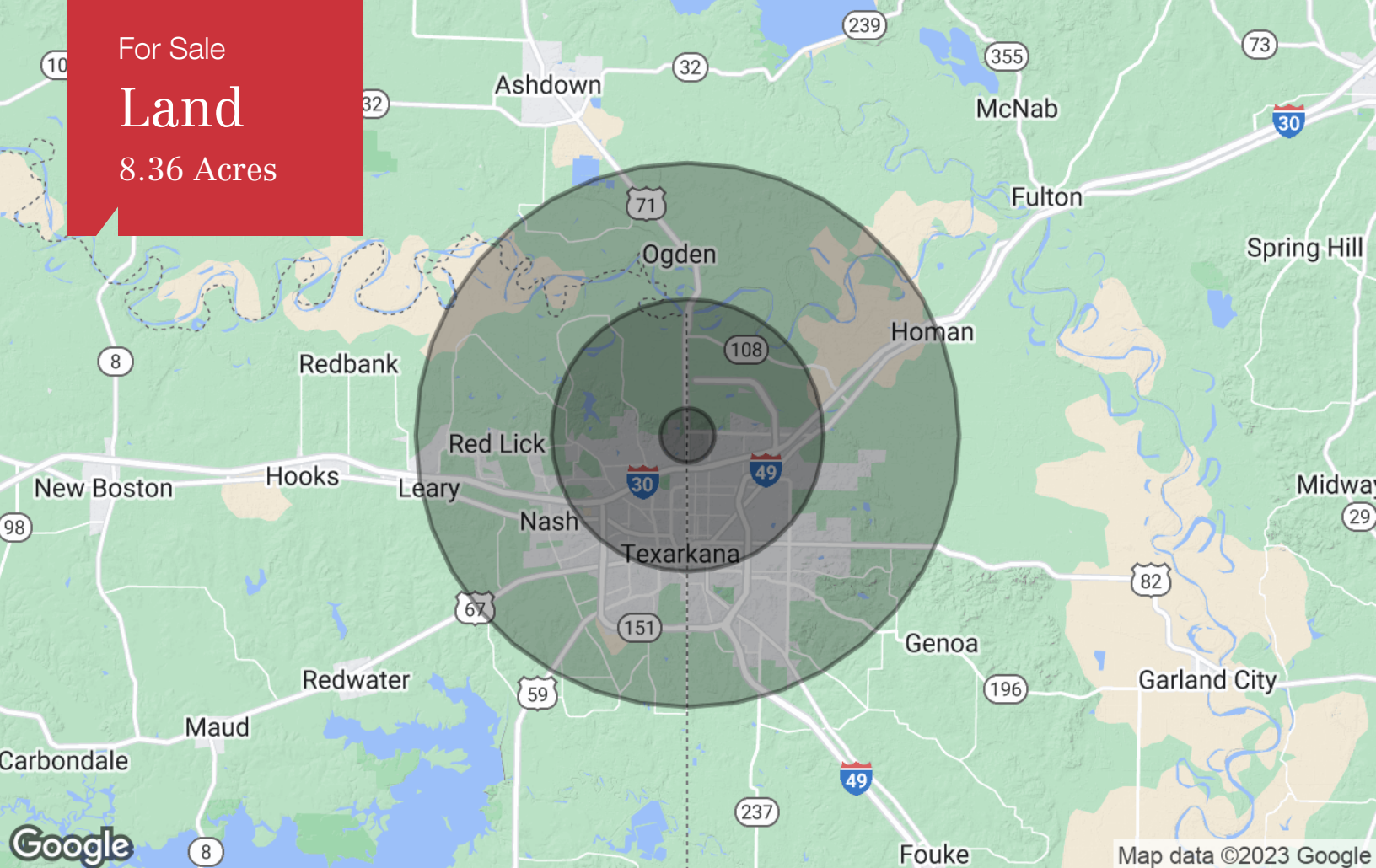
For Sale

Land

8.36 Acres



For Sale
Land
8.36 Acres



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,479	58,189	103,823
MEDIAN AGE	38.9	35.7	36.0
MEDIAN AGE (MALE)	35.2	33.4	33.8
MEDIAN AGE (FEMALE)	42.7	37.8	38.4

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	647	22,880	39,078
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	\$84,891	\$52,901	\$54,632
AVERAGE HOUSE VALUE	\$186,863	\$150,328	\$133,705

Race

	1 Mile	5 Miles	10 Miles
% WHITE	83.7%	60.1%	64.1%
% BLACK	10.5%	36.0%	32.1%
% ASIAN	1.4%	0.7%	0.8%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.1%	0.6%	0.6%
% OTHER	3.3%	2.6%	2.4%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	6.5%	4.7%	5.4%

* Demographic data derived from 2020 ACS - US Census