

For Sale
Land
7.83 Acres

3.775 Acres Available

4.055 Acres Available

Trinity Blvd

E 58th St

245

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Google earth

Trinity & Sanderson

Trinity Blvd & Sanderson Rd
Texarkana, Arkansas 71854

Property Description

7.83 acres combined with the option to split the lots.

Lot 1 = 4.05 acres

Lot 2 = 3.77 acres

Located off Trinity close to Loop 245.

Great location from Interstate 30!

OFFERING SUMMARY

Sale Price	Subject To Offer
Lot Size	7.83 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,734	\$60,588
5 Miles	49,213	\$50,406
10 Miles	98,385	\$53,426

For more information

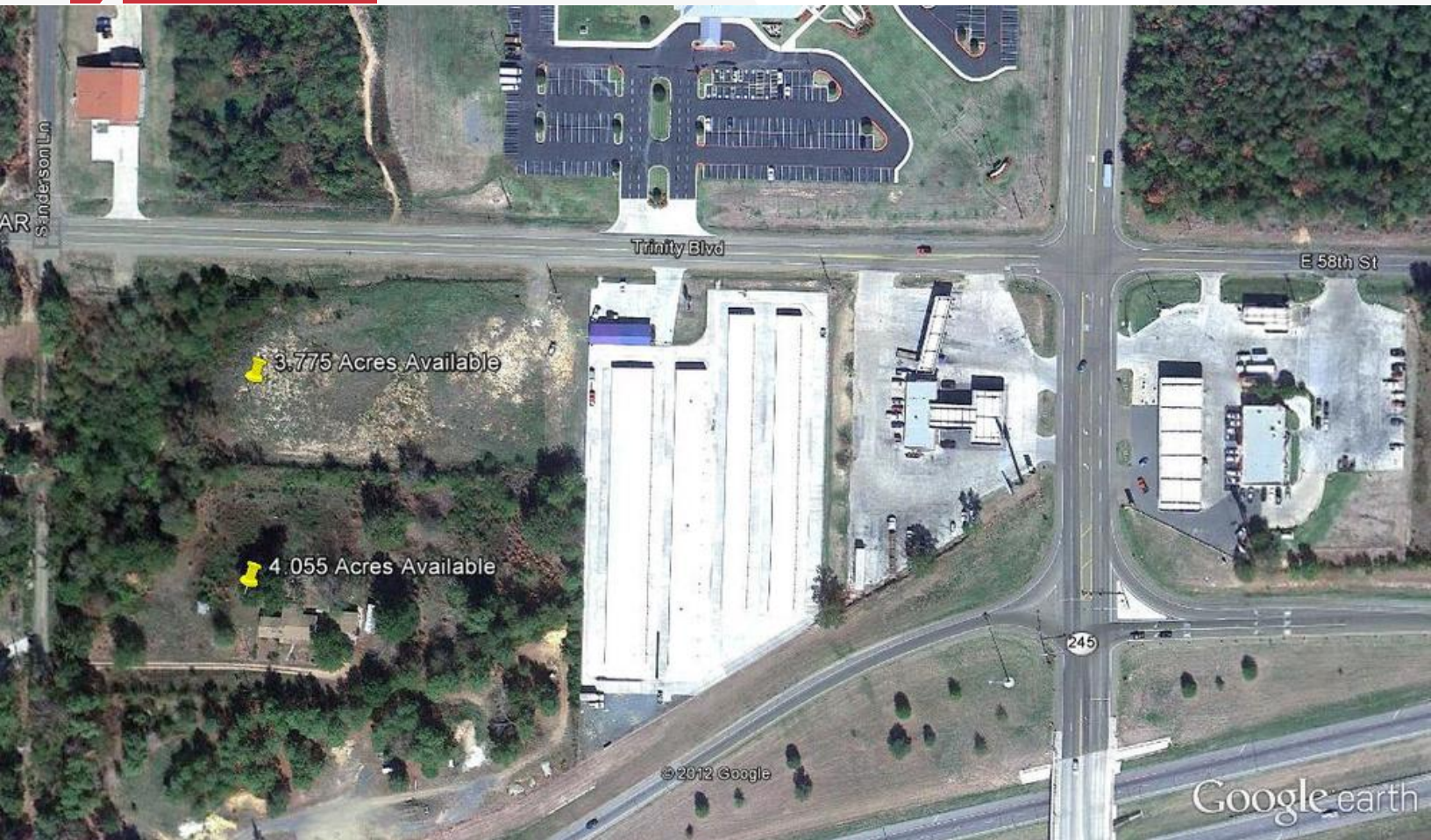
Jerry Brewer

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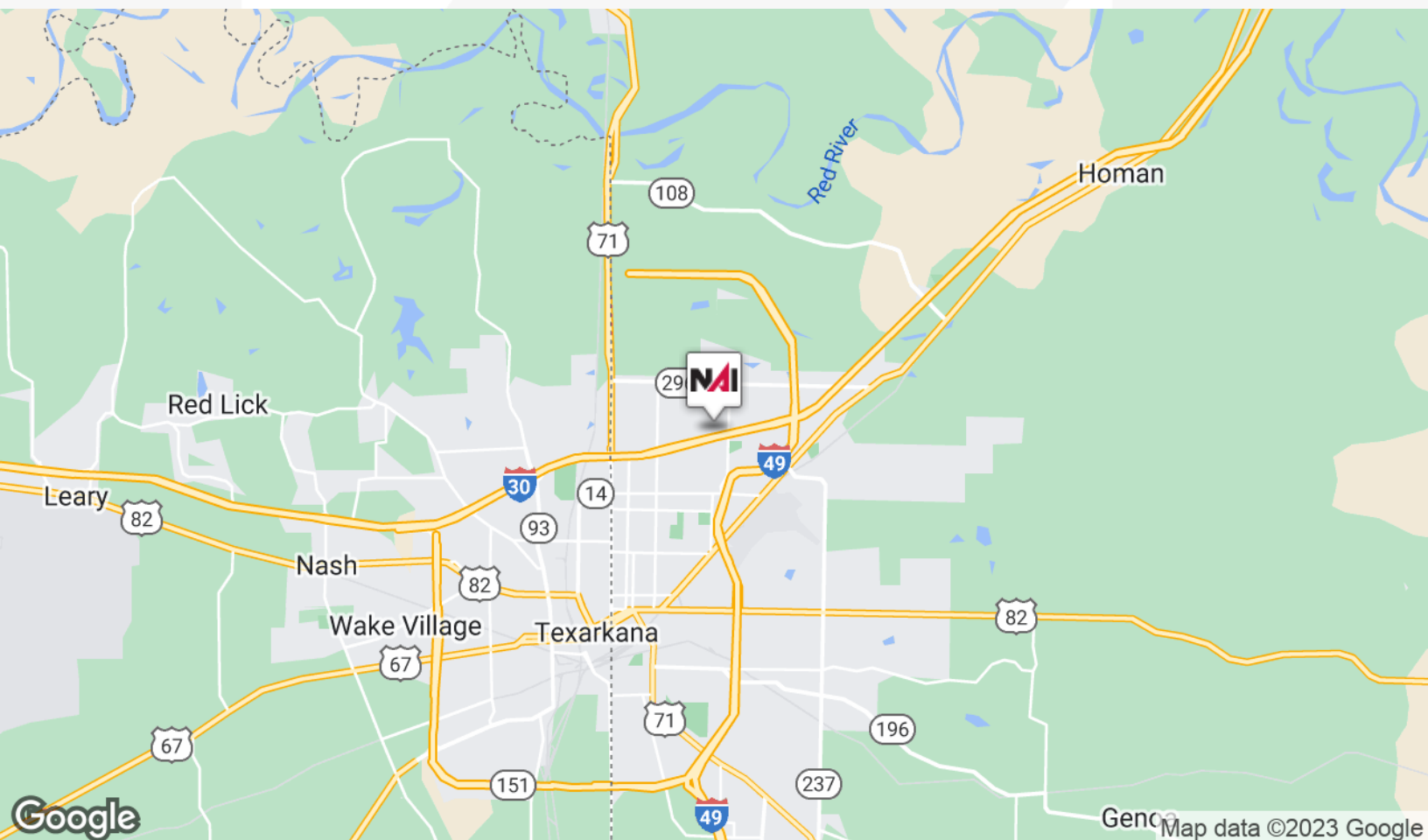
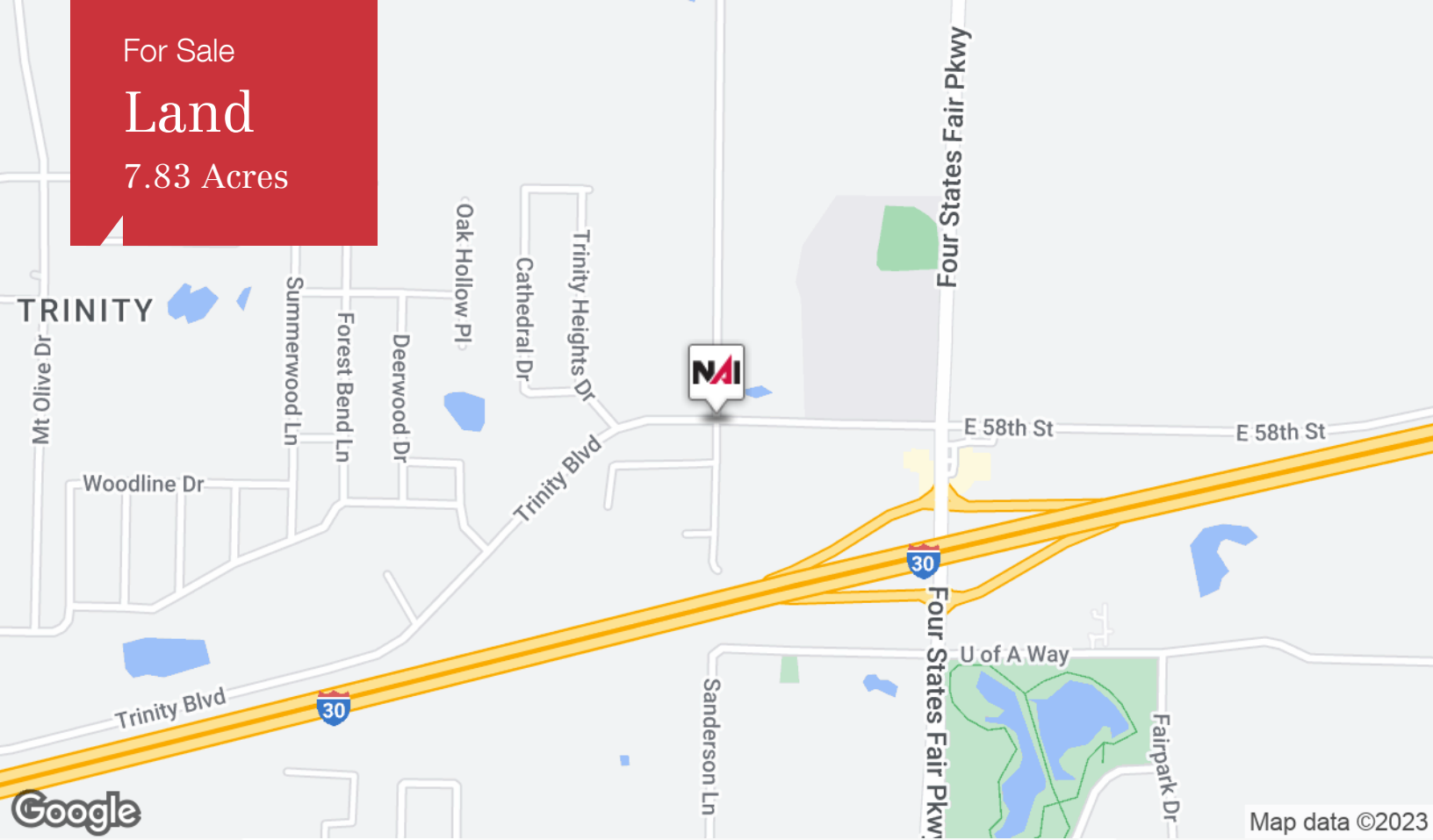
7.83 Acres

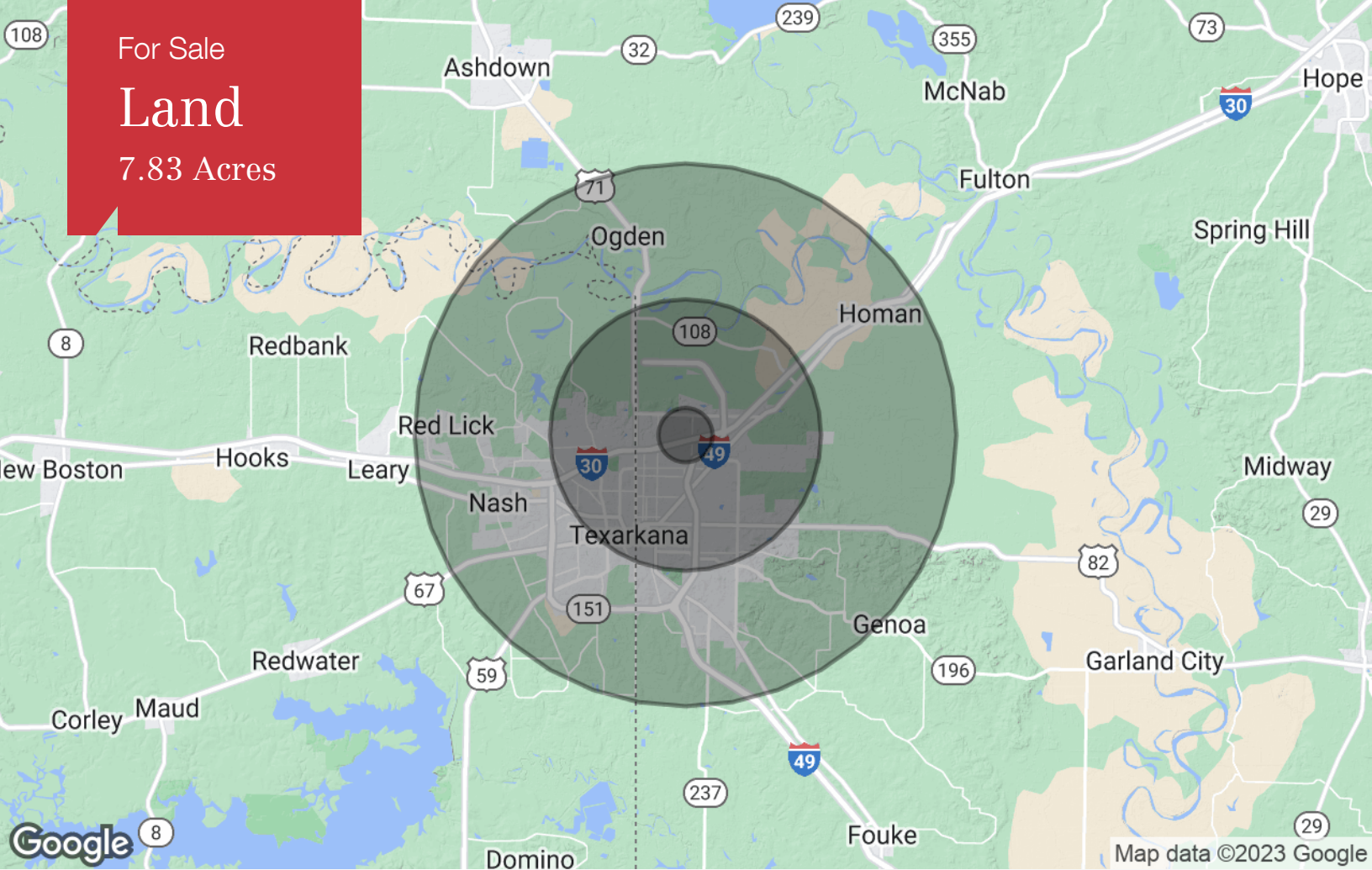


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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,734	49,213	98,385
MEDIAN AGE	39.4	36.0	35.9
MEDIAN AGE (MALE)	38.7	34.6	33.6
MEDIAN AGE (FEMALE)	40.3	37.4	38.4

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,107	19,355	37,268
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$60,588	\$50,406	\$53,426
AVERAGE HOUSE VALUE	\$220,398	\$140,563	\$129,535

Race

	1 Mile	5 Miles	10 Miles
% WHITE	67.3%	59.3%	63.4%
% BLACK	31.4%	37.3%	32.9%
% ASIAN	0.7%	0.6%	0.8%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.6%	0.6%
% OTHER	0.4%	2.2%	2.3%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	1.5%	4.4%	5.1%

* Demographic data derived from 2020 ACS - US Census