

For Sale

Land

0.542 Acres |



625 E. 9th Street

Texarkana, Arkansas 71854

Property Description

Four (4) prime commercial lots ,asphalt paved, and ready for a new business! Adjacent lots also available.

Centrally located .4 miles from Stateline Avenue on three (3) U.S. Highways 67, 71, and 82.

This pad was once the site for one of Texarkana's first fast food restaurants (A&W Root Beer Drive-In).

This property represents an ideal site for another competing fast-food restaurant due to the close proximity of McDonald's, which is consistently their #1 store in sales in Texarkana.

Neighboring businesses include McDonald's, E-Z Mart, and Sam's Southern Eatery.

OFFERING SUMMARY

Sale Price	\$79,500
Lot Size	0.542 acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,194	\$41,122
3 Miles	46,272	\$41,225
5 Miles	71,928	\$47,318

For more information

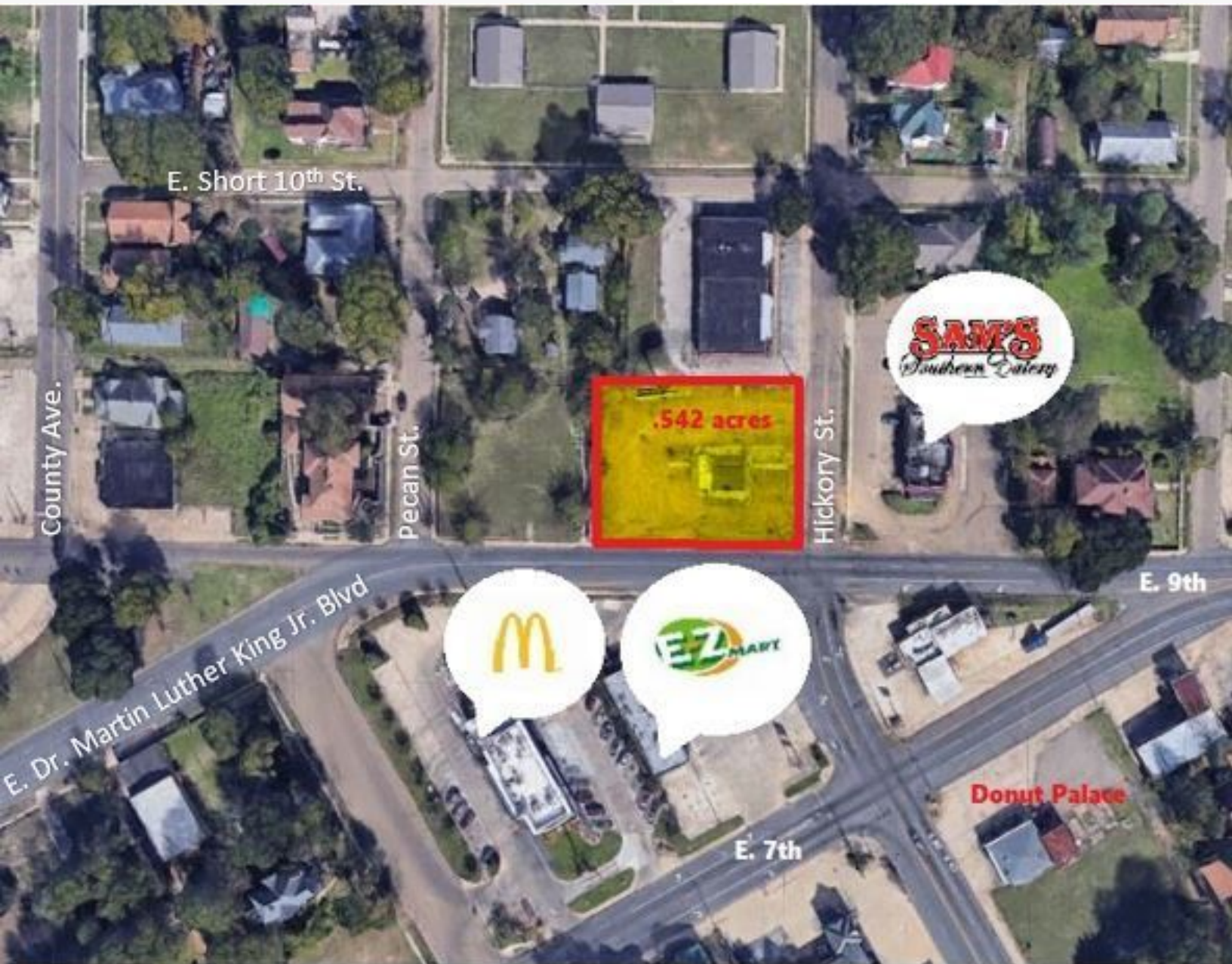
Jerry Brewer

O: 903 793 2666
jerry@amreal.com

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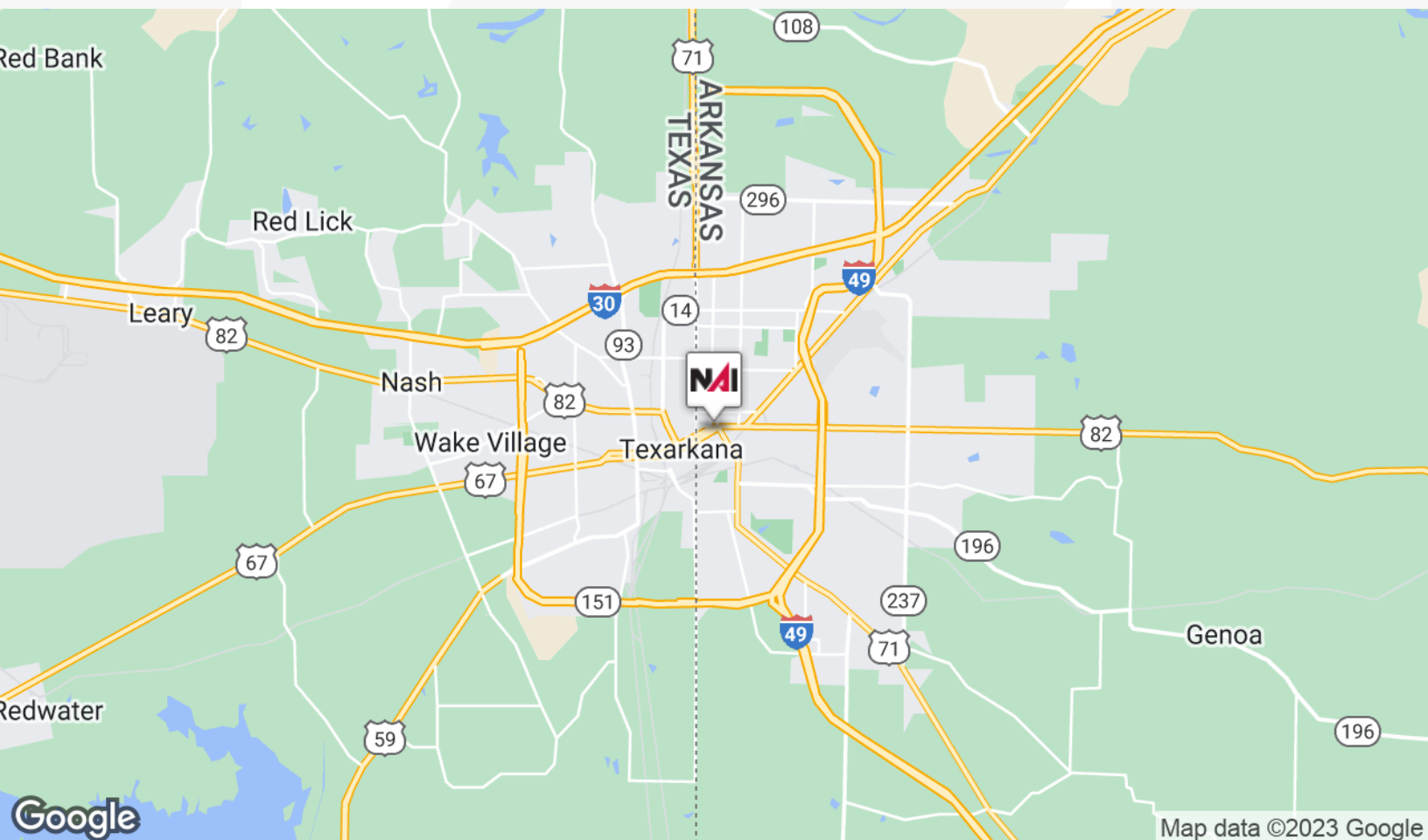
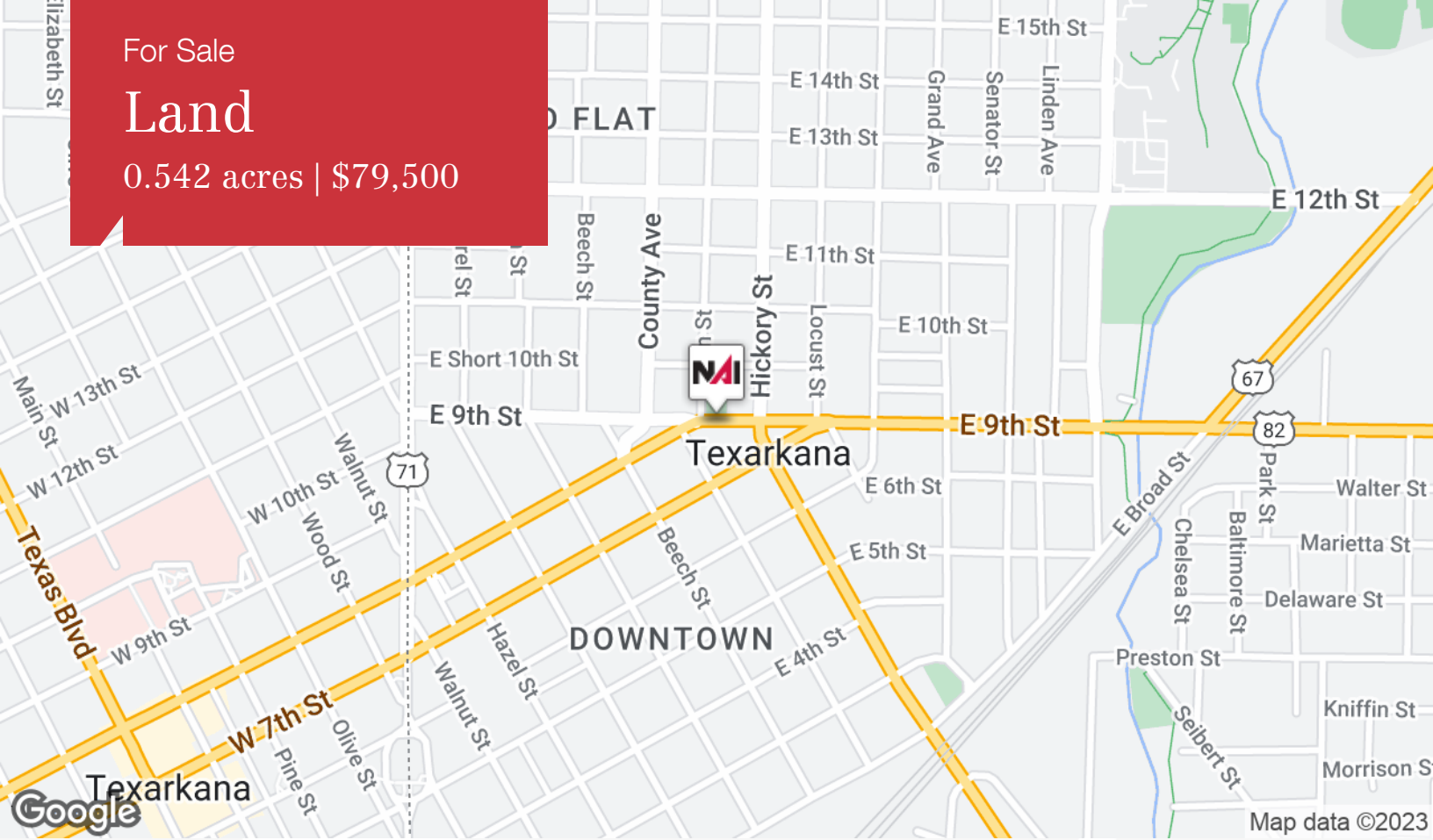
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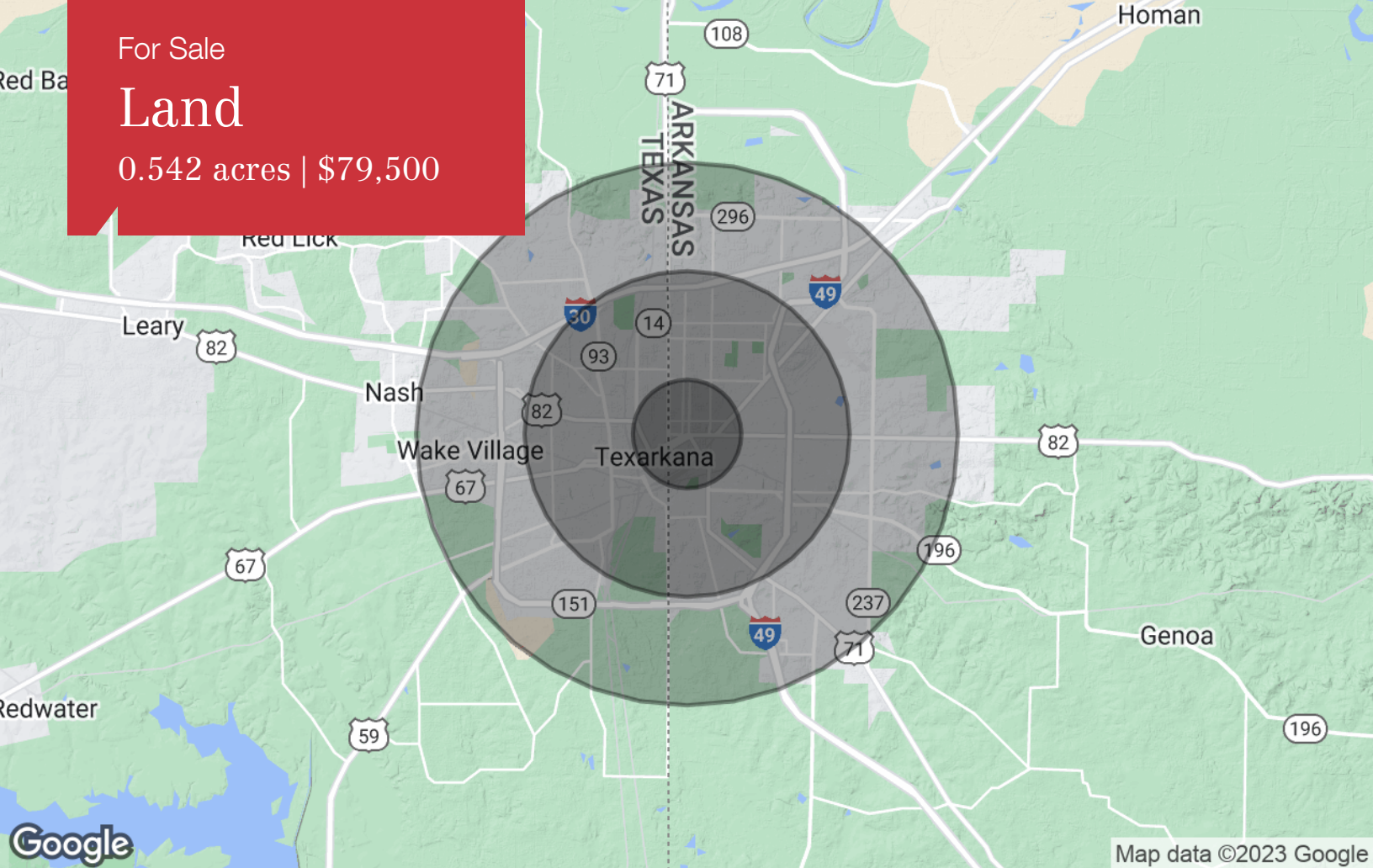
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,194	46,272	71,928
MEDIAN AGE	32.4	34.7	35.5
MEDIAN AGE (MALE)	31.5	33.5	33.2
MEDIAN AGE (FEMALE)	34.9	36.4	38.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,696	17,420	27,622
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$41,122	\$41,225	\$47,318
AVERAGE HOUSE VALUE	\$61,499	\$81,899	\$116,602

Race

	1 Mile	3 Miles	5 Miles
% WHITE	55.2%	52.0%	57.2%
% BLACK	43.1%	45.1%	39.4%
% ASIAN	0.9%	0.5%	0.6%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.4%	0.5%	0.6%
% OTHER	0.3%	1.9%	2.2%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	7.4%	4.1%	4.4%

* Demographic data derived from 2020 ACS - US Census