

For Sale

Office

6,260 SF | \$150,000



923 Hickory St.

Texarkana, Arkansas 71854

Property Description

FOR SALE OR LEASE:

Located just off East 9th Street, this spacious office building is divided into four separate suites with multiple individual offices.

New vinyl floor & paint and remodeled bathrooms.

Good visibility from Hickory, US 82 & US 71

Located in Texarkana, Arkansas, near fast developing downtown cultural, banking and court system.

Near Arkansas High School, Family Dollar, Jefferson Park, McDonalds, EZ Mart convenience store and Sam's Seafood.

Nice income potential.

GREAT opportunity.

OFFERING SUMMARY

Lease Price	\$1 psf
Building Size	6,260 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,307	\$41,653
3 Miles	46,193	\$41,328
5 Miles	71,325	\$47,282

For more information

Jerry Brewer

O: 903 793 2666

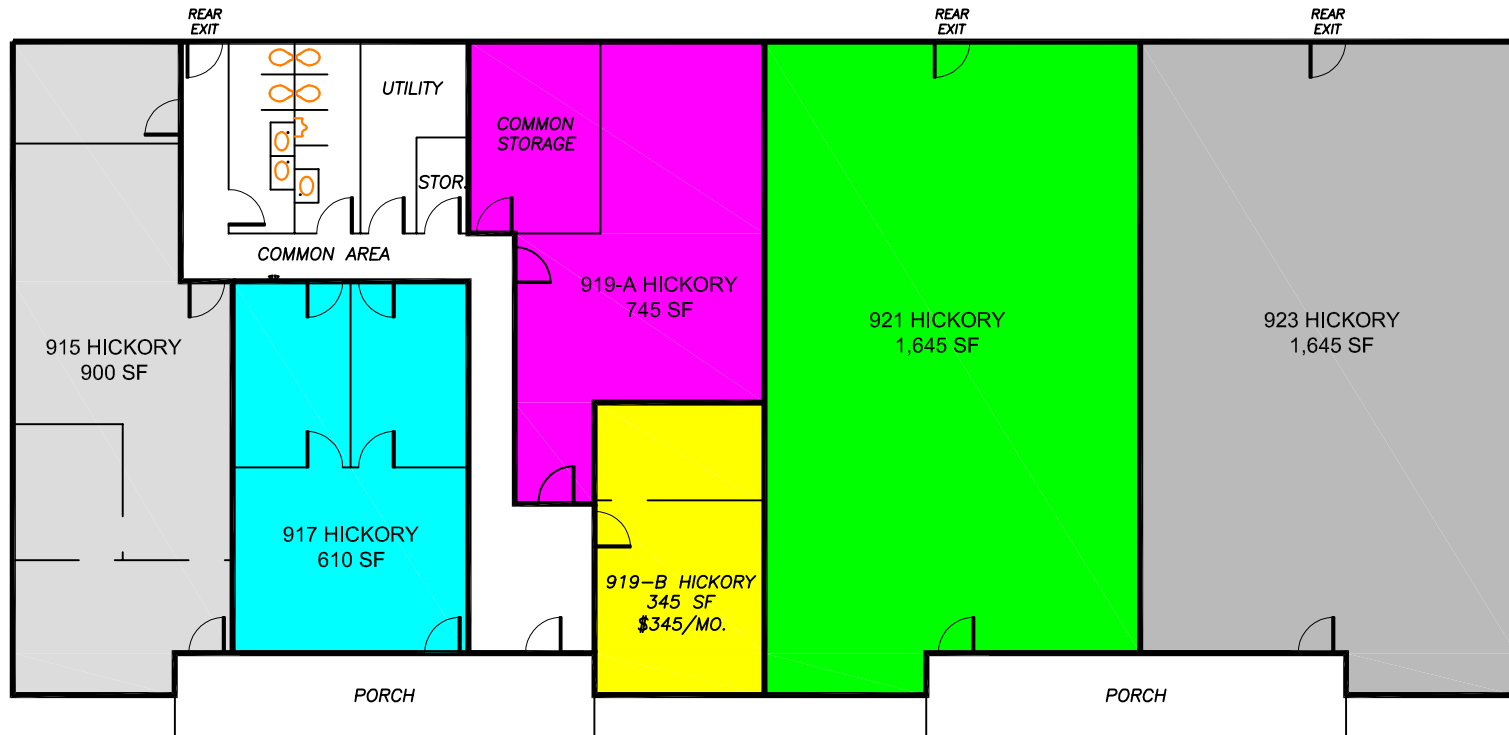
jerry@amreal.com

For Sale

Office Building

6,260 SF | \$300,000

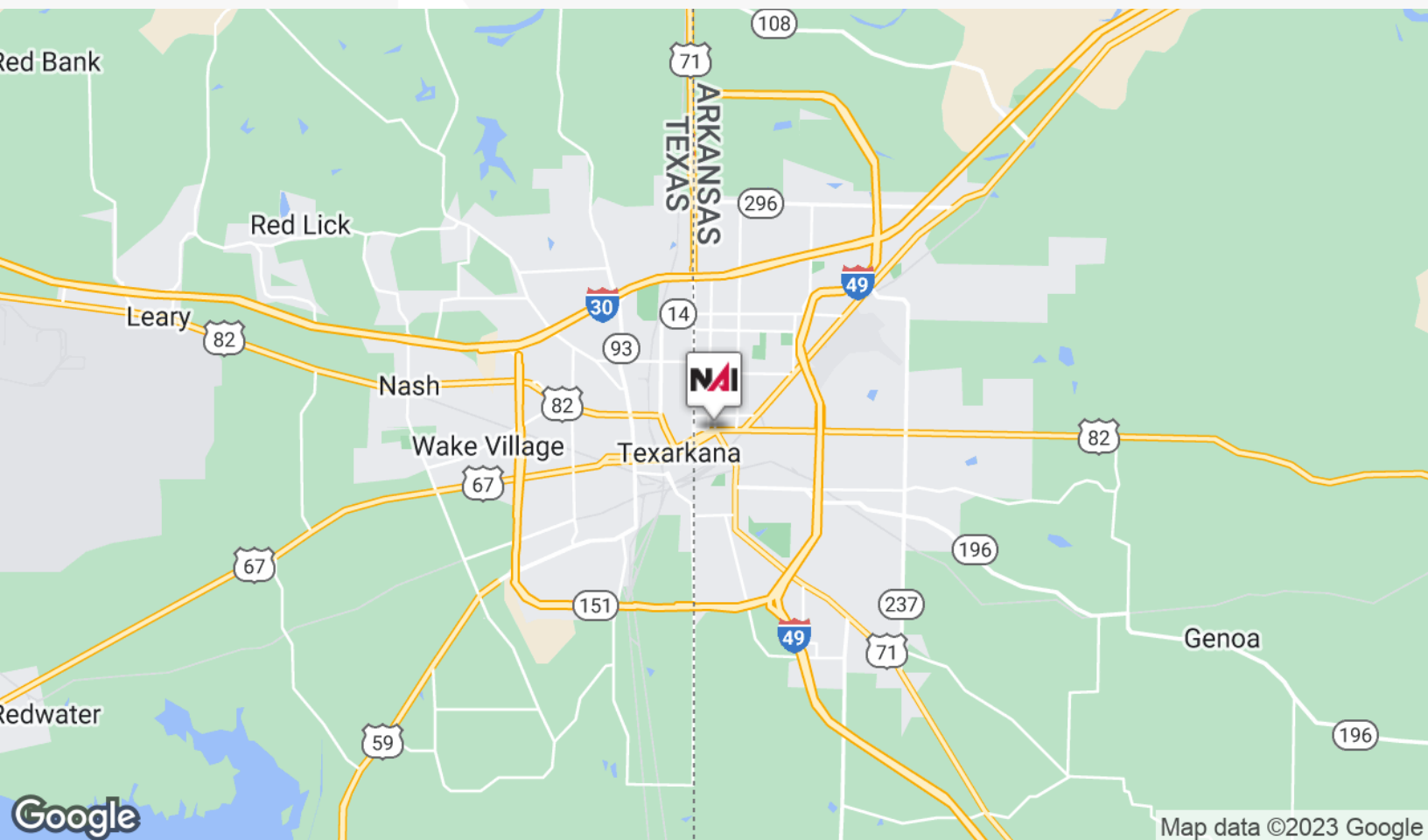
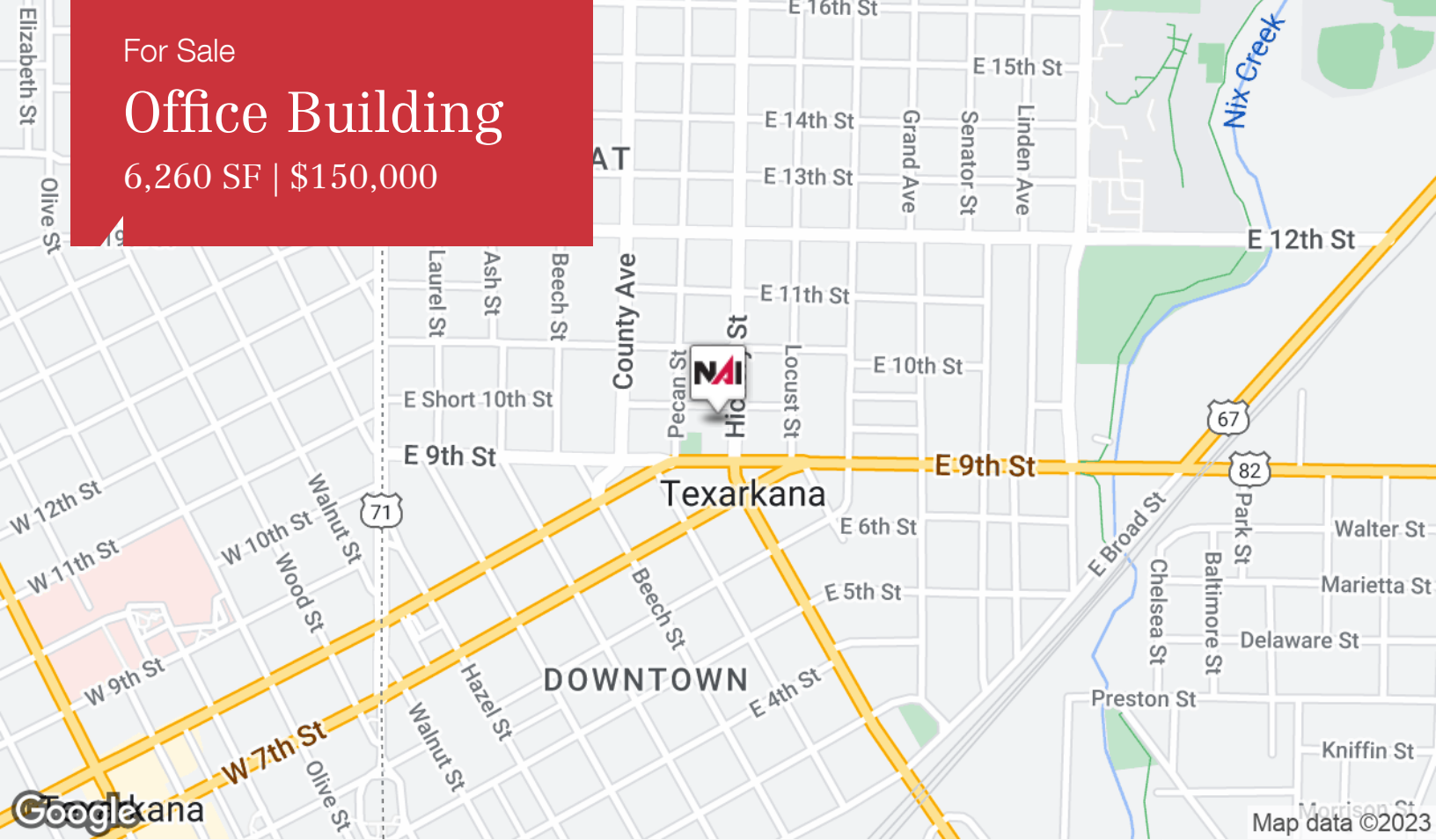




For Sale

Office Building

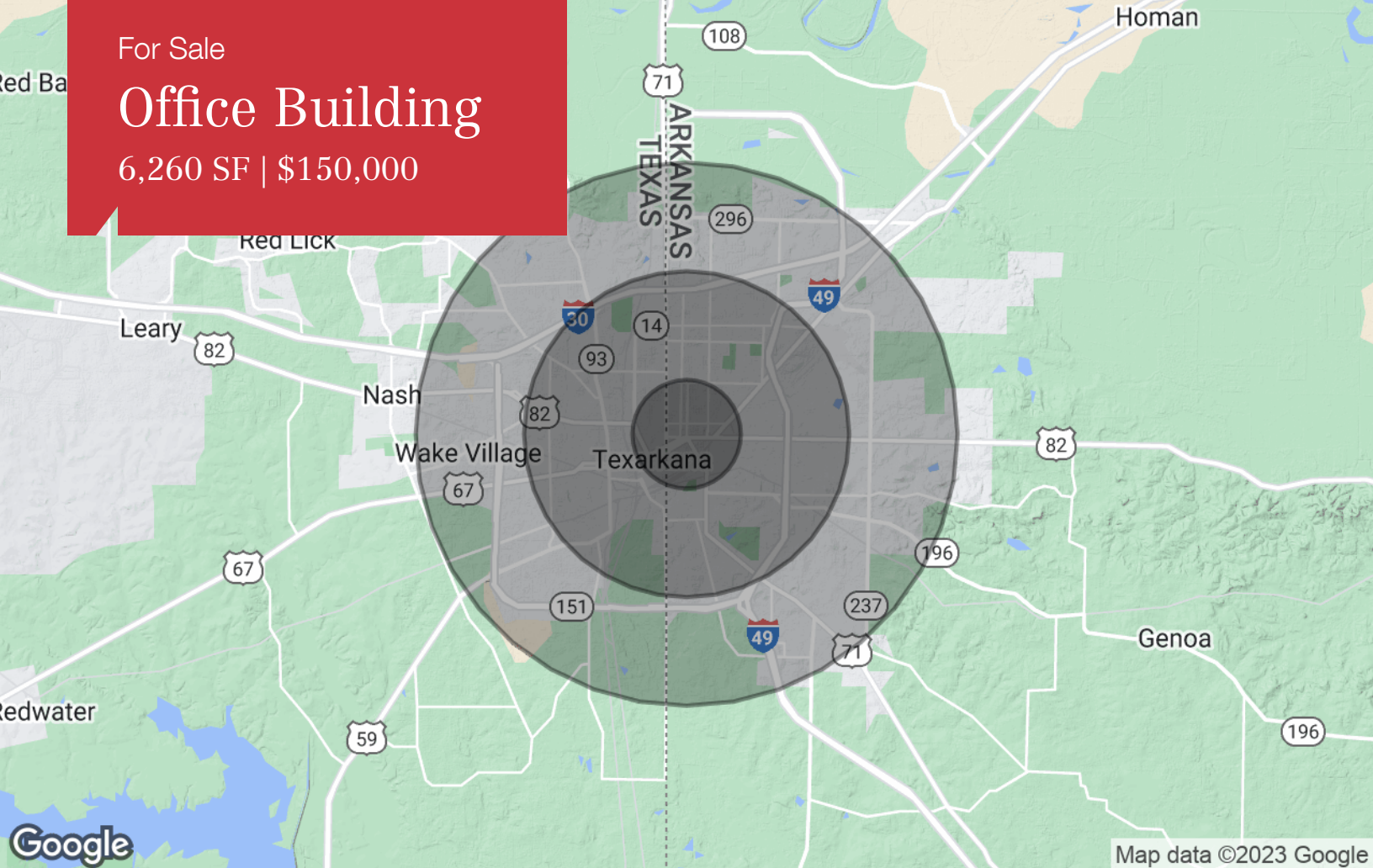
6,260 SF | \$150,000



For Sale

Office Building

6,260 SF | \$150,000



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,307	46,193	71,325
MEDIAN AGE	32.5	34.7	35.5
MEDIAN AGE (MALE)	31.4	33.5	33.2
MEDIAN AGE (FEMALE)	35.1	36.4	38.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,757	17,390	27,397
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$41,653	\$41,328	\$47,282
AVERAGE HOUSE VALUE	\$61,553	\$82,618	\$116,688

Race

	1 Mile	3 Miles	5 Miles
% WHITE	55.4%	52.2%	57.1%
% BLACK	43.0%	44.9%	39.5%
% ASIAN	0.8%	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