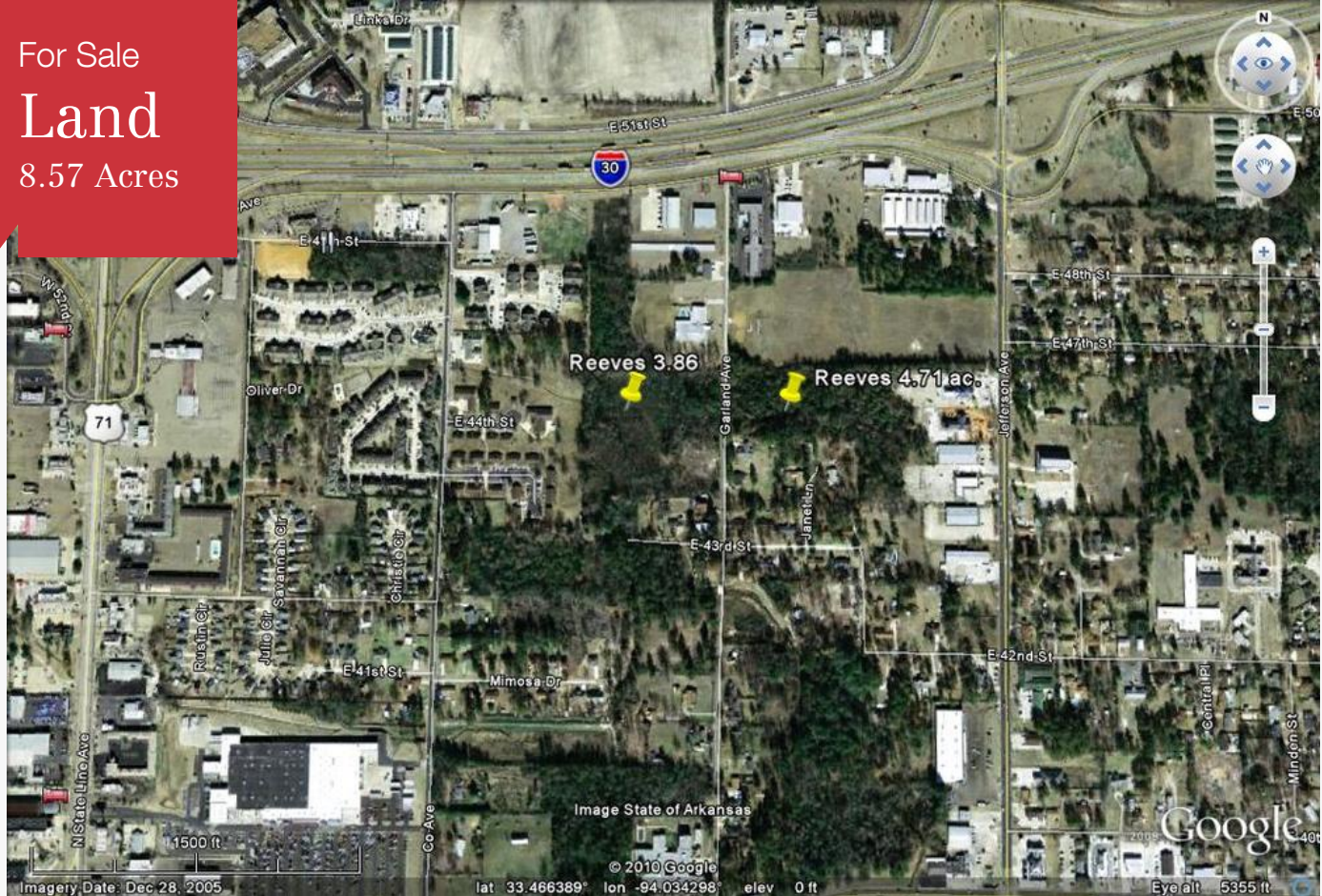


For Sale  
**Land**  
8.57 Acres



# Garland Ave

Texarkana, Arkansas 71854

## Property Description

This is a wooded property and is located on each side of Garland Avenue.

It is great land for development.

Located off of I-30 on Garland Avenue, it is close to the Texarkana Board of Realtors and the B.P.O.E.

## OFFERING SUMMARY

<b>Sale Price</b>	\$386,100
<b>Lot Size</b>	8.57 Acres

## DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,505	\$43,827
3 Miles	44,122	\$46,636
5 Miles	68,696	\$48,443

For more information

## Jerry Brewer

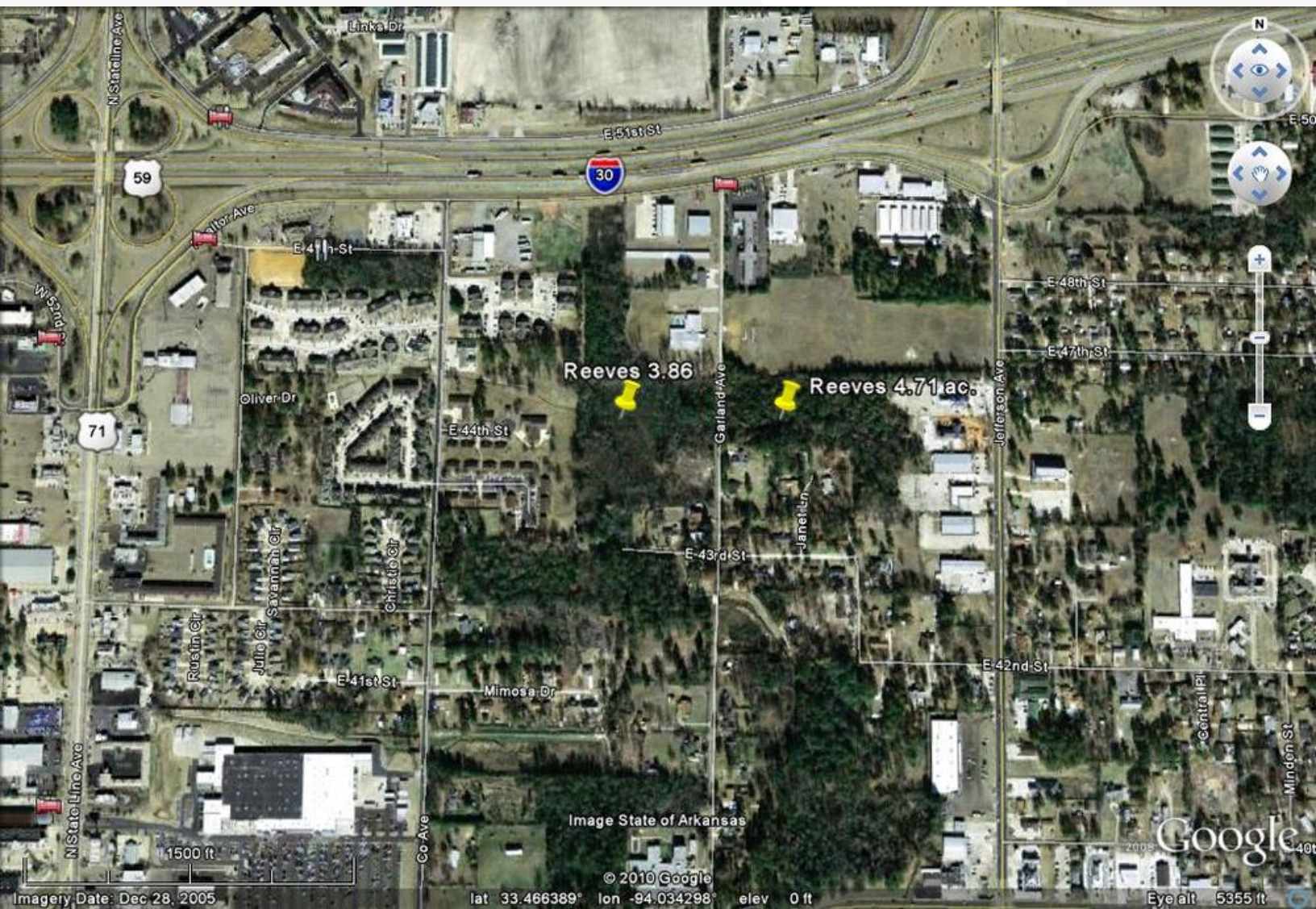
O: 903 793 2666  
jerry@amreal.com



For Sale

Land

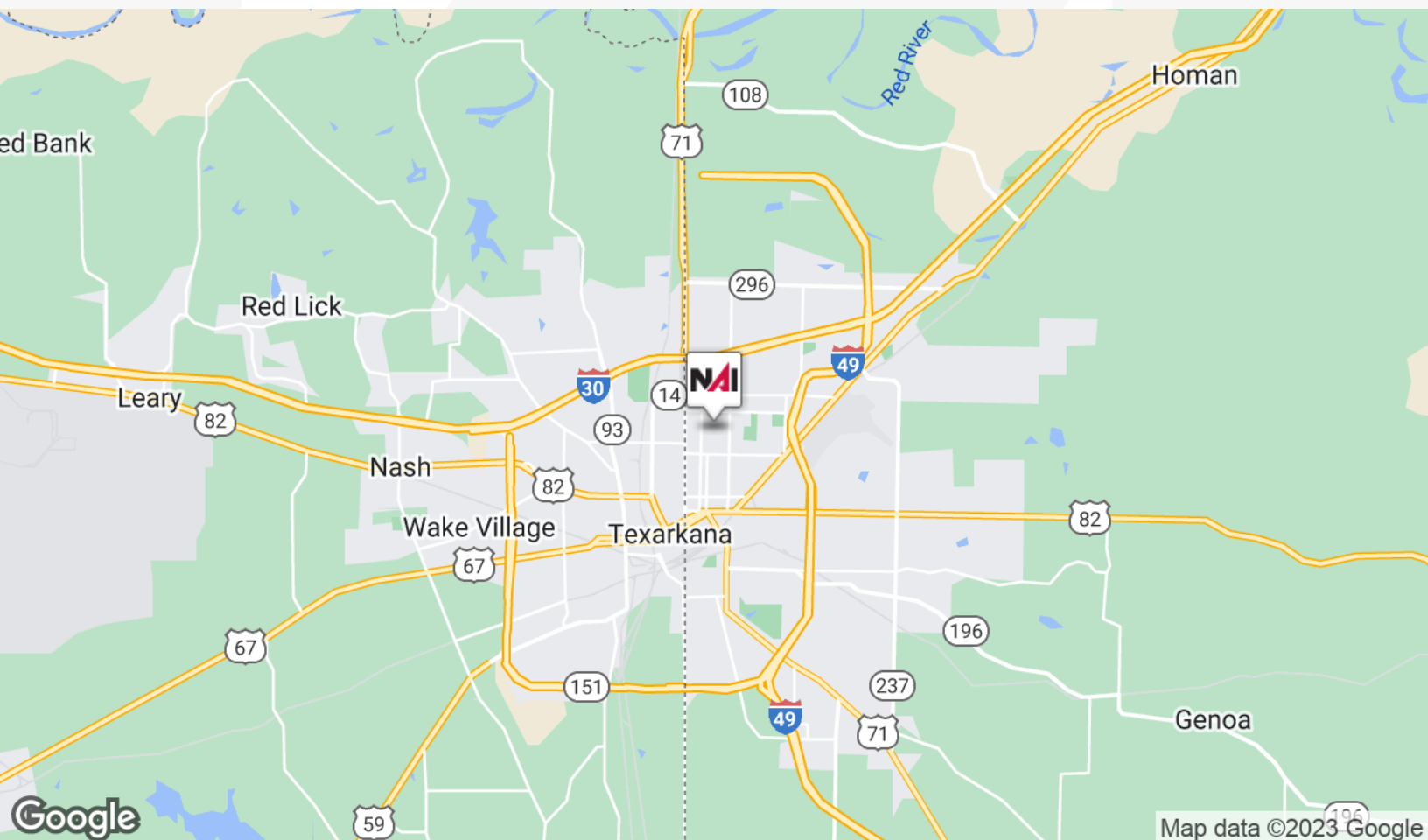
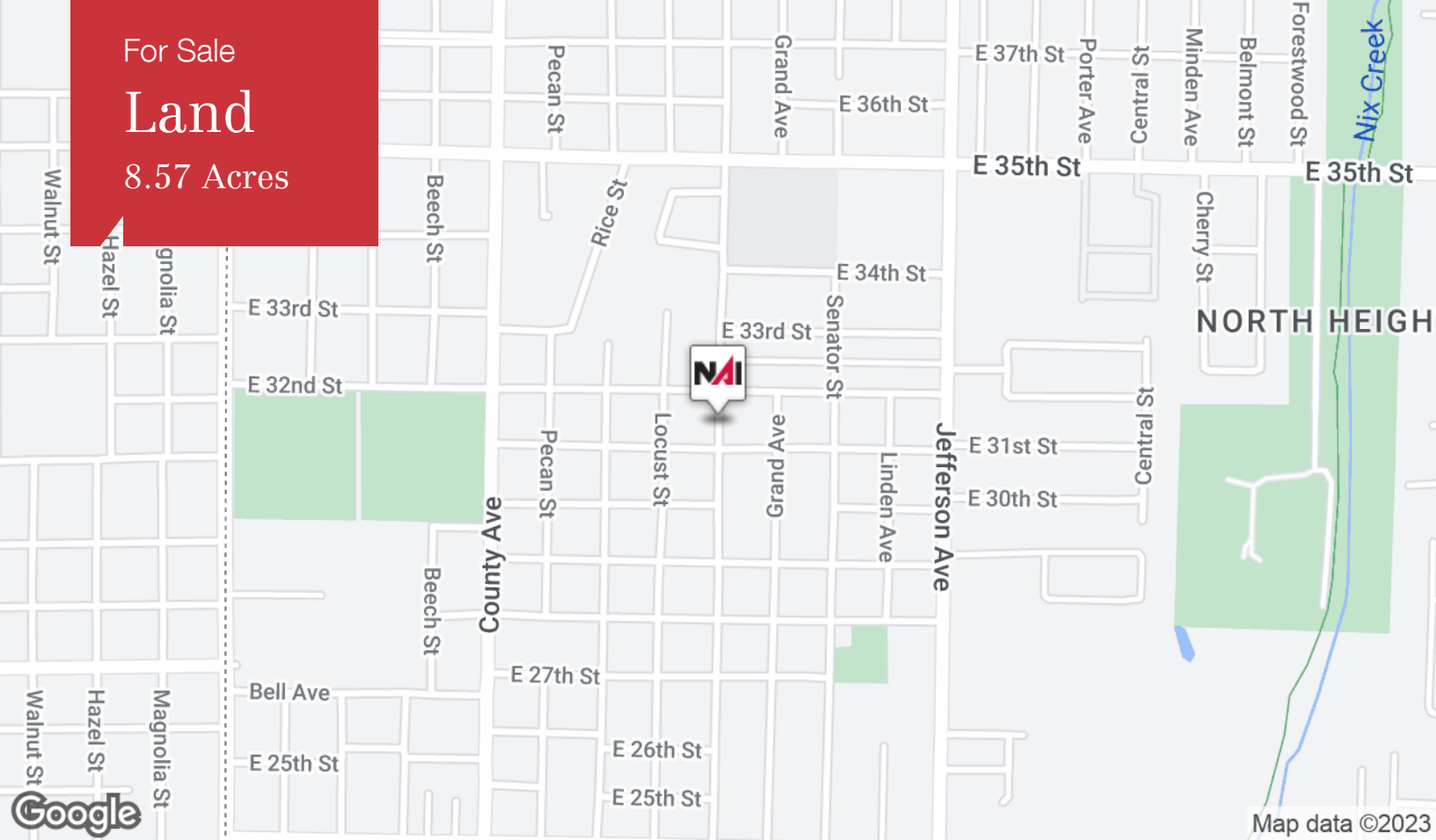
8.57 Acres



For Sale

Land

8.57 Acres

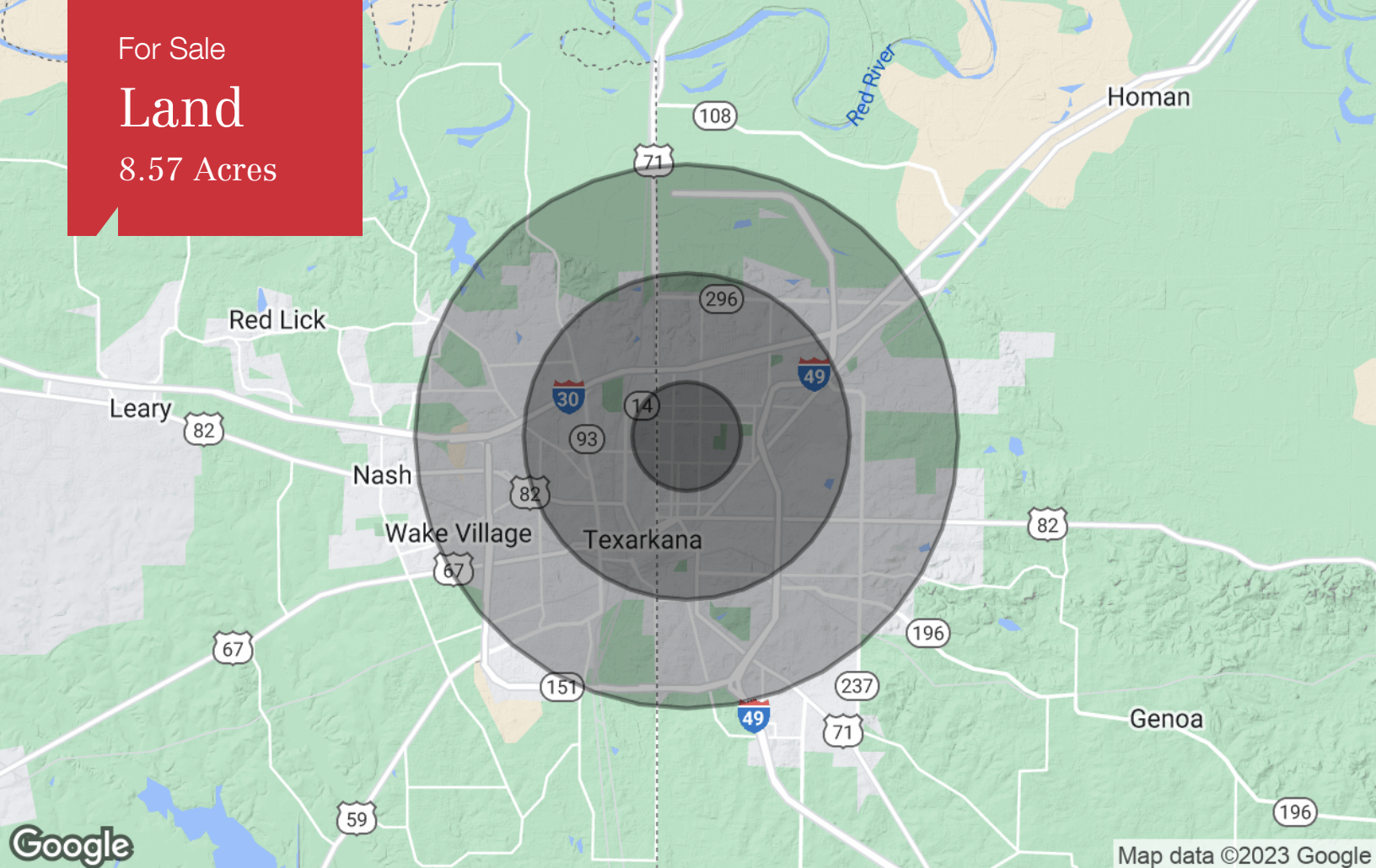




For Sale

Land

8.57 Acres



### Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,505	44,122	68,696
MEDIAN AGE	36.3	35.5	35.4
MEDIAN AGE (MALE)	34.2	34.3	33.0
MEDIAN AGE (FEMALE)	38.0	36.8	38.0

### Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,432	17,150	26,587
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$43,827	\$46,636	\$48,443
AVERAGE HOUSE VALUE	\$85,289	\$123,440	\$124,370

### Race

	1 Mile	3 Miles	5 Miles
% WHITE	66.0%	55.5%	57.5%
% BLACK	32.9%	41.1%	39.0%
% ASIAN	0.1%	0.6%	0.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.4%	0.6%	0.6%
% OTHER	0.6%	2.2%	2.2%

### Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.6%	4.3%	4.3%

\* Demographic data derived from 2020 ACS - US Census