

## 5000 W 52nd St

Texarkana, Texas 75503

## **Property Description**

This property is right on I-30 at either the last exit for Texas or first exit for Arkansas.

Located in a highly visible part of I-30 and State Line Avenue, Texarkana, TX

OFFERING SUMMARY			
Sale Price	\$300,564		
Lot Size	1.15 Acres		

DEMOGRAPHICS					
Stats	Population	Avg. HH Income			
1 Mile	5,574	\$51,780			
3 Miles	39,938	\$52,255			
5 Miles	68,320	\$50,712			

For more information

Jerry Brewer

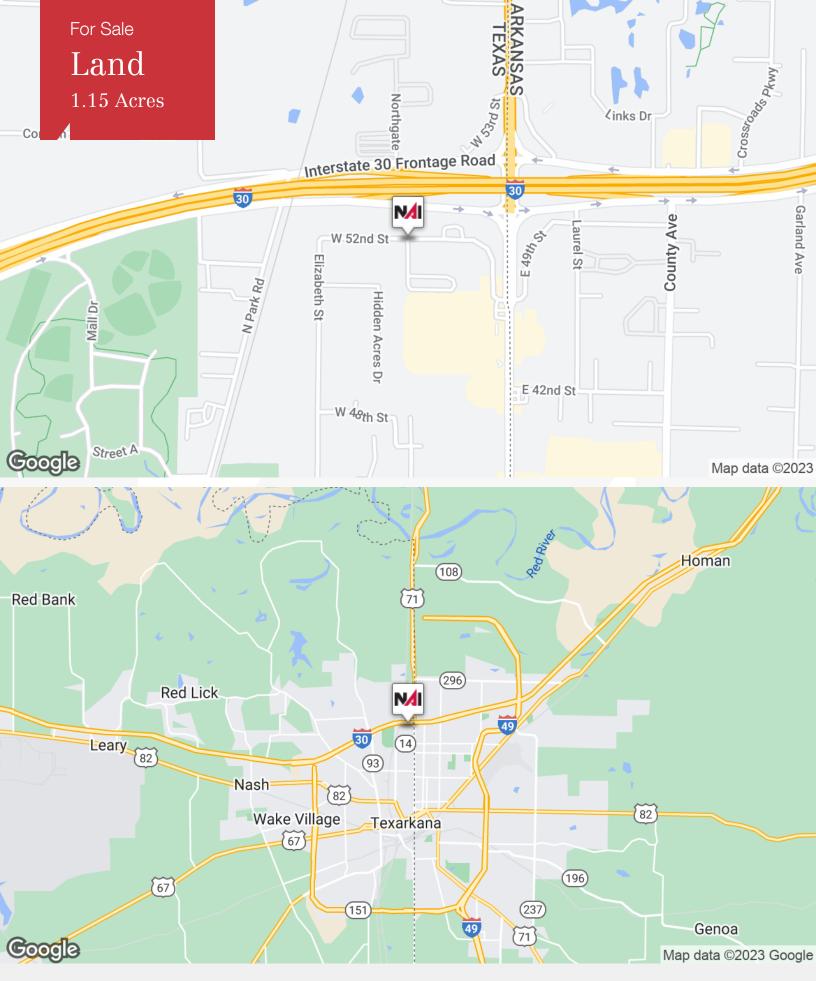
O: 903 793 2666 jerry@amreal.com



For Sale
Land
1.15 Acres

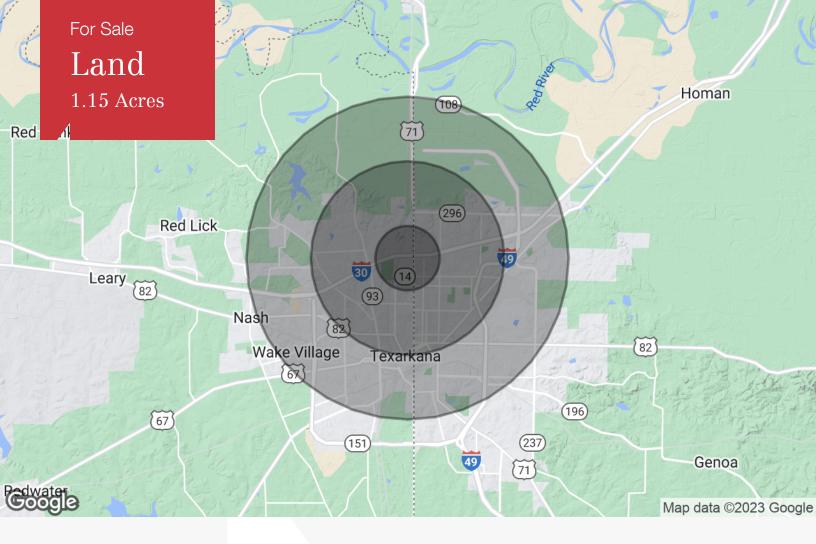








2603 Texas Boulevard Suite 101 Texarkana, TX 75503 903 793 2666 tel amreal.com



Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	5,574	39,938	68,320	
MEDIAN AGE	37.9	36.5	35.4	
MEDIAN AGE (MALE)	35.2	34.6	32.9	
MEDIAN AGE (FEMALE)	40.6	38.5	37.9	
Households & Income	1 Mile	3 Miles	5 Miles	
TOTAL HOUSEHOLDS	2,322	15,924	26,569	
# OF PERSONS PER HH	2.4	2.5	2.6	
AVERAGE HH INCOME	\$51,780	\$52,255	\$50,712	
AVERAGE HOUSE VALUE	\$128,149	\$149,641	\$133,311	
Race	1 Mile	3 Miles	5 Miles	
% WHITE	69.8%	61.0%	58.5%	
% BLACK	26.6%	35.3%	37.8%	
% ASIAN	0.3%	0.3%	0.7%	
% HAWAIIAN	0.0%	0.0%	0.0%	
% INDIAN	0.5%	0.6%	0.6%	
% OTHER	2.8%	2.8%	2.4%	
Ethnicity	1 Mile	3 Miles	5 Miles	
% HISPANIC	4.8%	5.0%	4.6%	

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

