

For Sale
Land
3 Acres



I-30 & Covention Plaza

Convention Plaza Dr
Texarkana, Arkansas 71854

Property Description

3 Acres of land available for build to suit.

Located off I-30 & Convention Plaza Drive next to the Convention Center.

Neighboring businesses include I-Hop, Greyhound, and Texarkana's local water park.

OFFERING SUMMARY

Sale Price	Subject To Offer
Lot Size	3.0 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,807	\$50,037
5 Miles	64,041	\$50,443
10 Miles	104,539	\$54,501

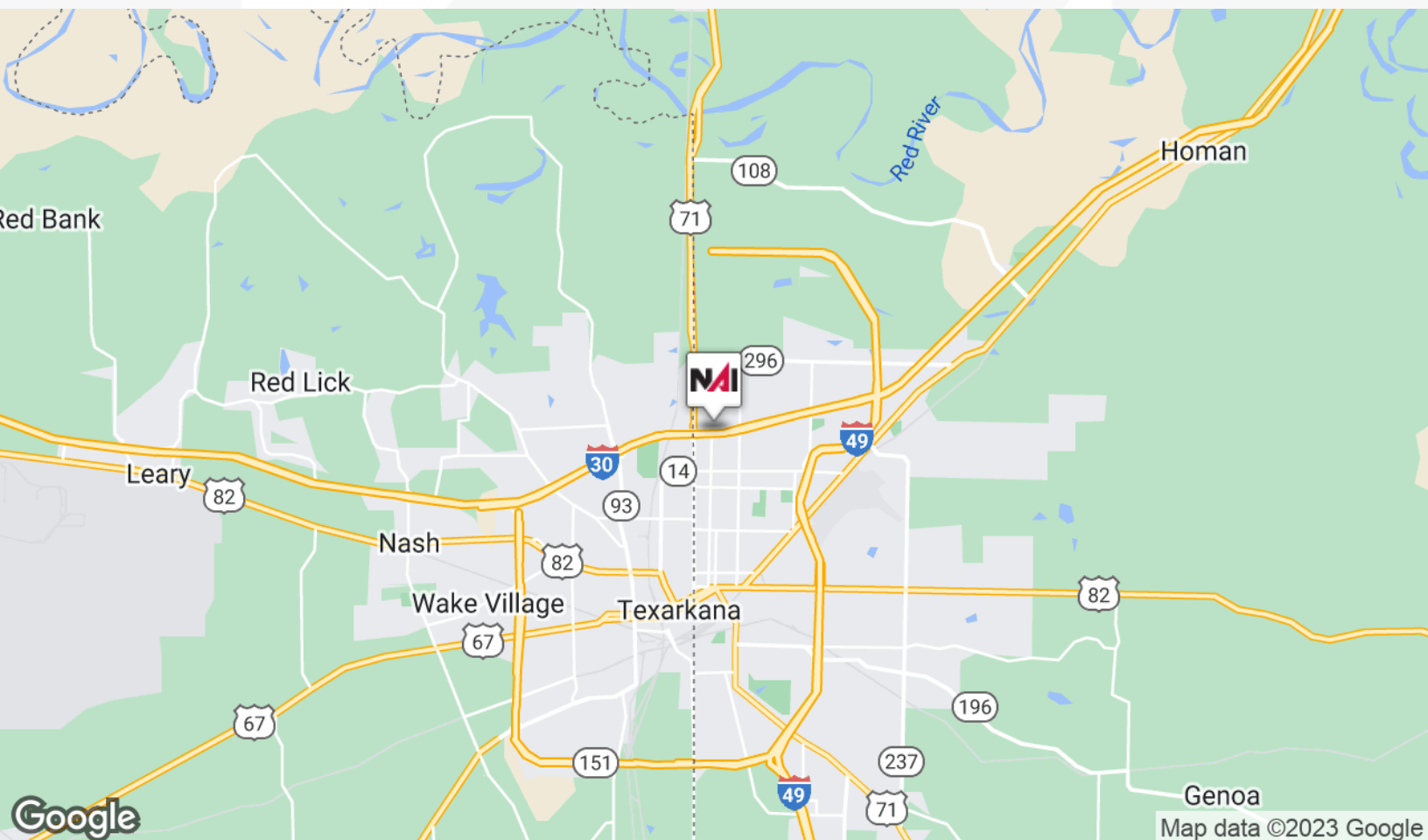
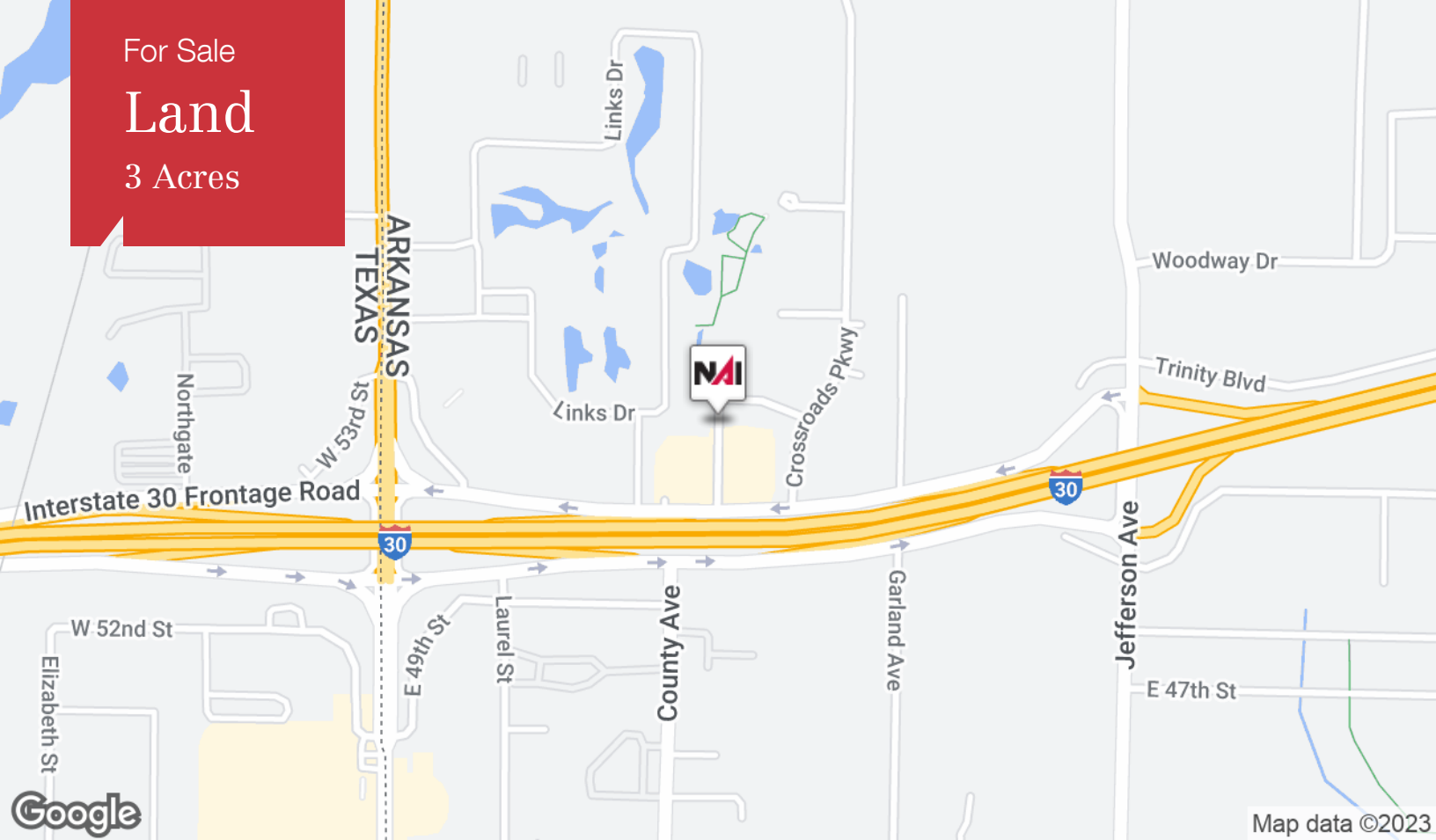
For more information

Jerry Brewer

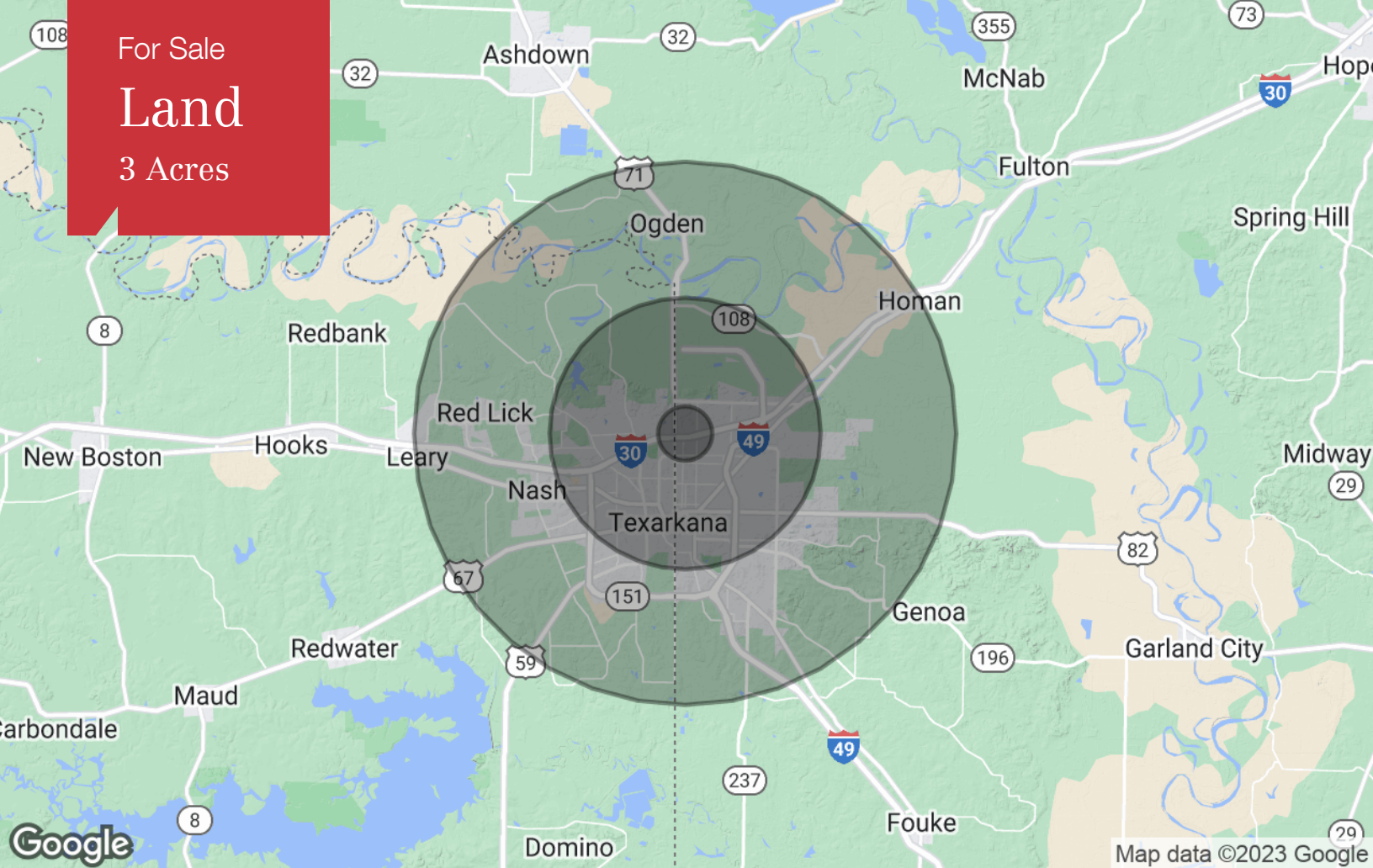
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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	4,807	64,041	104,539
MEDIAN AGE	37.8	35.4	36.0
MEDIAN AGE (MALE)	35.4	33.1	33.8
MEDIAN AGE (FEMALE)	39.5	37.8	38.5

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,985	25,003	39,306
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$50,037	\$50,443	\$54,501
AVERAGE HOUSE VALUE	\$123,866	\$136,045	\$132,348

Race

	1 Mile	5 Miles	10 Miles
% WHITE	71.6%	58.1%	64.1%
% BLACK	26.7%	38.2%	32.1%
% ASIAN	0.3%	0.7%	0.8%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.6%	0.6%
% OTHER	1.1%	2.4%	2.4%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	3.6%	4.5%	5.5%

* Demographic data derived from 2020 ACS - US Census