

For Sale
Land



I-30 & Waggoner Creek

Texarkana, Texas 75503

Property Description

This property is slated for retail development starting at \$4.00 per sf.

There is easy highway access with curb cuts to I-30 service road. Beer & Wine Sales Approved.

Located at I-30 between University Drive and Pecan Street in Texarkana, which is between Little Rock and Dallas.

Texas A&M and Central Mall exit at property.

OFFERING SUMMARY

Sale Price	\$5,486,818
Lot Size	31.0 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,846	\$66,684
5 Miles	48,715	\$59,964
10 Miles	107,797	\$55,534

For more information

Jerry Brewer

O: 903 793 2666
jerry@amreal.com

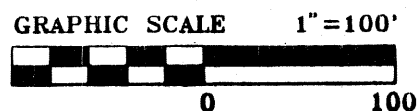
Additional Photos



LINE	BEARING	DISTANCE
L1	S51°19'55"E	11.64'
L2	S60°21'28"E	62.31'
L3	S74°32'16"E	83.06'
L4	S55°10'11"E	85.57'
L5	S58°44'00"E	30.12'
L6	S60°20'00"E	35.55'
L7	S56°28'43"W	49.71'
L8	S51°20'18"E	28.28'
L9	S60°24'31"E	60.57'
L10	N10°10'01"E	46.45'
L11	N60°04'10"E	46.69'
L12	S48°49'31"E	28.15'
L13	S23°34'34"E	131.20'
L14	N19°22'39"E	51.05'
L15	S33°36'05"E	29.15'
L16	S30°32'02"E	86.90'
L17	S31°36'26"E	41.41'
L18	S44°31'16"E	38.70'
L19	S39°36'26"E	32.24'
L20	S27°02'47"E	54.77'
L21	S61°54'27"E	47.83'
L22	S23°23'22"E	111.58'
L23	S07°18'21"E	51.61'
L24	S65°06'32"E	98.41'
L25	N65°06'32"E	66.78'
L26	N50°14'33"E	76.88'
L27	S23°23'22"E	66.78'
L28	S60°11'54"E	54.17'
L29	S29°34'51"E	73.66'

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY, INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SERVICE OR ABANDONED. THE SURVEYOR, FURTHER, DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE IN THE EXACT LOCATION INDICATED AND DOES NOT CERTIFY THAT THEY ARE LOCATED AS CURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL TAPS BEFORE DIGGING

1-800-245-4545



TRACT NO. 2
17.222 ACRES
750,172.84 SQ. FT

Tract No. 3
1.324 Acres +-
57693.2 sq. ft.

32,741 Acres

This description is based on the survey and plat made by Mike Gardin,
Registered Professional Land Surveyor No. 5760, on August 23, 2007.

T B W.	MC	072016	8/22/07		
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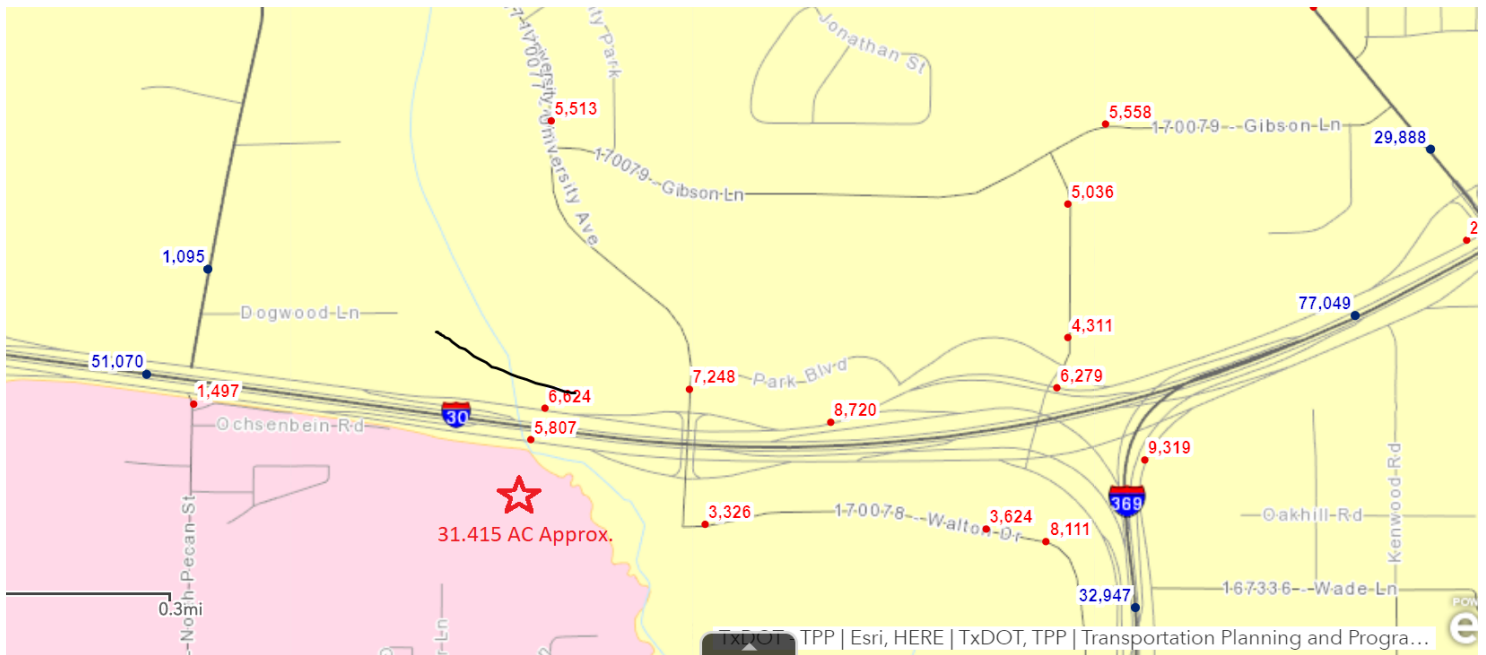
STATE OF TEXAS
REGISTERED
MIKE GARDNER
#5760
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
2 TRACTS SITUATED IN THE
GEORGE BRINLEE HEADRIGHT
SURVEY, ABSTRACT 18, BOWIE
COUNTY, TEXAS

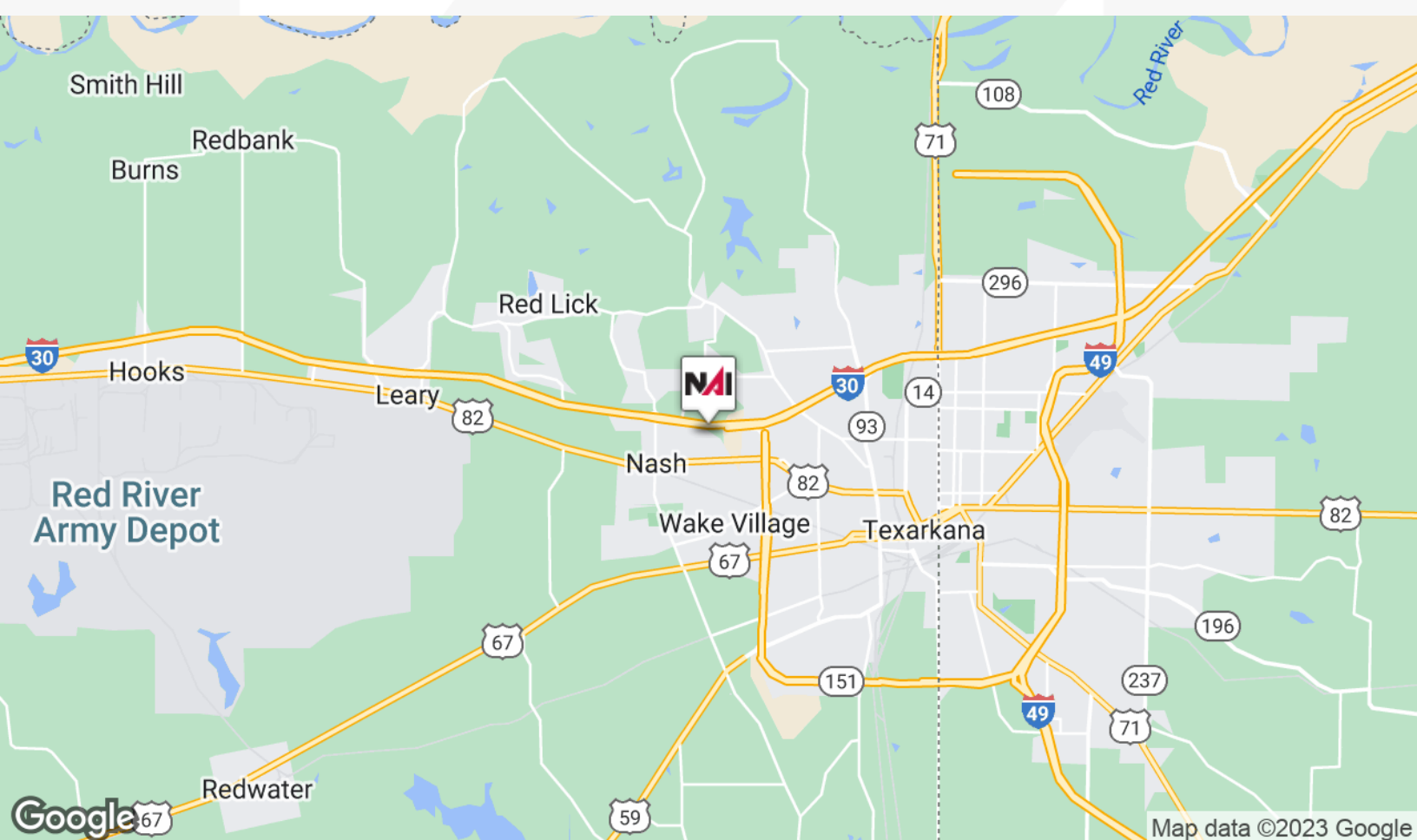
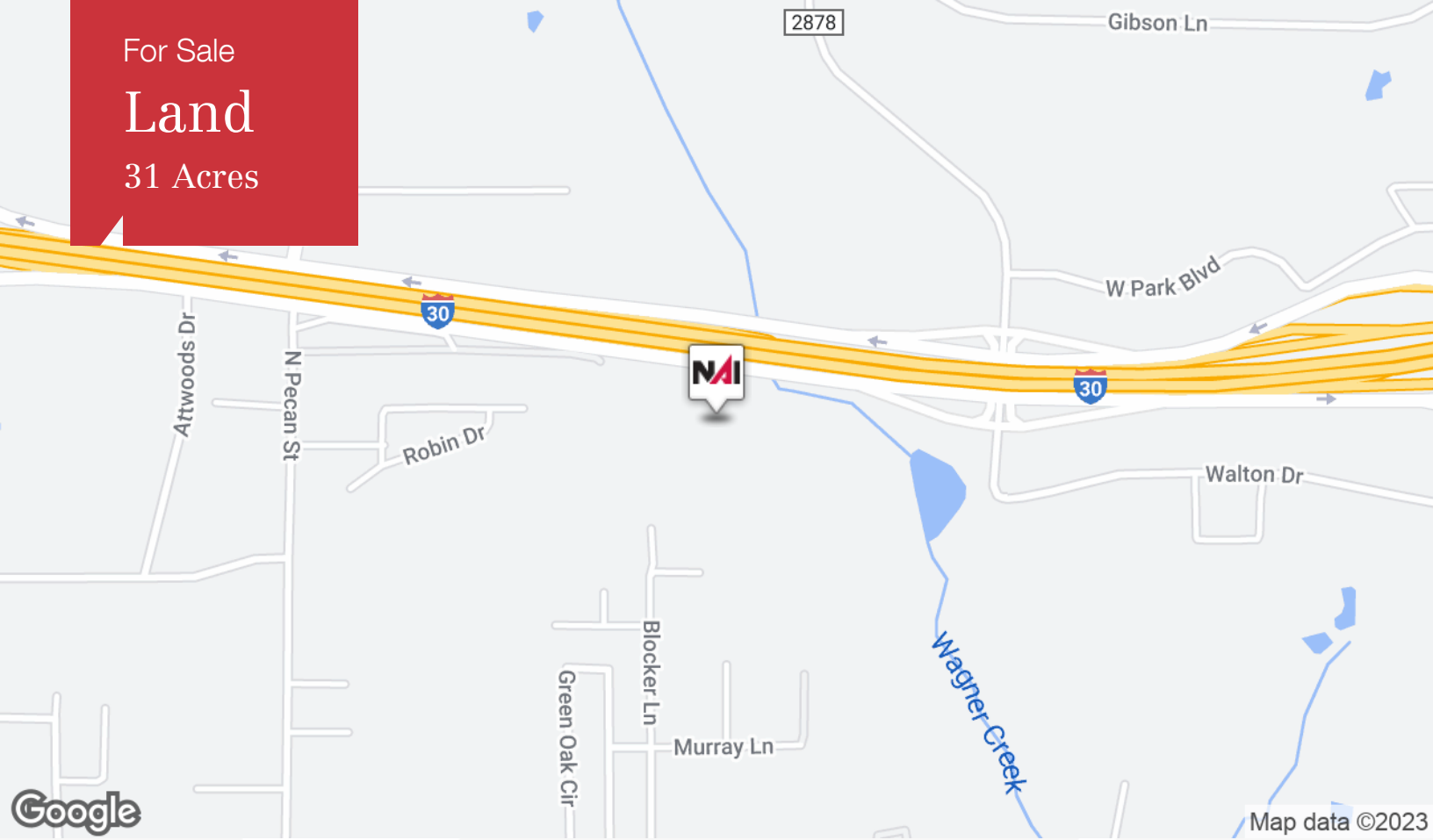
CIVIL ENVIRONMENTAL SURVEYING
3405 SOWELL LANE P.O. BOX 3786
TEXARKANA TEXAS 75501
D. 903.832.2633 F. 903.832.4700

P 003.636.6333 P 003.632.4700 www.mtgengineers.com	
File No.	Sheet No.

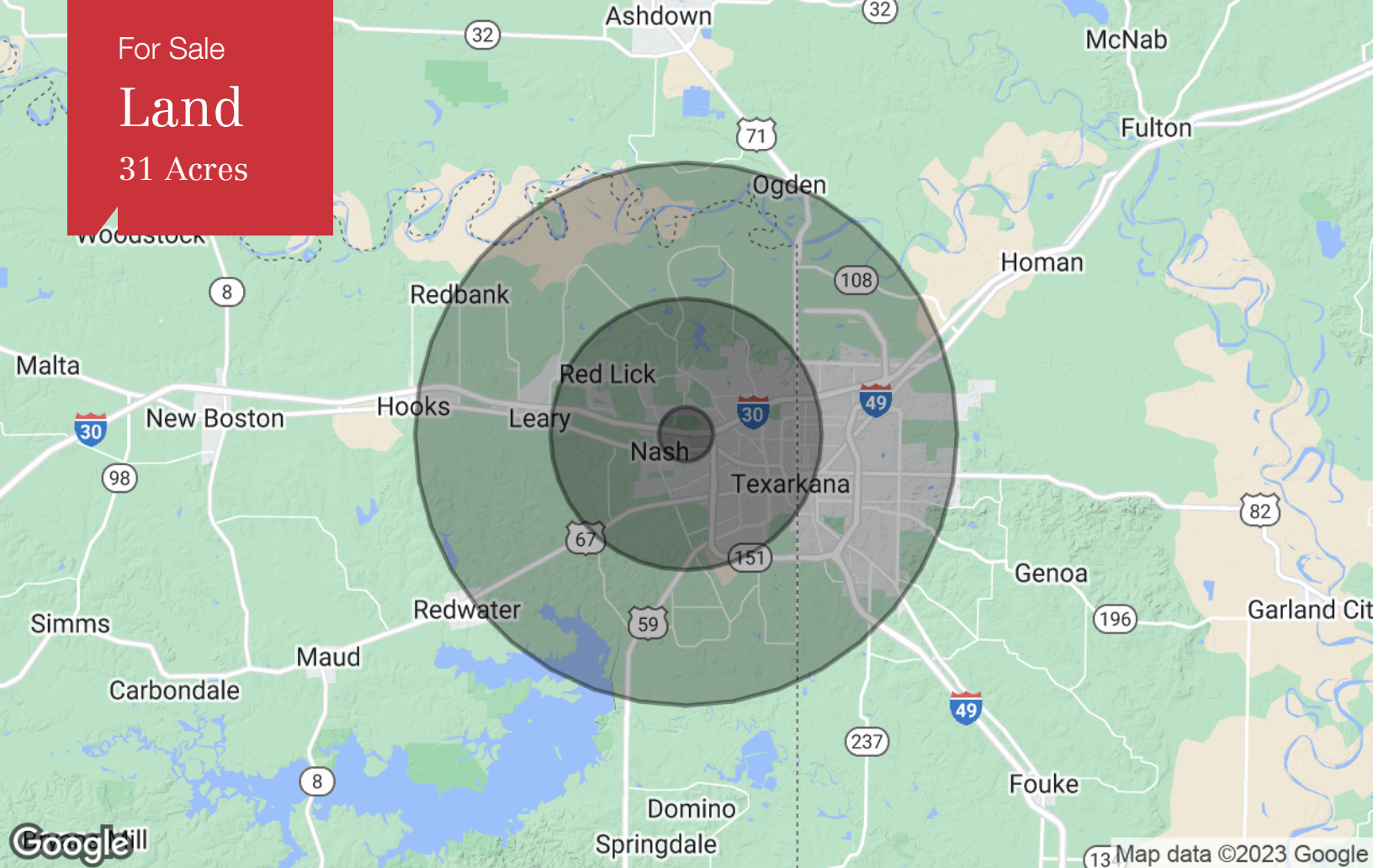
TRAFFIC COUNTS



For Sale
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31 Acres



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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,846	48,715	107,797
MEDIAN AGE	33.8	35.3	36.1
MEDIAN AGE (MALE)	27.0	31.9	33.9
MEDIAN AGE (FEMALE)	39.2	38.5	38.6

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	691	18,594	40,188
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$66,684	\$59,964	\$55,534
AVERAGE HOUSE VALUE		\$140,948	\$137,331

Race

	1 Mile	5 Miles	10 Miles
% WHITE	75.8%	65.0%	64.7%
% BLACK	16.3%	29.6%	31.6%
% ASIAN	1.6%	0.8%	0.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.9%	0.7%	0.6%
% OTHER	5.4%	3.8%	2.3%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	10.7%	7.0%	5.5%

* Demographic data derived from 2020 ACS - US Census