

For Sale  
**Land**  
Negotiable



## Richmond Rd

Texarkana, Texas 75503

### Property Description

Approx 4.5 acres ideal for a Retail Development or Multifamily and located on Richmond Road in Texarkana, Bowie County, Texas with approx. 500 feet of highly visible frontage on Richmond Road (near the intersection of N Kings Hwy., and the newly constructed road to Texas A & M University and Hank Haney's Texarkana Golf Ranch. Utilities on site.

#### OFFERING SUMMARY

Sale Price	Negotiable
Lot Size	4.5 Acres

#### DEMOGRAPHICS

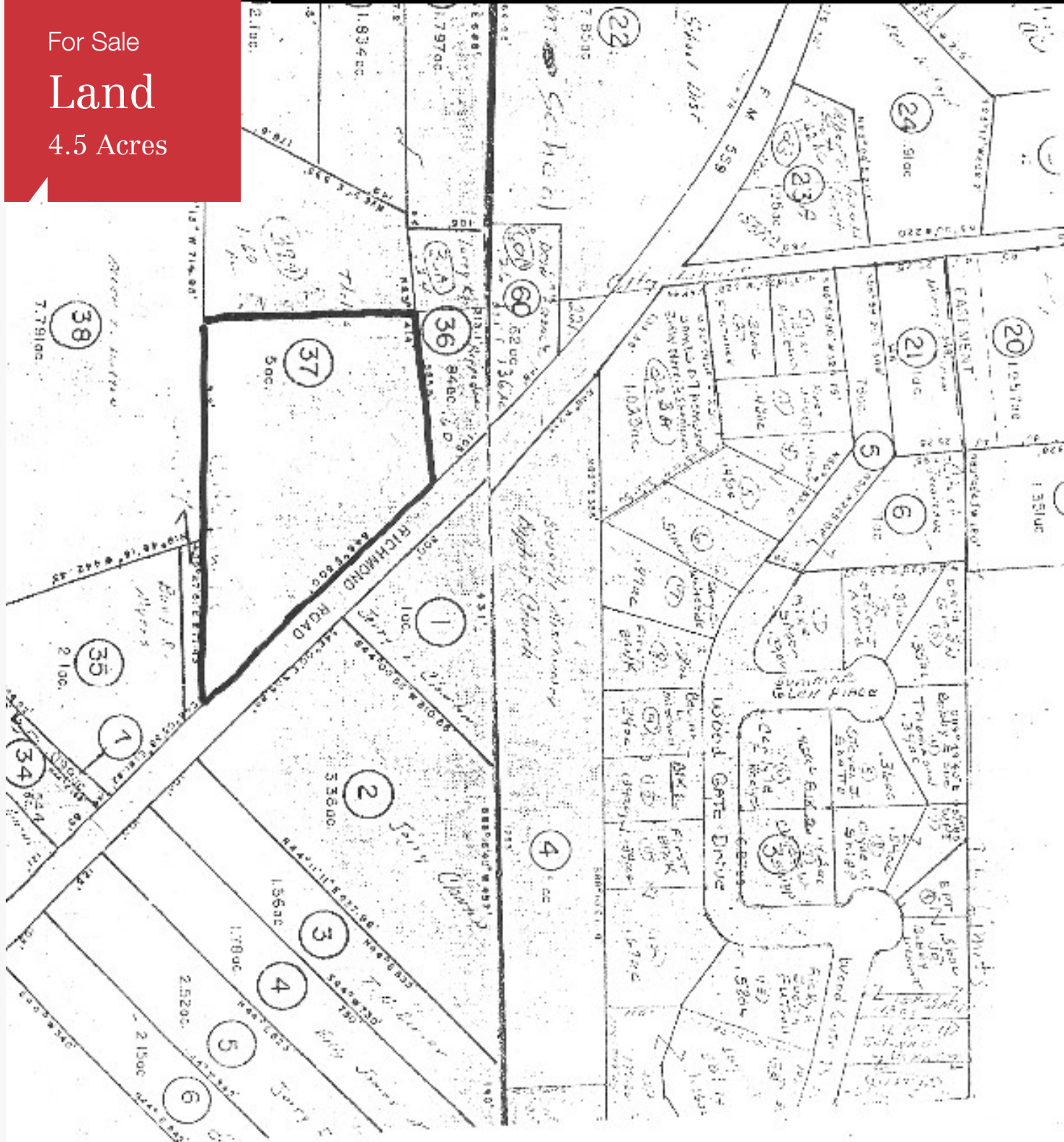
Stats	Population	Avg. HH Income
1 Mile	2,396	\$80,849
5 Miles	63,982	\$55,123
10 Miles	108,027	\$55,573

For more information

**Jerry Brewer**

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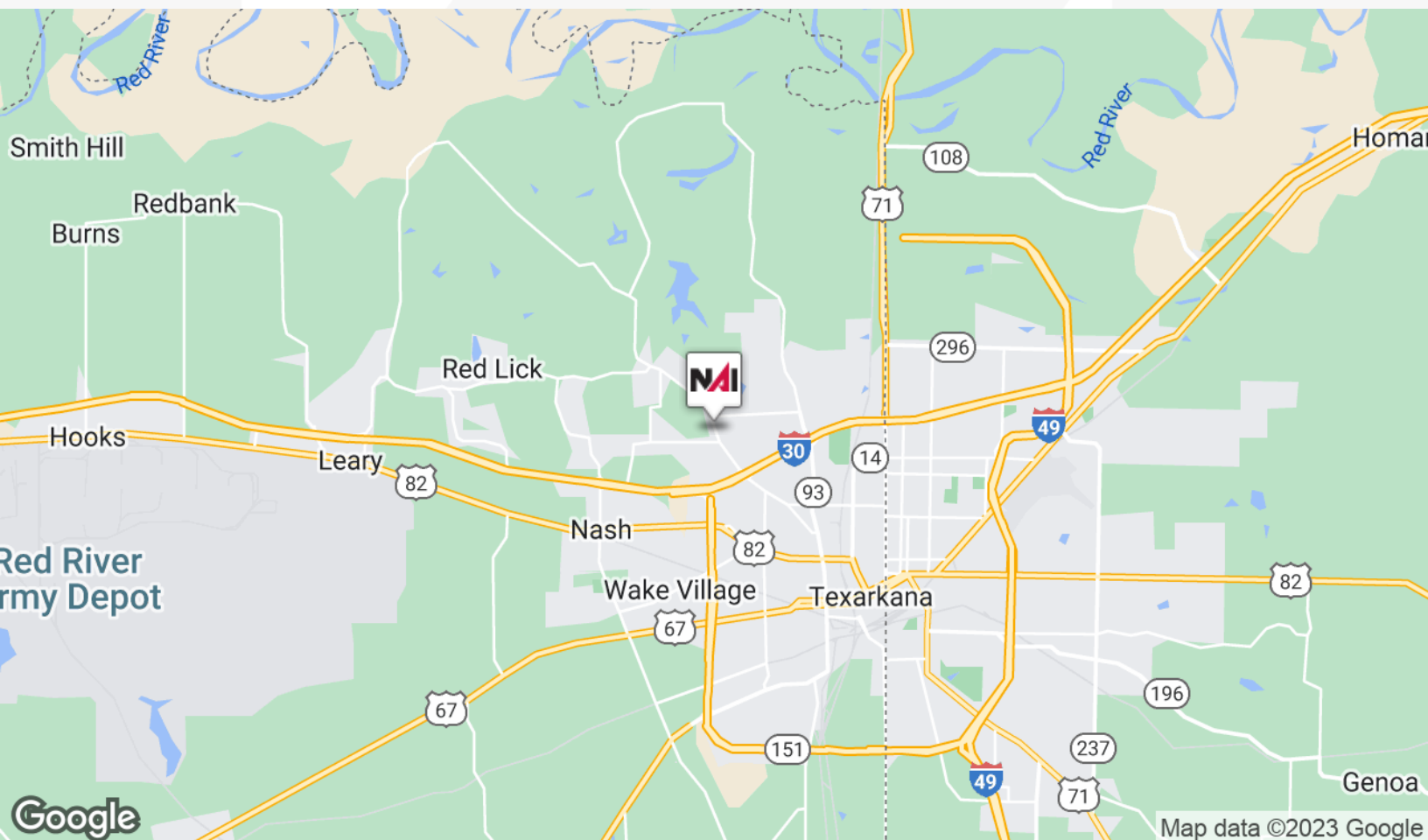


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 Exhibit "A"

For Sale

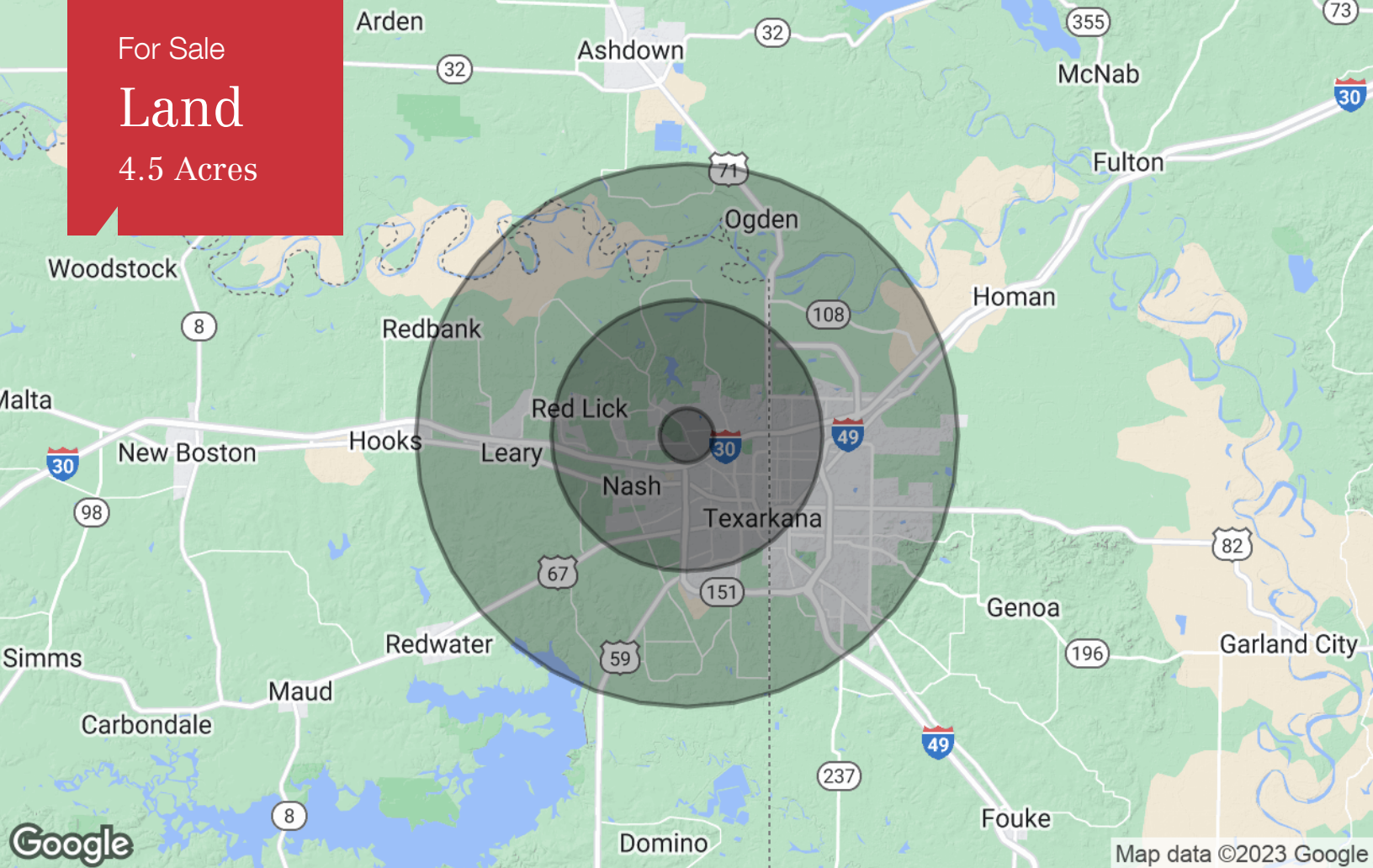
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### Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,396	63,982	108,027
MEDIAN AGE	38.0	35.3	36.2
MEDIAN AGE (MALE)	32.3	32.2	34.0
MEDIAN AGE (FEMALE)	43.2	38.4	38.6

### Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	999	24,834	40,410
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$80,849	\$55,123	\$55,573
AVERAGE HOUSE VALUE	\$173,301	\$135,625	\$138,282

### Race

	1 Mile	5 Miles	10 Miles
% WHITE	82.8%	63.9%	64.9%
% BLACK	9.7%	31.8%	31.3%
% ASIAN	1.5%	0.6%	0.8%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	1.3%	0.6%	0.6%
% OTHER	4.7%	3.0%	2.4%

### Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	9.3%	6.5%	5.6%

\* Demographic data derived from 2020 ACS - US Census