

For Sale

Office

\$1,000,000



2601-2605 Texas Blvd

Texarkana, Texas 75503

Property Description

Texas Blvd. Office Center consist of 3 buildings situated on 1.49 acres.

87% leased with upside potential.

Anchored by the Texas Pardons & Parole Board, fellow tenants include NAI American Realty, Dhrystone Computer Systems, PTI Transportation, and Chem-Dry.

GREAT INVESTMENT OPPORTUNITY TO LEASE TO TENANTS OR USE FOR YOUR BUSINESS.

ALSO AVAILABLE FOR LEASE! PLEASE CALL US FOR AVAILABILITY!

OFFERING SUMMARY

Sale Price	\$1,000,000
Lot Size	1.49 Acres
Building Size	21,344 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,443	\$40,716
3 Miles	49,644	\$44,740
5 Miles	75,392	\$49,116

For more information

Jerry Brewer

O: 903 793 2666
jerry@amreal.com

For Sale

Office Building

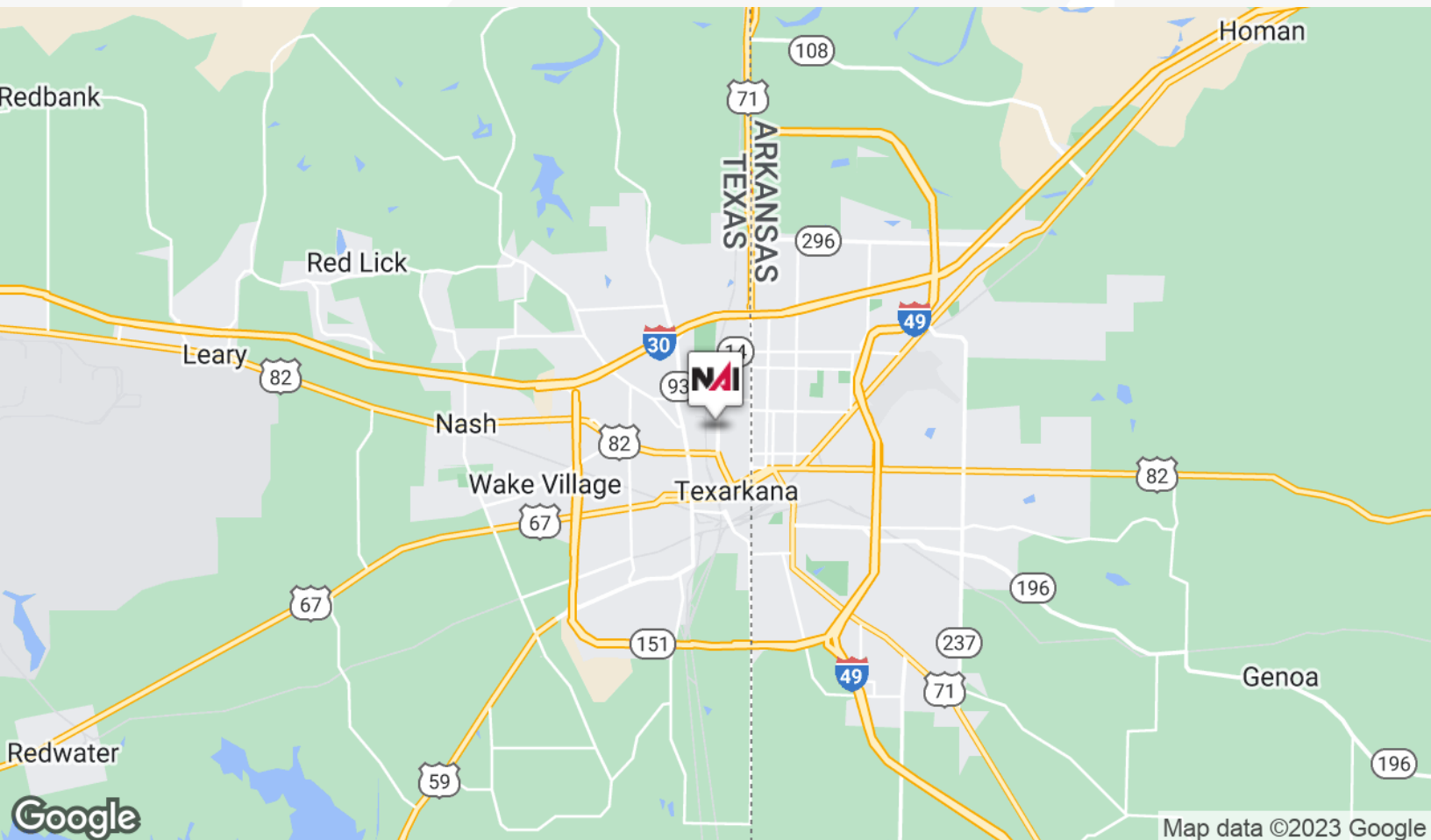
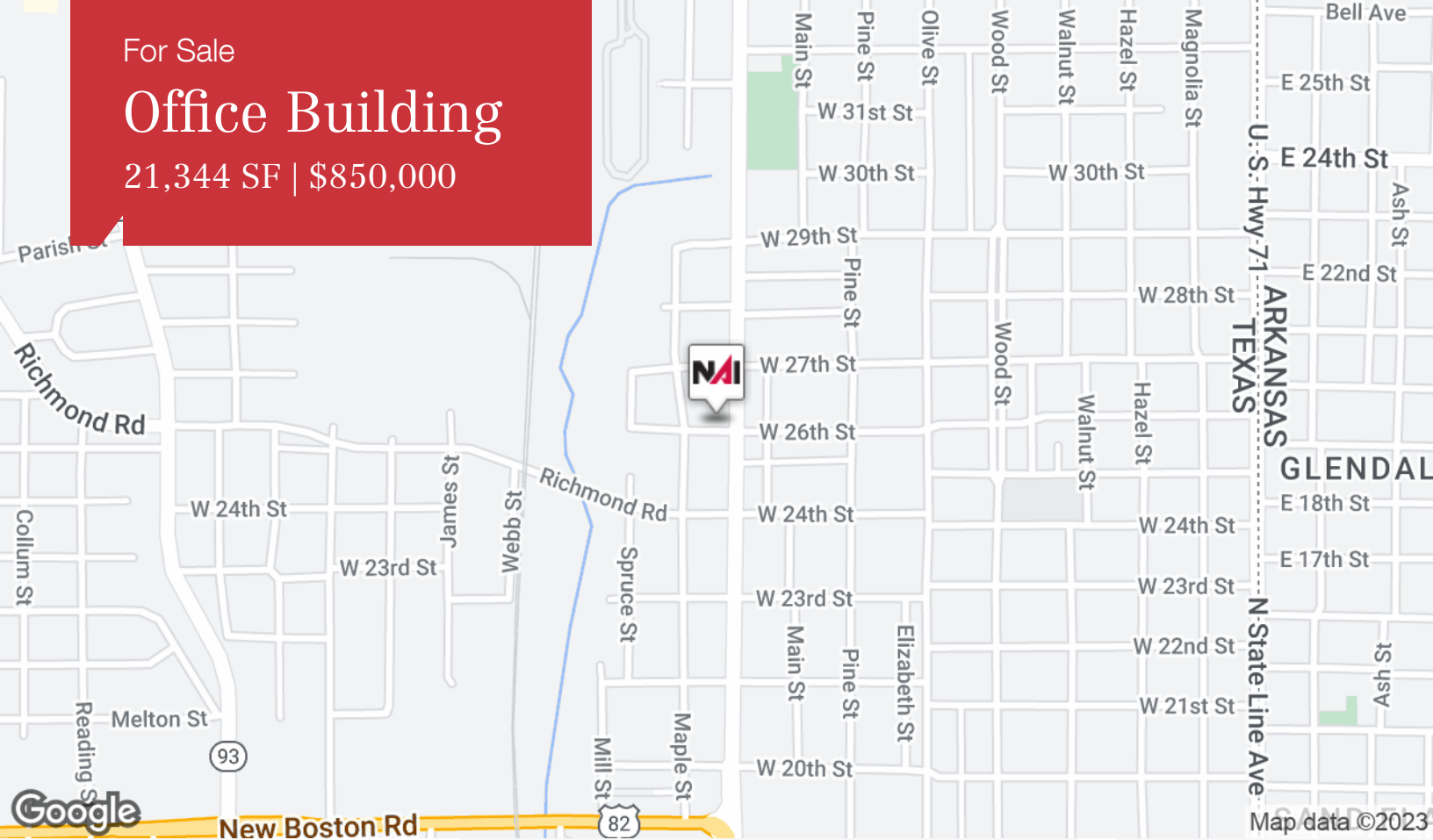
21,344 SF | \$850,000



For Sale

Office Building

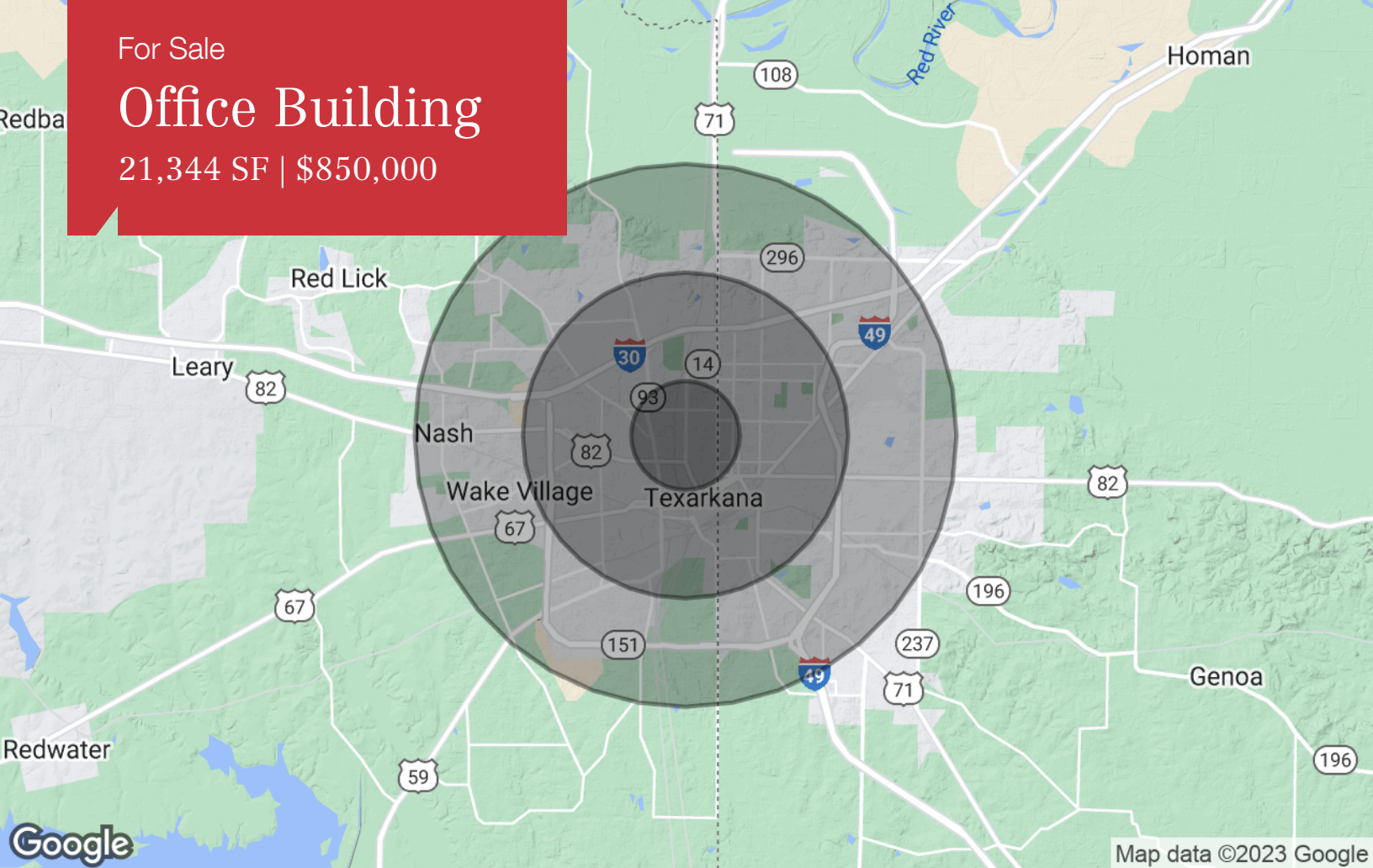
21,344 SF | \$850,000



For Sale

Office Building

21,344 SF | \$850,000



Map data ©2023 Google

Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,443	49,644	75,392
MEDIAN AGE	34.4	34.8	35.5
MEDIAN AGE (MALE)	33.4	32.4	33.1
MEDIAN AGE (FEMALE)	36.7	37.4	38.2

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,226	19,173	28,904
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$40,716	\$44,740	\$49,116
AVERAGE HOUSE VALUE	\$85,424	\$107,371	\$119,455

Race

	1 Mile	3 Miles	5 Miles
% WHITE	49.7%	54.4%	58.2%
% BLACK	47.5%	42.1%	38.1%
% ASIAN	0.0%	0.5%	0.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.5%	0.6%
% OTHER	2.5%	2.5%	2.4%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	5.0%	4.5%	4.8%

* Demographic data derived from 2020 ACS - US Census