

For Lease

Office

65 - 1,225 SF



2601-2605 Texas Blvd

Texarkana, Texas 75503

Property Description

Texas Blvd. Office Center provides a great location as well as multiple office options for your distinct needs.

The office center consists of three office buildings in the approximate geographic center of Texarkana, TX & Texarkana, AR.

Offices are leased with all bills paid and janitorial service twice per week

Offices have been freshly painted inside and out and are ready to fit your needs!

OFFERING SUMMARY

Available SF	65 - 1,225
Lease Rate	Negotiable
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

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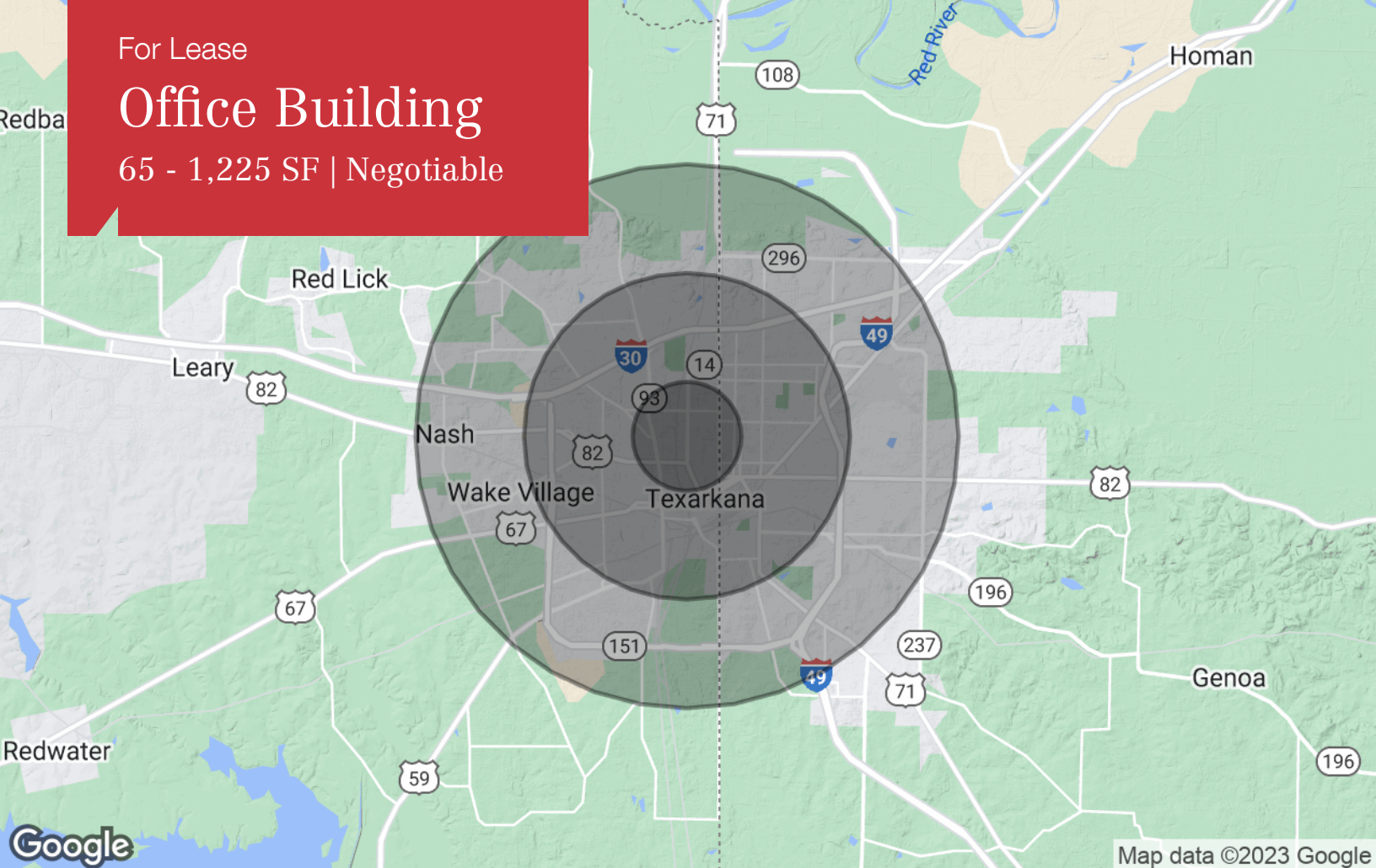
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Population

	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