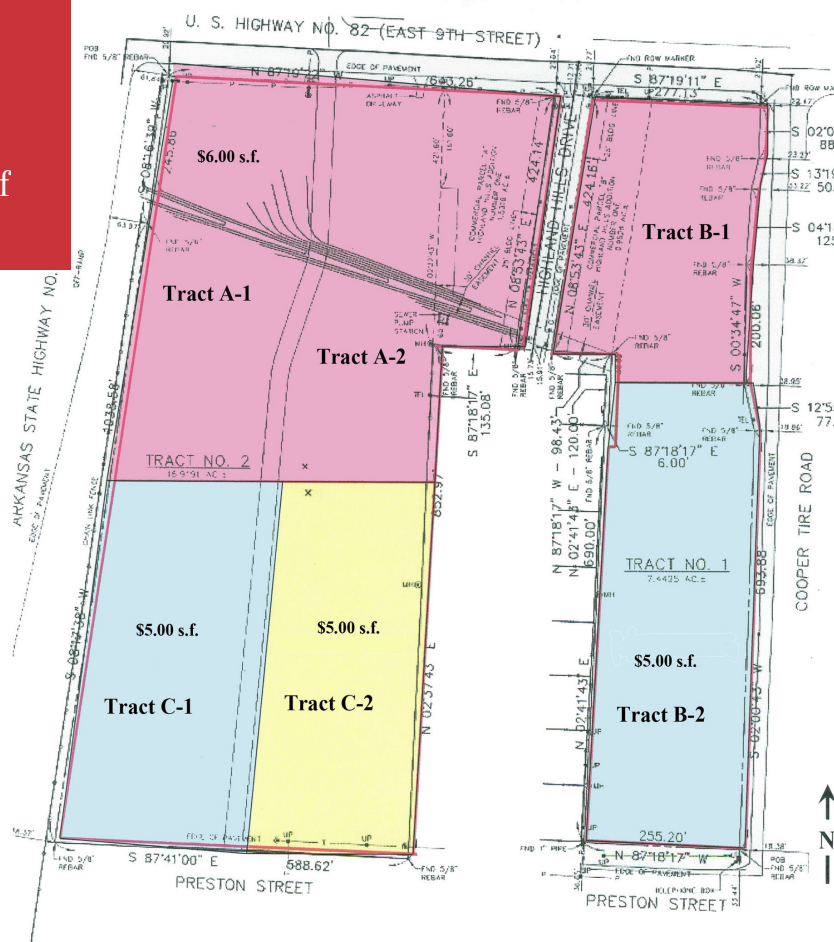


For Sale
Land
\$4.00-\$7.00 psf



Loop 245 & Hwy 82 E.

Texarkana, Arkansas 71854

Property Description

8 lots available, ranging from 1.23 acres to 8.73 acres.

All Utilities Available. Located in a growing and prospering area of Texarkana, Arkansas.

Approximately 1 1/2 miles from the airport and 3/4 mile from Cooper Tire Manufacturing Facility.

Excellent site for restaurant, hotel, fuel stop, retail, banking, and office complex.

This area will only get better as I-49 (I-549) is nearing completion

OFFERING SUMMARY

Sale Price	\$4 to \$7 psf
Lot Size	8 lots totaling 24.30 acres

DEMOGRAPHICS

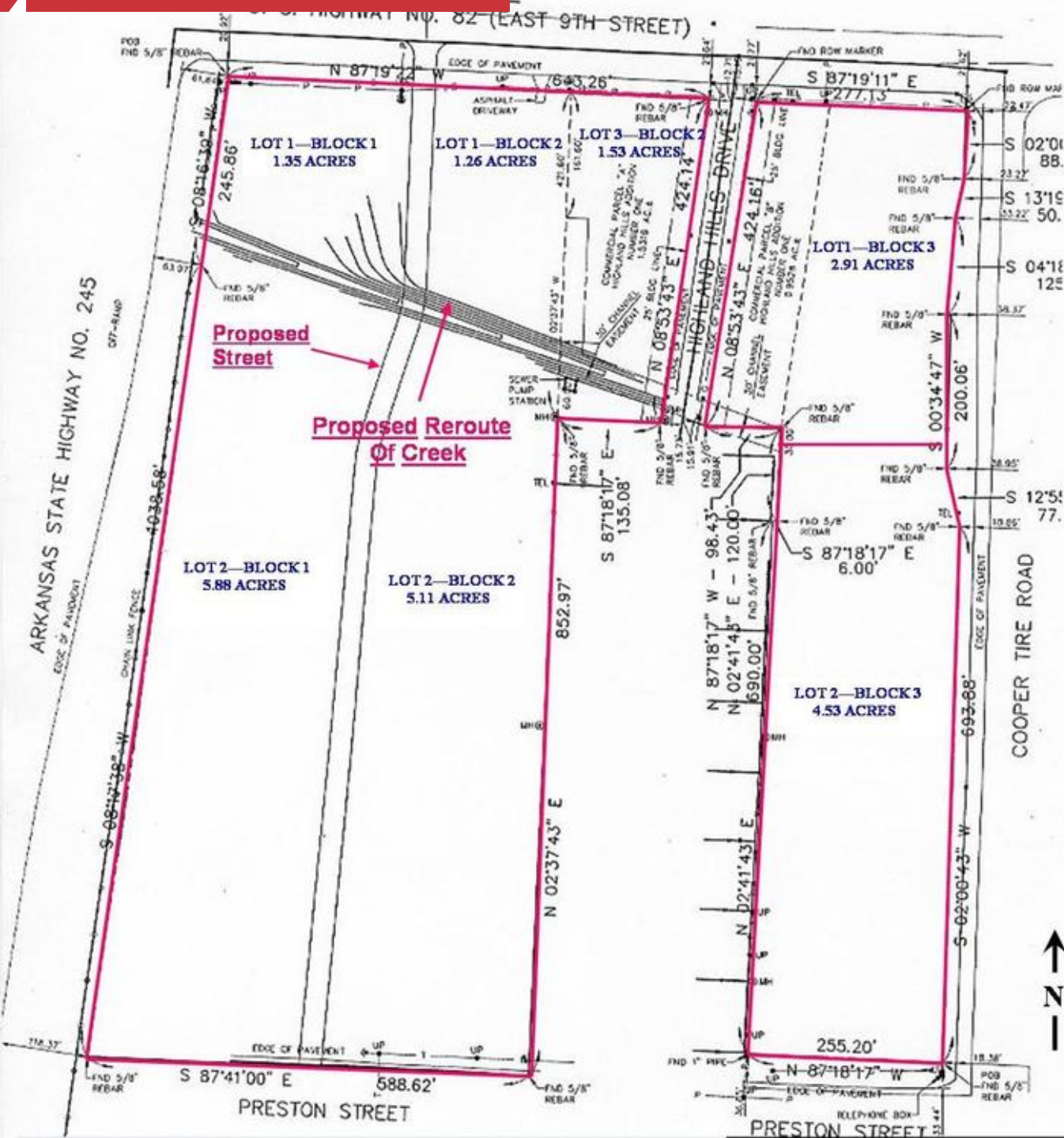
Stats	Population	Avg. HH Income
1 Mile	2,493	\$35,259
5 Miles	52,584	\$44,767
10 Miles	97,197	\$52,422

For more information

Jerry Brewer

O: 903 793 2666

jerry@amreal.com



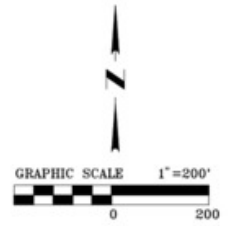
NAI AMERICAN REALTY COMPANY

COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

(903) 793-2666 fax: (903) 793-3094

Jerry L. Brewer
903-691-0941
jerry@amreal.com

Additional Photos



CONCEPTUAL		MTG <i>engineers</i> CIVIL ENVIRONMENTAL SURVEYING 3405 SCHWELL LANE - P.O. BOX 3186 TEXARKANA, TEXAS 75503 P: 409.858.8585 F: 409.852.4100 www.mtgengineers.com ©MTG 2014 DPE NO. P-354	
VAUGHAN PROPERTIES TEXARKANA, ARKANSAS			
Date	Revision/Description		
Drawn By BAH	Checked By	Project No.	Sheets No.

TEXAS, ARKANSAS

LOOP 245 & U. S. HWY 82 EAST



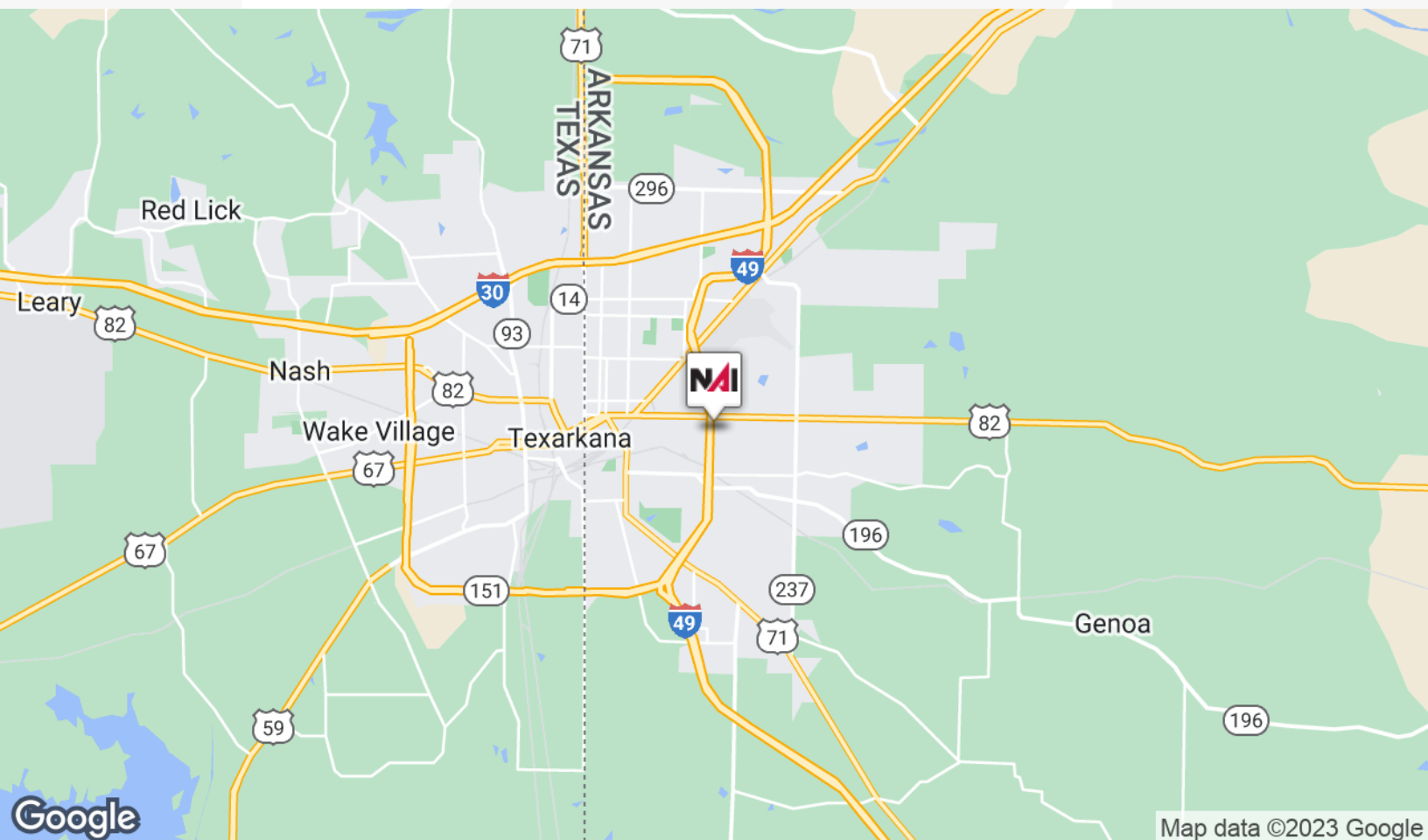
NAI AMERICAN REALTY COMPANY

COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

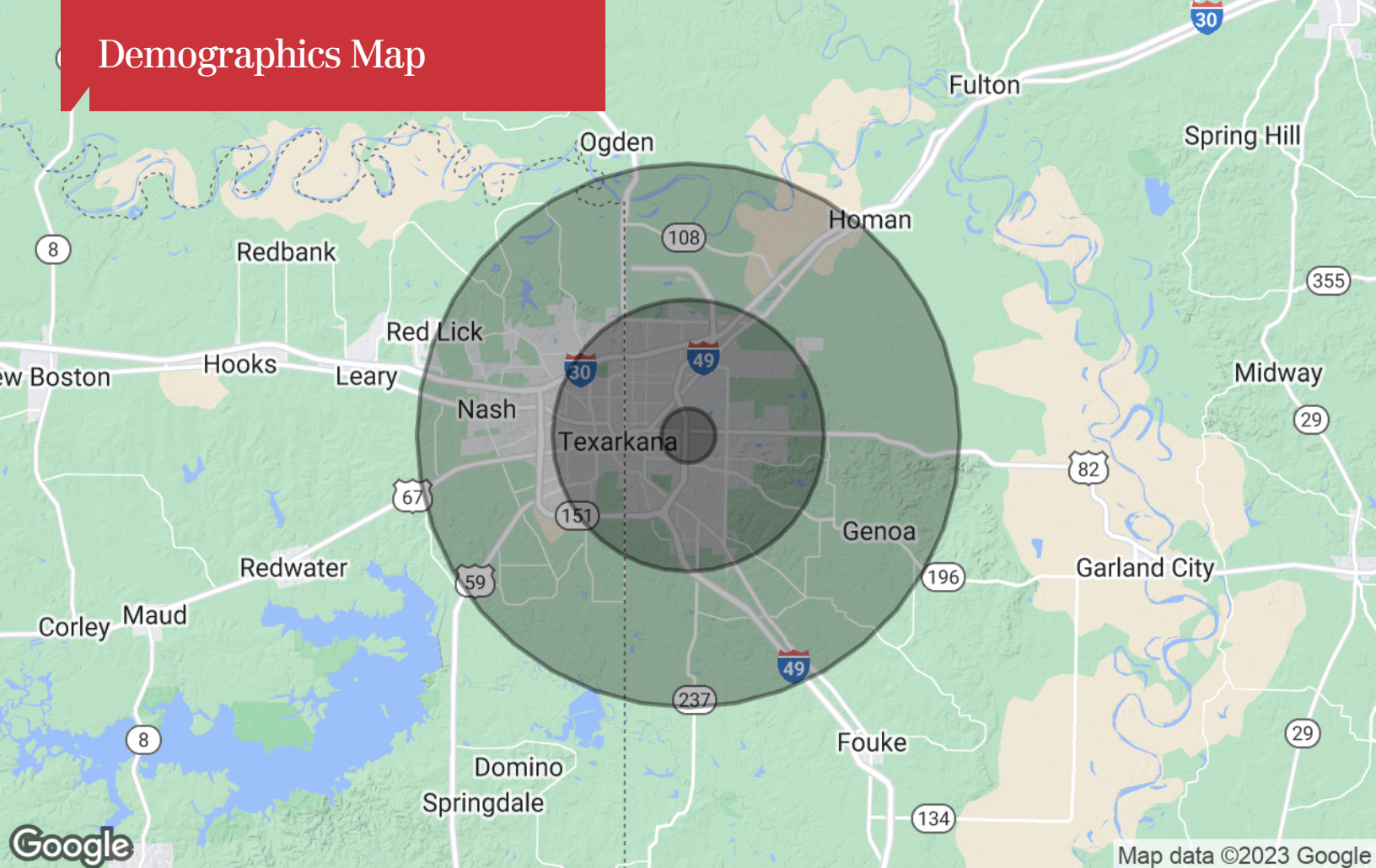
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Location Maps



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,493	52,584	97,197
MEDIAN AGE	33.4	35.5	36.1
MEDIAN AGE (MALE)	33.4	34.4	33.9
MEDIAN AGE (FEMALE)	33.4	37.0	38.6

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	958	20,059	36,678
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$35,259	\$44,767	\$52,422
AVERAGE HOUSE VALUE	\$52,743	\$112,238	\$125,115

Race

	1 Mile	5 Miles	10 Miles
% WHITE	36.8%	56.6%	63.4%
% BLACK	60.0%	40.7%	32.6%
% ASIAN	2.2%	0.6%	0.8%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.8%	0.5%	0.7%
% OTHER	0.1%	1.5%	2.4%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	0.7%	3.9%	5.3%

* Demographic data derived from 2020 ACS - US Census