

For Sale

Retail Property

11,741 SF | \$2,000,000



Texarkana Plaza

131 Arkansas Blvd.

Texarkana, Arkansas 71854

Property Description

Walmart anchored center now available in Texarkana, AR.

11,741 sf of retail space on .81 acres.

GREAT location with high traffic from anchor.

Nearby businesses include Albertson's, Starbucks, Schlotzsky's, CVS, and Walgreen's.

OFFERING SUMMARY

Sale Price	\$2,000,000
Lot Size	0.81 Acres
Building Size	11,741 sf

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,811	\$43,017
3 Miles	43,535	\$49,460
5 Miles	69,568	\$49,474

For more information

Jerry Brewer

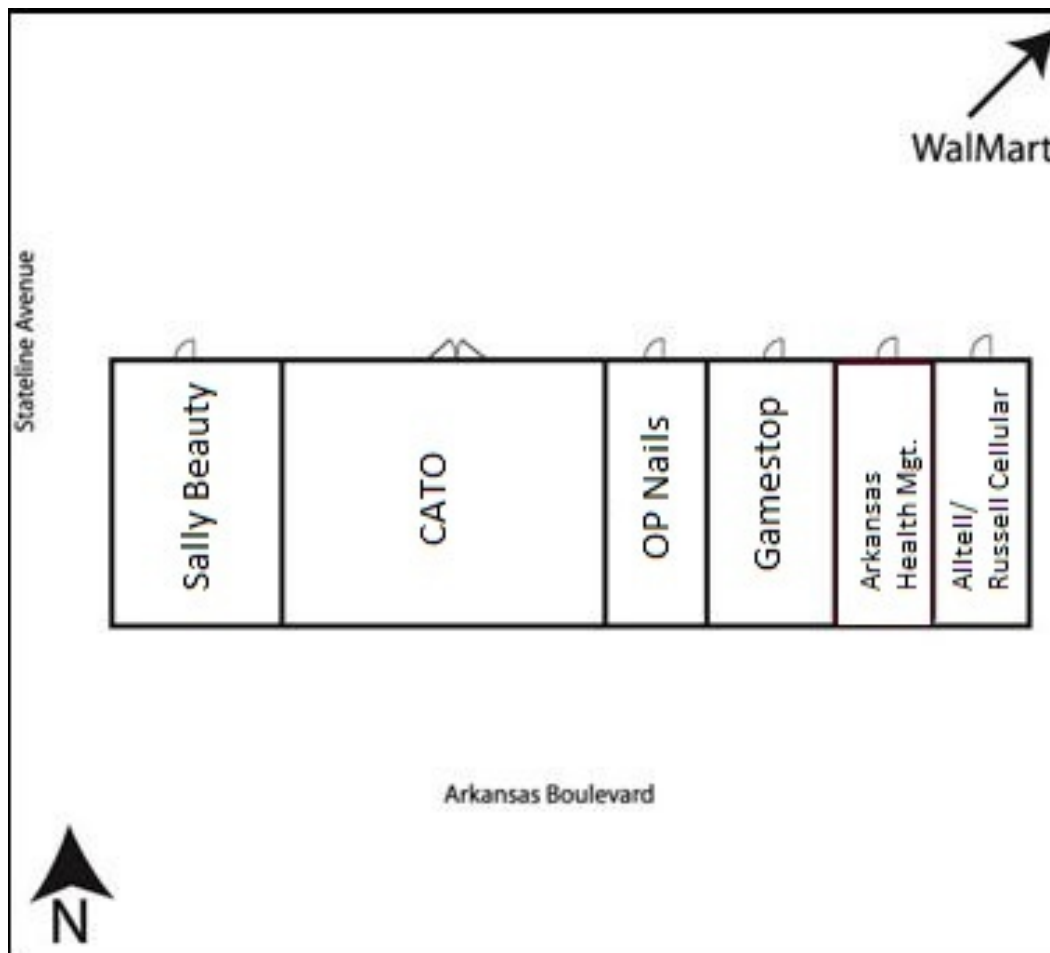
O: 903 793 2666

jerry@amreal.com

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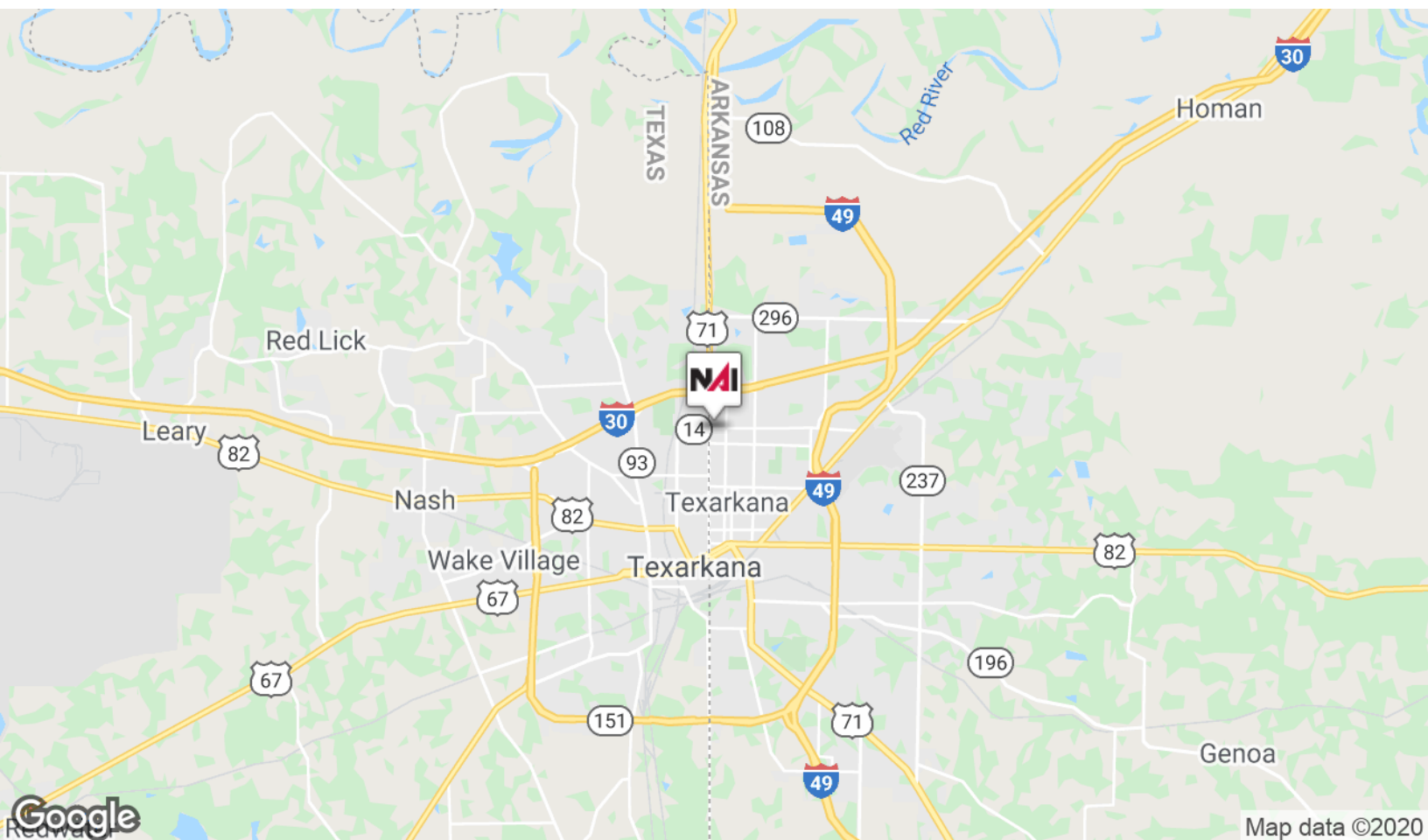
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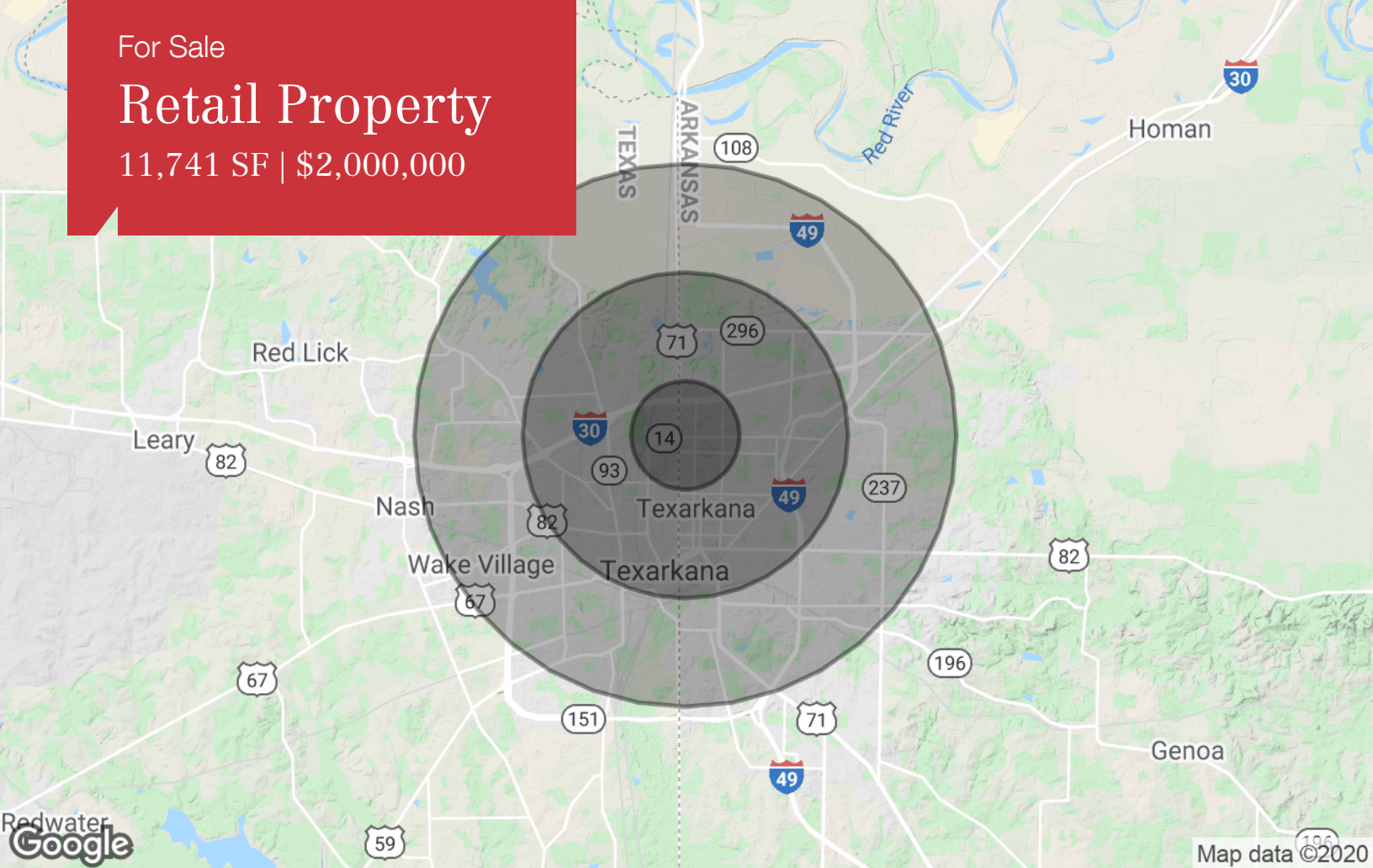
NAIAmerican Realty

2603 Texas Boulevard Suite 101
Texarkana, TX 75503
903 793 2666 tel
amreal.com

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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,811	43,535	69,568
MEDIAN AGE	37.4	35.9	35.3
MEDIAN AGE (MALE)	35.0	34.4	32.9
MEDIAN AGE (FEMALE)	39.5	37.4	37.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,202	17,114	26,933
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$43,017	\$49,460	\$49,474
AVERAGE HOUSE VALUE	\$92,463	\$139,793	\$127,565

Race

	1 Mile	3 Miles	5 Miles
% WHITE	69.1%	58.0%	57.9%
% BLACK	29.4%	38.3%	38.5%
% ASIAN	0.0%	0.5%	0.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.6%	0.6%
% OTHER	1.2%	2.6%	2.3%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.8%	4.7%	4.5%

* Demographic data derived from 2010 US Census