

# For Sale

## Commercial Building

\$125,000



**4203 Preston Street**  
**Texarkana, AR**

**Adam Dukelow**

512.492.5584

**PHIL BISHOP**

903.244.8368

**Large Central Meeting Area**

**Full Kitchen w/  
Built in Cabinets**

**3 HVAC UNITS**

**Former Square Dance Hall**

**[www.CurtGreen.com](http://www.CurtGreen.com)**



**CURT GREEN**  
**& COMPANY, LLC**  
— COMMERCIAL REAL ESTATE —



## *Disclaimer*

This Offering Memorandum was prepared by Curt Green & Company, LLC (“Broker”) solely for the purpose of prospective purchasers of the real properties commonly known as The Leaves of Winnsboro located at 4203 Preston St, Texarkana, Miller County, AR (“Property”). Neither the broker, nor the owner of the Property (“Owner”), makes any representations or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Offering Memorandum.

Prospective Purchasers of the Property are advised (i) that any changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum was prepared, and (ii) that projections contained herein are based upon assumptions of the events beyond the control of Broker and, therefore, may be subject to variation. Prospective purchasers of the property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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The Broker is the Seller/Owner’s Agent and represents the Owner/Seller.

If you have no interest in the Property, please return the Offering Memorandum forthwith.



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<b>Location:</b>	4203 Preston Texarkana, Bowie County, Texas
<b>Lot Size</b>	1 Acre
<b>Building Size</b>	4,000 sq ft
<b>Price per sq ft</b>	\$31.25
<b>Bldg Height</b>	12 Ft



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## Pictures





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## Pictures



This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



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## Aerial



Site Map on Satellite Imagery - 0.8 Miles Wide

4203 Preston St, Texarkana, Arkansas, 71854  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.42684  
Longitude: -93.99822



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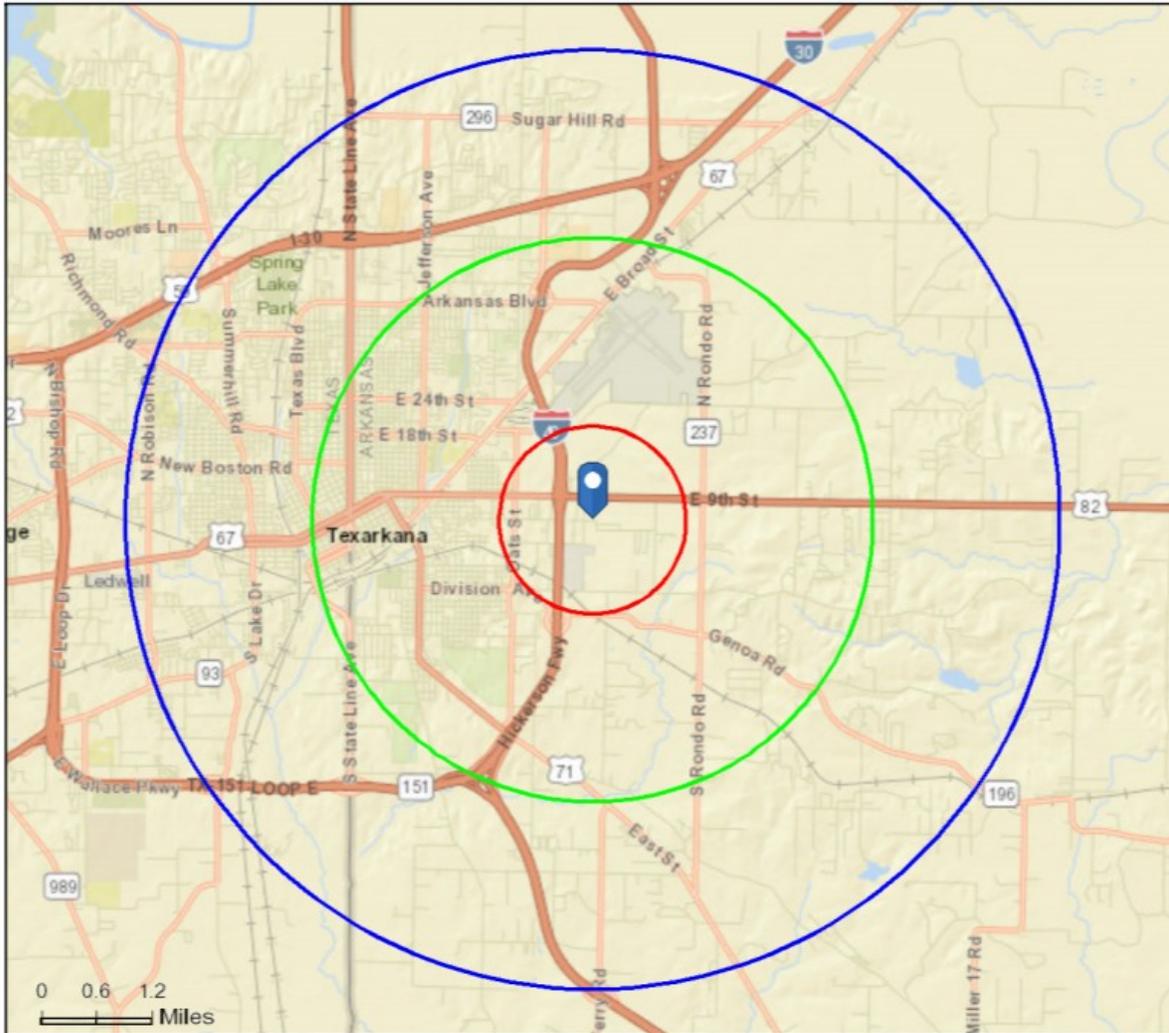
# Site Map



## Site Map

4203 Preston St, Texarkana, Arkansas, 71854  
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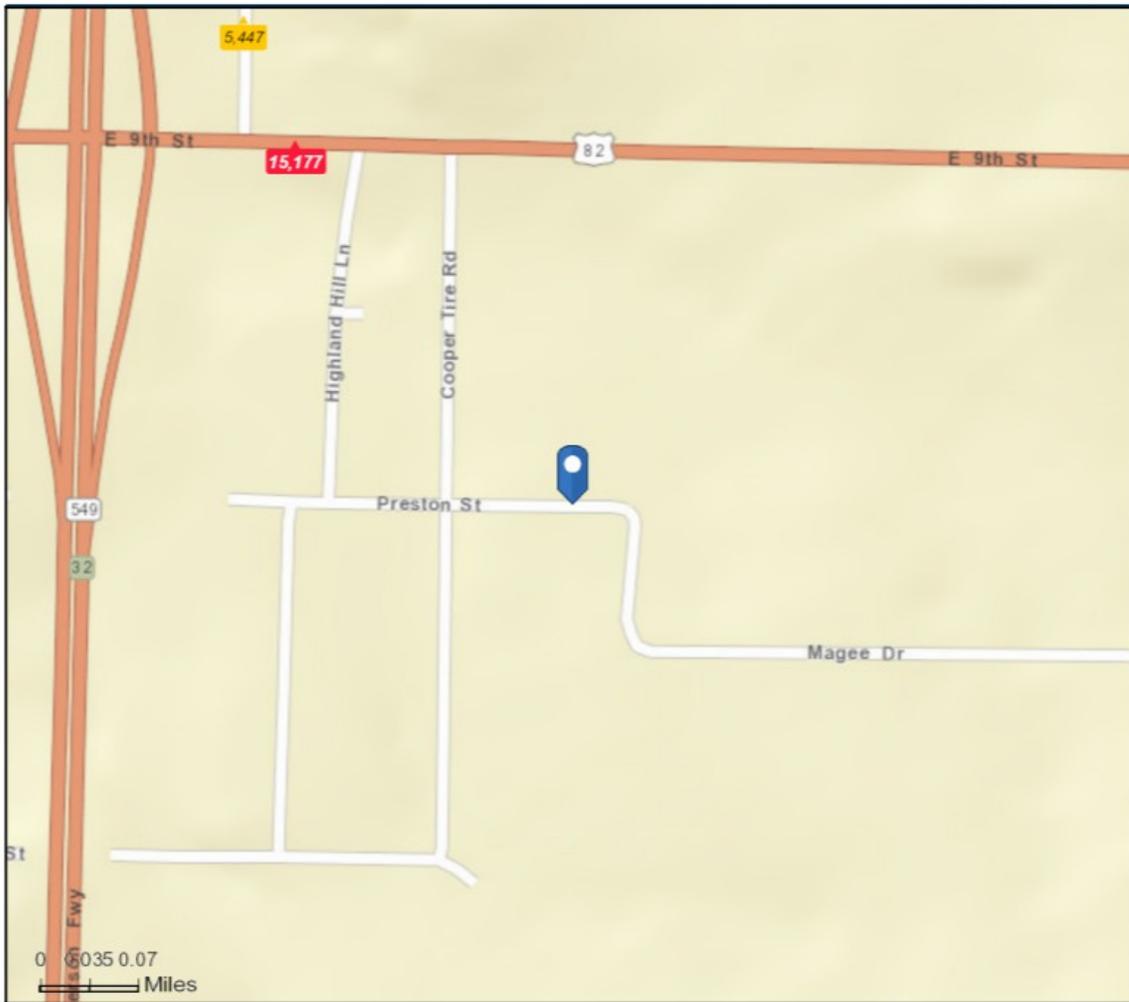
# Traffic Count Map



## Traffic Count Map - Close Up

4203 Preston St, Texarkana, Arkansas, 71854  
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## Executive Summary

4203 Preston St, Texarkana, Arkansas, 71854  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,169	23,999	51,284
2010 Population	1,520	24,199	52,134
2017 Population	1,694	24,111	52,677
2022 Population	1,788	24,214	53,199
2000-2010 Annual Rate	2.66%	0.08%	0.16%
2010-2017 Annual Rate	1.51%	-0.05%	0.14%
2017-2022 Annual Rate	1.09%	0.09%	0.20%
2017 Male Population	44.3%	50.6%	48.8%
2017 Female Population	55.7%	49.4%	51.2%
2017 Median Age	30.8	36.9	37.1

In the identified area, the current year population is 52,677. In 2010, the Census count in the area was 52,134. The rate of change since 2010 was 0.14% annually. The five-year projection for the population in the area is 53,199 representing a change of 0.20% annually from 2017 to 2022. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 30.8, compared to U.S. median age of 38.2.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2017 White Alone	41.7%	55.8%	52.8%
2017 Black Alone	53.0%	37.9%	39.6%
2017 American Indian/Alaska Native Alone	0.6%	0.7%	0.7%
2017 Asian Alone	0.4%	0.6%	0.9%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	1.5%	2.3%	3.2%
2017 Two or More Races	2.7%	2.6%	2.8%
2017 Hispanic Origin (Any Race)	3.0%	4.9%	6.3%

Persons of Hispanic origin represent 6.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.5 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2000 Households	463	9,002	19,977
2010 Households	607	9,251	20,697
2017 Total Households	685	9,321	21,017
2022 Total Households	727	9,418	21,284
2000-2010 Annual Rate	2.75%	0.27%	0.35%
2010-2017 Annual Rate	1.68%	0.10%	0.21%
2017-2022 Annual Rate	1.20%	0.21%	0.25%
2017 Average Household Size	2.47	2.36	2.37

The household count in this area has changed from 20,697 in 2010 to 21,017 in the current year, a change of 0.21% annually. The five-year projection of households is 21,284, a change of 0.25% annually from the current year total. Average household size is currently 2.37, compared to 2.38 in the year 2010. The number of families in the current year is 13,099 in the specified area.



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$19,390	\$34,697	\$36,138
2022 Median Household Income	\$19,090	\$35,476	\$37,047
2017-2022 Annual Rate	-0.31%	0.45%	0.50%
<b>Average Household Income</b>			
2017 Average Household Income	\$32,835	\$46,503	\$49,454
2022 Average Household Income	\$35,192	\$51,144	\$54,298
2017-2022 Annual Rate	1.40%	1.92%	1.89%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$13,047	\$19,584	\$20,758
2022 Per Capita Income	\$14,057	\$21,498	\$22,741
2017-2022 Annual Rate	1.50%	1.88%	1.84%

### Households by Income

Current median household income is \$36,138 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$37,047 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$49,454 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$54,298 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$20,758 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$22,741 in five years, compared to \$34,828 for all U.S. households

### Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	473	10,294	22,661
2000 Owner Occupied Housing Units	275	5,342	11,725
2000 Renter Occupied Housing Units	188	3,660	8,252
2000 Vacant Housing Units	10	1,292	2,684
2010 Total Housing Units	638	10,495	23,344
2010 Owner Occupied Housing Units	278	4,961	10,936
2010 Renter Occupied Housing Units	329	4,290	9,761
2010 Vacant Housing Units	31	1,244	2,647
2017 Total Housing Units	700	10,677	23,882
2017 Owner Occupied Housing Units	295	4,831	10,662
2017 Renter Occupied Housing Units	390	4,490	10,355
2017 Vacant Housing Units	15	1,356	2,865
2022 Total Housing Units	742	10,840	24,314
2022 Owner Occupied Housing Units	308	4,875	10,759
2022 Renter Occupied Housing Units	419	4,543	10,524
2022 Vacant Housing Units	15	1,422	3,030

Currently, 44.6% of the 23,882 housing units in the area are owner occupied; 43.4%, renter occupied; and 12.0% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 23,344 housing units in the area - 46.8% owner occupied, 41.8% renter occupied, and 11.3% vacant. The annual rate of change in housing units since 2010 is 1.02%. Median home value in the area is \$95,161, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.84% annually to \$126,374.