

# For Lease

6872 Hampton Rd., Texarkana, TX

*\$12.00 per SF + NNN*



**CURT GREEN**  
**& COMPANY, LLC**  
— COMMERCIAL REAL ESTATE —  
**WWW.CURTGREEN.COM**

**903.223.8000**

**ADAM DUKELOW**

**512.492.5584**

**Adam@curtgreen.com**

**PHIL BISHOP**

**903.244.8368**

**Philb@curtgreen.com**

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# CONFIDENTIALITY MEMORANDUM

## *Disclaimer*

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



## ADDITIONAL PHOTOS



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## PROPERTY INFORMATION

<b>Location:</b>	6872 Hampton Rd. Texarkana, Texas 75503
<b>Price:</b>	\$12.00 per SF + NNN
<b>Property:</b>	1.574 acres
<b>Building Size:</b>	3,000 sq. ft. with dock





# AERIAL



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# AERIAL

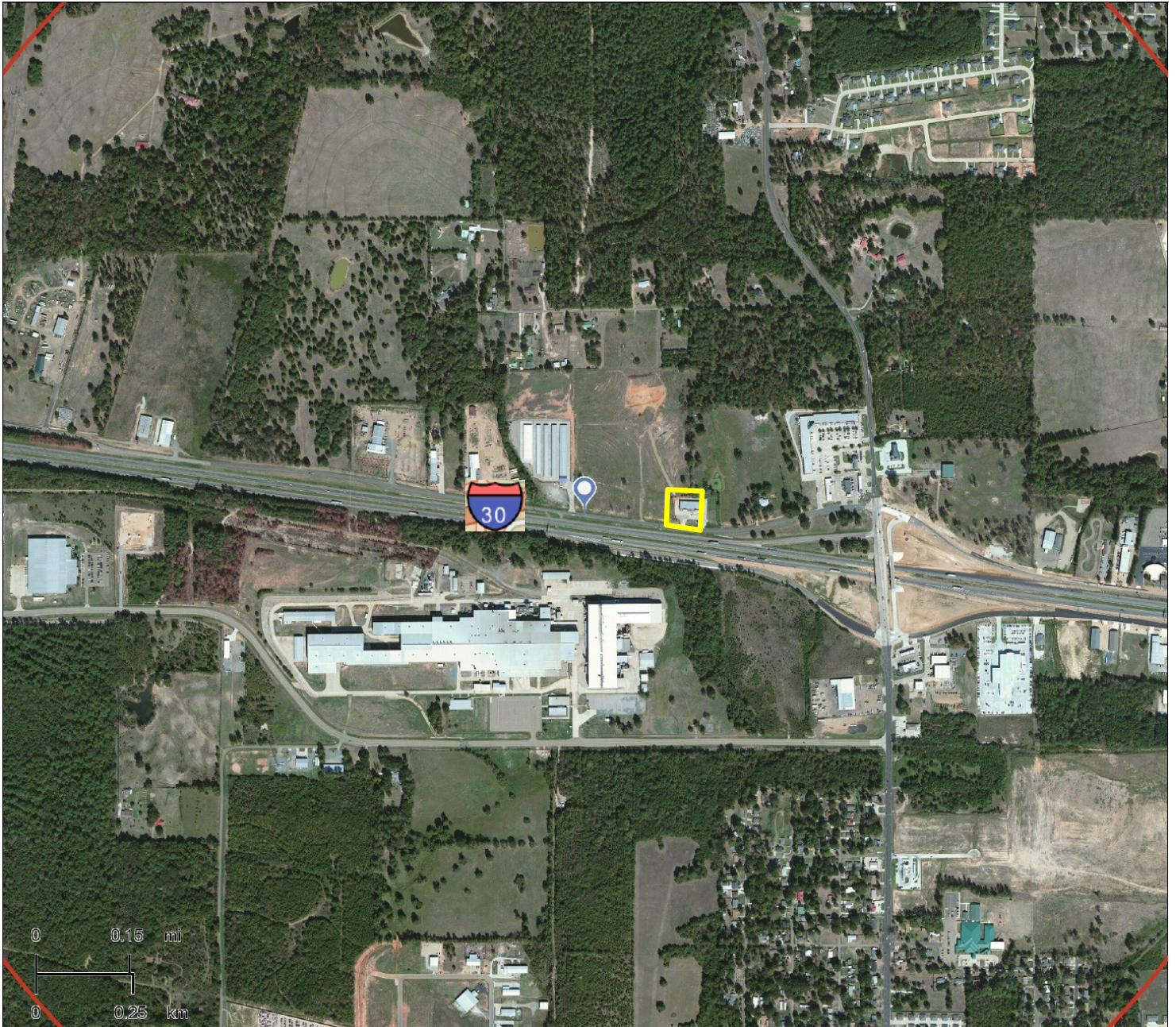


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# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,430	16,397	40,562
2010 Population	1,831	19,426	44,185
2015 Population	1,833	20,446	46,305
2020 Population	1,904	21,402	48,215
2000-2010 Annual Rate	2.50%	1.71%	0.86%
2010-2015 Annual Rate	0.02%	0.98%	0.90%
2015-2020 Annual Rate	0.76%	0.92%	0.81%
2015 Male Population	47.5%	47.9%	47.5%
2015 Female Population	52.5%	52.1%	52.5%
2015 Median Age	35.3	38.4	37.7

In the identified area, the current year population is 46,305. In 2010, the Census count in the area was 44,185. The rate of change since 2010 was 0.90% annually. The five-year projection for the population in the area is 48,215 representing a change of 0.81% annually from 2015 to 2020. Currently, the population is 47.5% male and 52.5% female.

## Median Age

The median age in this area is 35.3, compared to U.S. median age of 37.9.

## Race and Ethnicity

2015 White Alone	76.8%	74.5%	62.5%
2015 Black Alone	12.3%	16.9%	28.8%
2015 American Indian/Alaska Native Alone	1.1%	0.9%	0.7%
2015 Asian Alone	1.3%	1.7%	1.5%
2015 Pacific Islander Alone	0.0%	0.1%	0.1%
2015 Other Race	5.2%	3.5%	3.9%
2015 Two or More Races	3.3%	2.4%	2.6%
2015 Hispanic Origin (Any Race)	11.0%	7.2%	7.4%

Persons of Hispanic origin represent 7.4% of the population in the identified area compared to 17.6% 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 59.1 in the identified area, compared to 63.0 for the U.S. as a whole.

## Households

2000 Households	552	6,464	16,147
2010 Households	702	7,760	17,678
2015 Total Households	706	8,201	18,547
2020 Total Households	734	8,605	19,323
2000-2010 Annual Rate	2.43%	1.84%	0.91%
2010-2015 Annual Rate	0.11%	1.06%	0.92%
2015-2020 Annual Rate	0.78%	0.97%	0.82%
2015 Average Household Size	2.60	2.49	2.47

The household count in this area has changed from 17,678 in 2010 to 18,547 in the current year, a change of 0.92% annually. The five-year projection of households is 19,323, a change of 0.82% annually from the current year total. Average household size is currently 2.47, compared to 2.47 in the year 2010. The number of families in the current year is 12,329 in the specified area.



# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$52,707	\$56,419	\$45,840
2020 Median Household Income	\$60,651	\$65,150	\$51,204
2015-2020 Annual Rate	2.85%	2.92%	2.24%
<b>Average Household Income</b>			
2015 Average Household Income	\$72,272	\$76,356	\$66,910
2020 Average Household Income	\$83,641	\$86,862	\$75,204
2015-2020 Annual Rate	2.97%	2.61%	2.36%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$27,453	\$30,609	\$27,052
2020 Per Capita Income	\$31,783	\$34,903	\$30,401
2015-2020 Annual Rate	2.97%	2.66%	2.36%

## Households by Income

Current median household income is \$45,840 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$51,204 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$66,910 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$75,204 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$27,052 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$30,401 in five years, compared to \$32,501 for all U.S. households

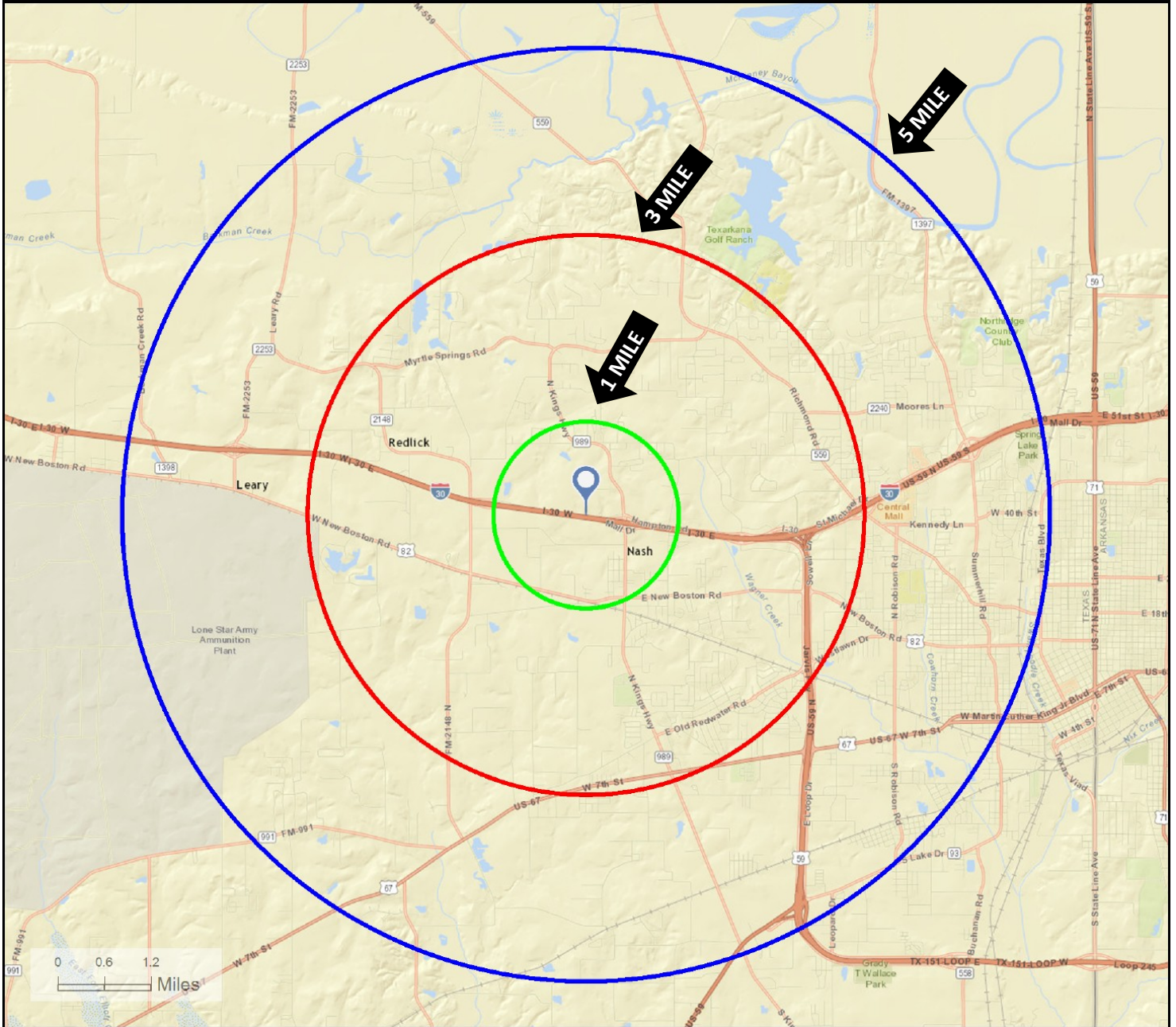
<b>Housing</b>			
2000 Total Housing Units	612	6,906	17,696
2000 Owner Occupied Housing Units	442	4,860	10,573
2000 Renter Occupied Housing Units	110	1,604	5,574
2000 Vacant Housing Units	60	442	1,549
2010 Total Housing Units	757	8,240	19,384
2010 Owner Occupied Housing Units	452	5,256	10,547
2010 Renter Occupied Housing Units	250	2,504	7,131
2010 Vacant Housing Units	55	480	1,706
2015 Total Housing Units	790	8,717	20,414
2015 Owner Occupied Housing Units	453	5,397	10,694
2015 Renter Occupied Housing Units	253	2,804	7,853
2015 Vacant Housing Units	84	516	1,867
2020 Total Housing Units	841	9,213	21,355
2020 Owner Occupied Housing Units	484	5,641	11,062
2020 Renter Occupied Housing Units	250	2,964	8,261
2020 Vacant Housing Units	107	608	2,032

Currently, 52.4% of the 20,414 housing units in the area are owner occupied; 38.5%, renter occupied; and 9.1% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 19,384 housing units in the area - 54.4% owner occupied, 36.8% renter occupied, and 8.8% vacant. The annual rate of change in housing units since 2010 is 2.33%. Median home value in the area is \$183,304, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.54% annually to \$228,860.





# SITE MAP



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