



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

REAL ESTATE DEVELOPMENT

INVESTMENTS

COMMERCIAL & RETAIL

FARM & RANCH

INDUSTRIAL

# For Sale 4.85 Acres

## \$121,000



**PRIME LAND W/ EASY ACCESS TO I 49 & I 30 - TEXARKANA, AR**

Location: Arkansas Blvd, Texarkana, AR

Size: 4.85 Acres / 211,266 sq ft

Price: \$121,000

Zoned: Commercial

FOR MORE INFORMATION CONTACT PHIL BISHOP [PHIL@CURTGREEN.COM](mailto:PHIL@CURTGREEN.COM)

903.244.8368 (c)

903.255.1715 (o)







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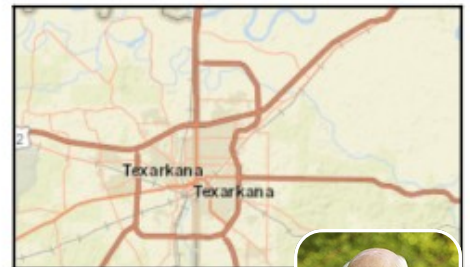
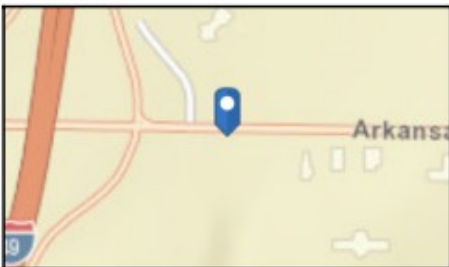
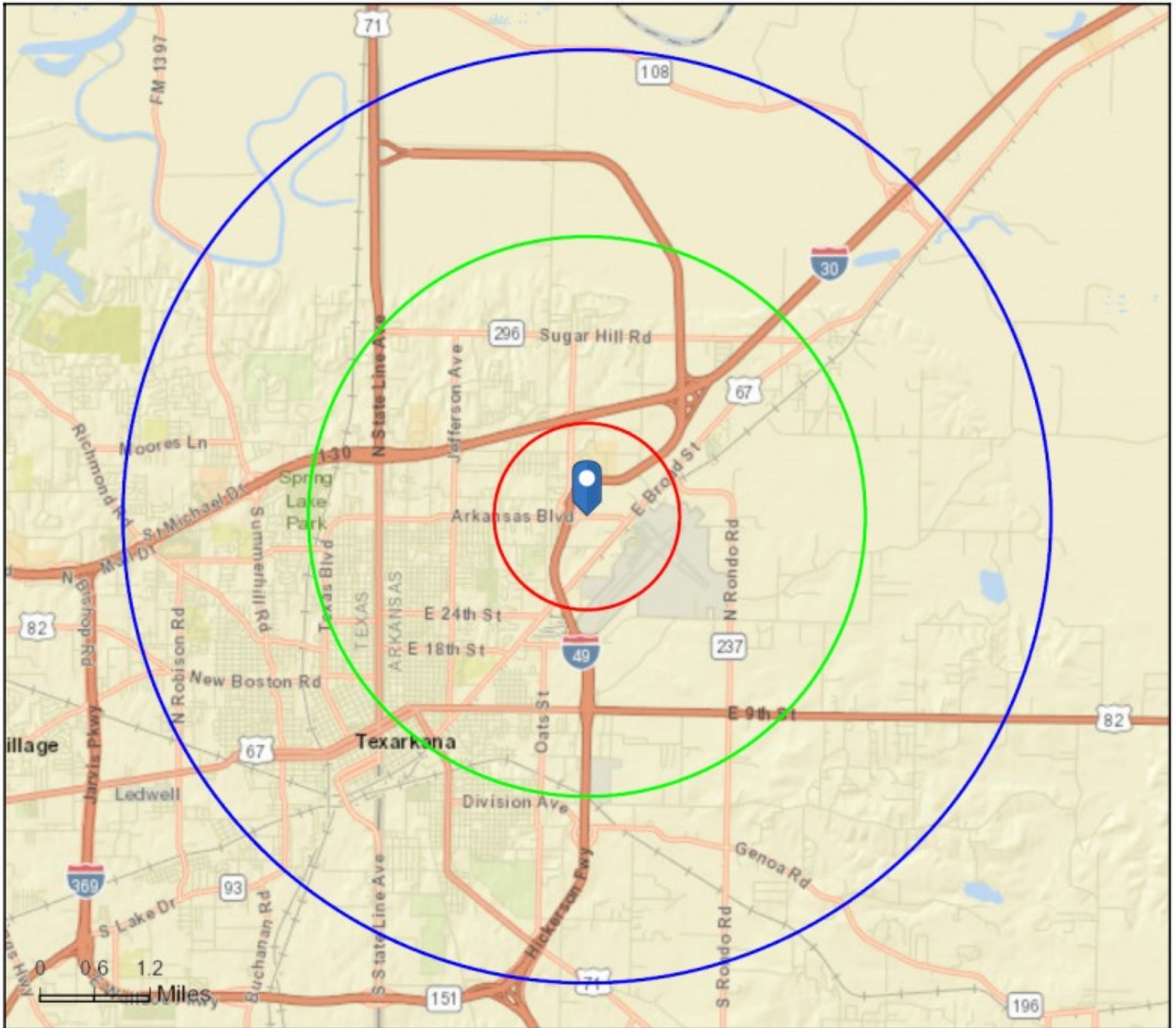
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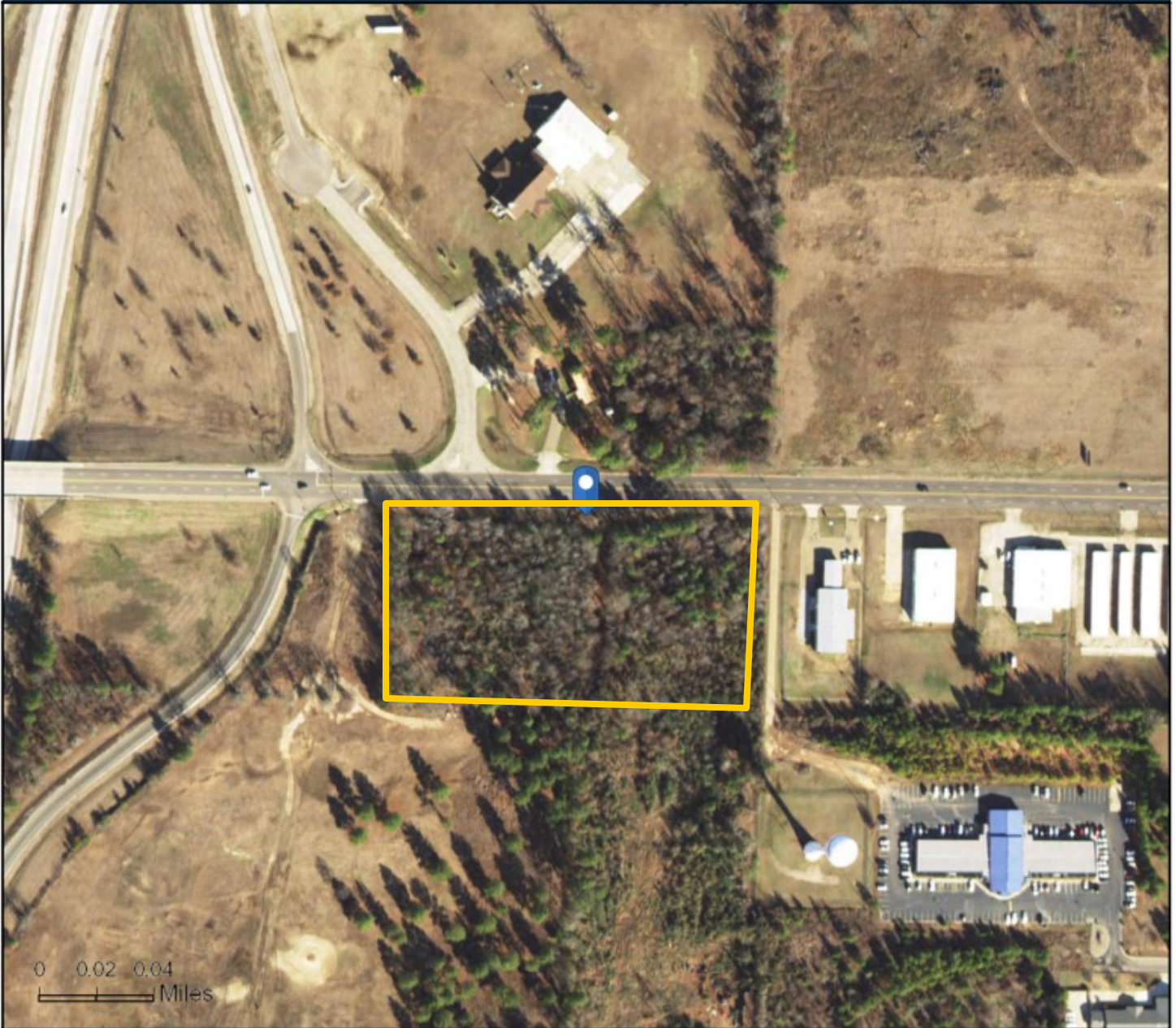
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## Site Map on Satellite Imagery - 0.4 Miles Wide

3400-3698 Arkansas Blvd  
3400-3698 Arkansas Blvd, Texarkana, Arkansas, 71854  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.46053  
Longitude: -94.00426



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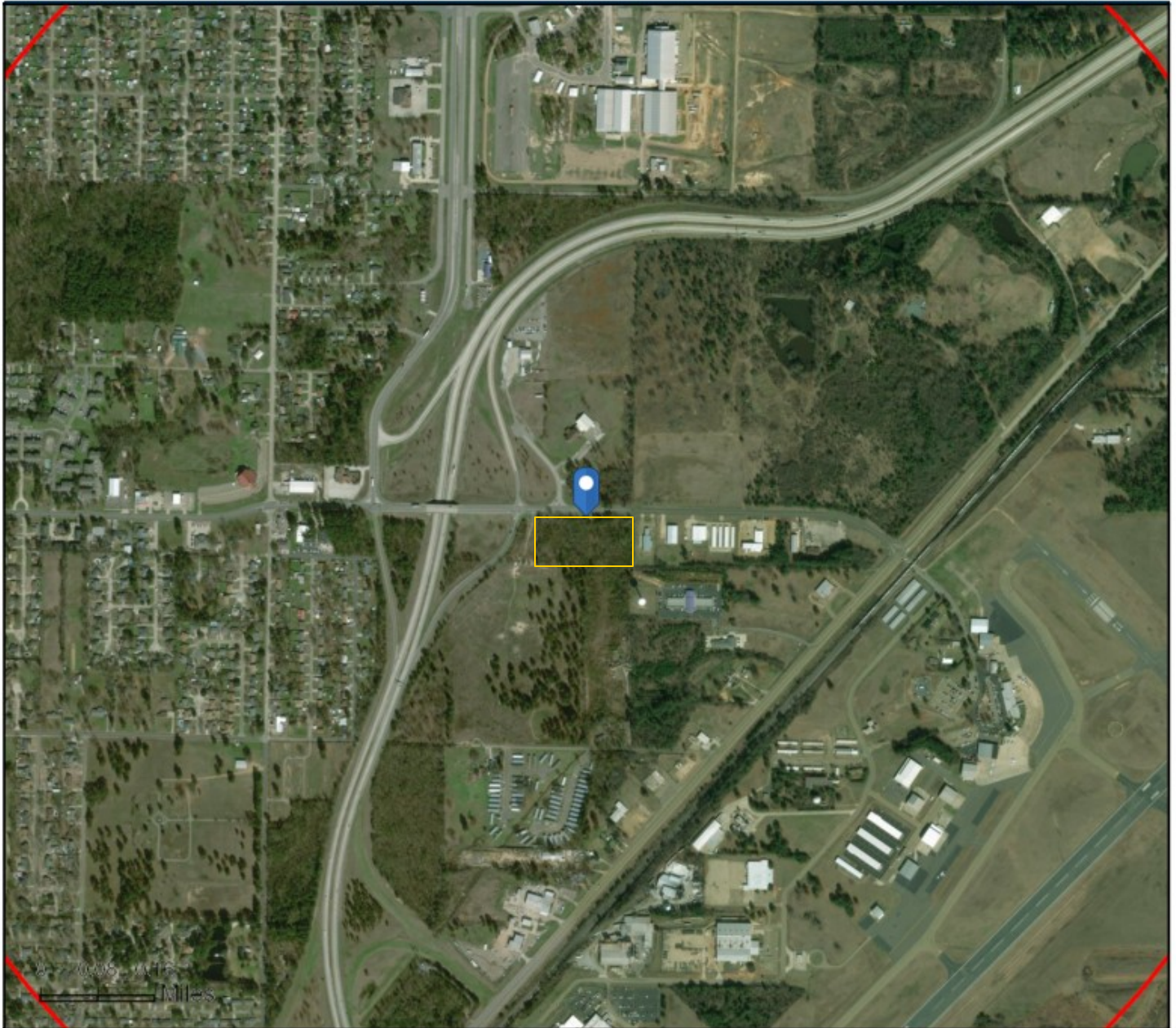
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## Site Map on Satellite Imagery - 1.6 Miles Wide

3400-3698 Arkansas Blvd  
3400-3698 Arkansas Blvd, Texarkana, Arkansas, 71854  
Rings: 1, 3, 5 mile radii

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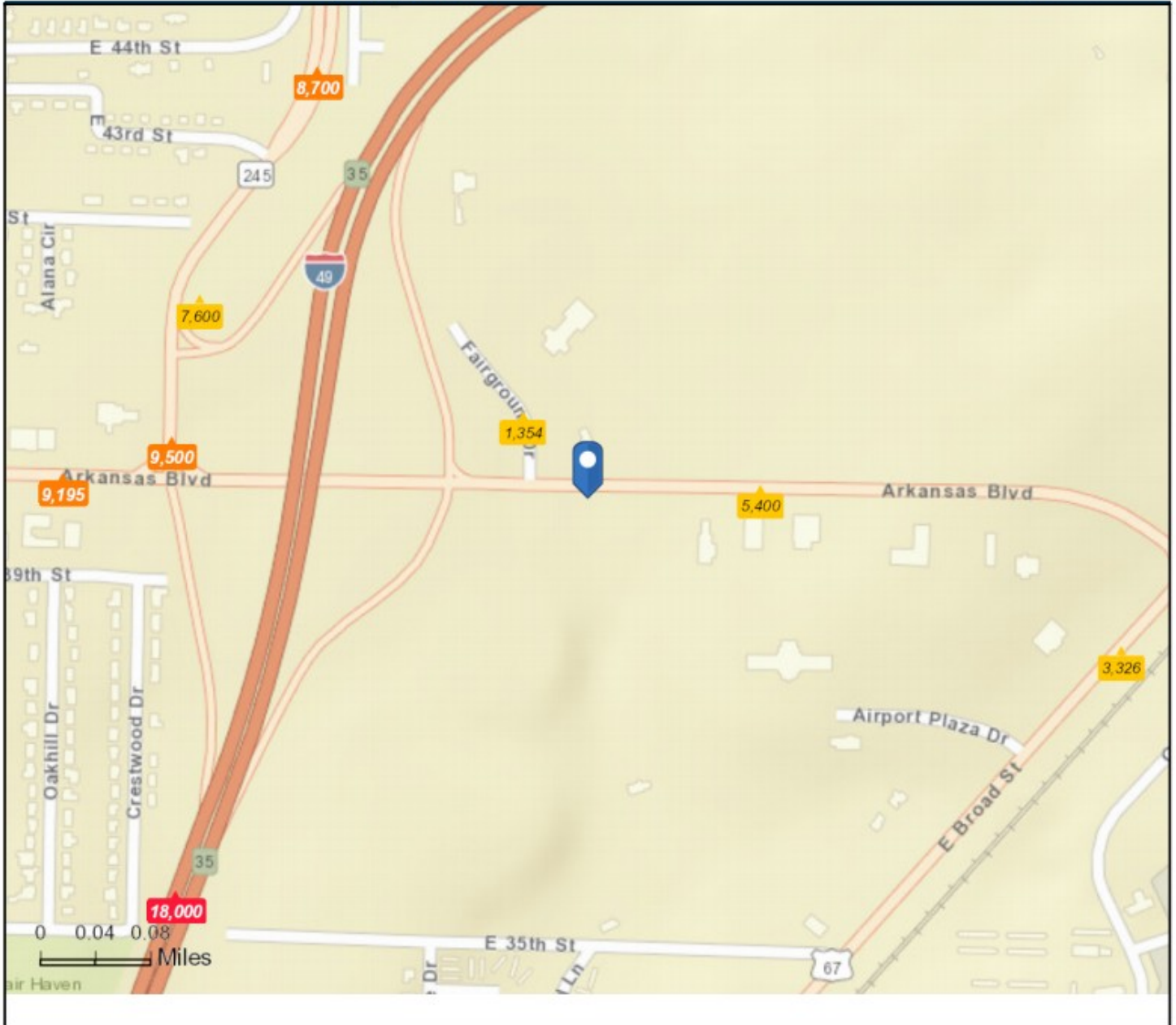
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## Traffic Count Map - Close Up

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## Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,289	23,797	52,517
2010 Population	2,434	25,581	53,961
2018 Population	2,425	25,918	54,623
2023 Population	2,440	26,227	55,153
2000-2010 Annual Rate	0.62%	0.73%	0.27%
2010-2018 Annual Rate	-0.04%	0.16%	0.15%
2018-2023 Annual Rate	0.12%	0.24%	0.19%
2018 Male Population	45.8%	47.0%	48.7%
2018 Female Population	54.2%	53.0%	51.3%
2018 Median Age	40.9	38.2	37.2

In the identified area, the current year population is 54,623. In 2010, the Census count in the area was 53,961. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 55,153 representing a change of 0.19% annually from 2018 to 2023. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 40.9, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	66.6%	57.7%	54.2%
2018 Black Alone	28.9%	36.1%	38.0%
2018 American Indian/Alaska Native Alone	0.5%	0.7%	0.6%
2018 Asian Alone	0.5%	0.7%	1.2%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	0.9%	2.0%	3.2%
2018 Two or More Races	2.6%	2.7%	2.8%
2018 Hispanic Origin (Any Race)	3.1%	4.5%	6.3%

Persons of Hispanic origin represent 6.3% of the population in the identified area compared to 18.3% 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 61.3 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	903	9,720	20,622
2010 Households	1,012	10,804	21,550
2018 Total Households	1,025	11,005	21,838
2023 Total Households	1,038	11,165	22,073
2000-2010 Annual Rate	1.15%	1.06%	0.44%
2010-2018 Annual Rate	0.15%	0.22%	0.16%
2018-2023 Annual Rate	0.25%	0.29%	0.21%
2018 Average Household Size	2.32	2.28	2.37

The household count in this area has changed from 21,550 in 2010 to 21,838 in the current year, a change of 0.16% annually. The five-year projection of households is 22,073, a change of 0.21% annually from the current year total. Average household size is currently 2.37, compared to 2.37 in the year 2010. The number of families in the current year is 13,465 in the specified area.

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<b>Median Household Income</b>			
2018 Median Household Income	\$49,437	\$40,218	\$38,498
2023 Median Household Income	\$53,151	\$45,434	\$42,738
2018-2023 Annual Rate	1.46%	2.47%	2.11%
<b>Average Household Income</b>			
2018 Average Household Income	\$62,026	\$55,312	\$55,440
2023 Average Household Income	\$70,251	\$62,695	\$62,364
2018-2023 Annual Rate	2.52%	2.54%	2.38%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$27,496	\$24,162	\$23,147
2023 Per Capita Income	\$31,247	\$27,352	\$25,924
2018-2023 Annual Rate	2.59%	2.51%	2.29%

### Households by Income

Current median household income is \$38,498 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$42,738 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$55,440 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$62,364 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$23,147 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$25,924 in five years, compared to \$36,530 for all U.S. households

### Housing

2000 Total Housing Units	945	10,960	23,276
2000 Owner Occupied Housing Units	643	5,912	11,995
2000 Renter Occupied Housing Units	261	3,807	8,627
2000 Vacant Housing Units	41	1,241	2,654
2010 Total Housing Units	1,053	11,981	24,239
2010 Owner Occupied Housing Units	638	5,769	11,246
2010 Renter Occupied Housing Units	374	5,035	10,304
2010 Vacant Housing Units	41	1,177	2,689
2018 Total Housing Units	1,065	12,254	24,850
2018 Owner Occupied Housing Units	638	5,730	10,839
2018 Renter Occupied Housing Units	387	5,275	10,999
2018 Vacant Housing Units	40	1,249	3,012
2023 Total Housing Units	1,085	12,459	25,243
2023 Owner Occupied Housing Units	630	5,814	11,091
2023 Renter Occupied Housing Units	408	5,351	10,981
2023 Vacant Housing Units	47	1,294	3,170

Currently, 43.6% of the 24,850 housing units in the area are owner occupied; 44.3%, renter occupied; and 12.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 24,239 housing units in the area - 46.4% owner occupied, 42.5% renter occupied, and 11.1% vacant. The annual rate of change in housing units since 2010 is 1.11%. Median home value in the area is \$117,927, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 4.36% annually to \$145,951.

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