



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

REAL ESTATE DEVELOPMENT

INVESTMENTS

COMMERCIAL & RETAIL

FARM & RANCH

INDUSTRIAL

**For Sale**  
**\$350,000**



**10 ACRES ON I-30 + 1/1 HOUSE W/ 3 CAR GARAGE**

Location: 347 CR 2103, Texarkana, TX

Size: 10 Acres

Frontage: I-30

ADAM DUKELOW

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FOR MORE INFORMATION CONTACT

PHIL BISHOP

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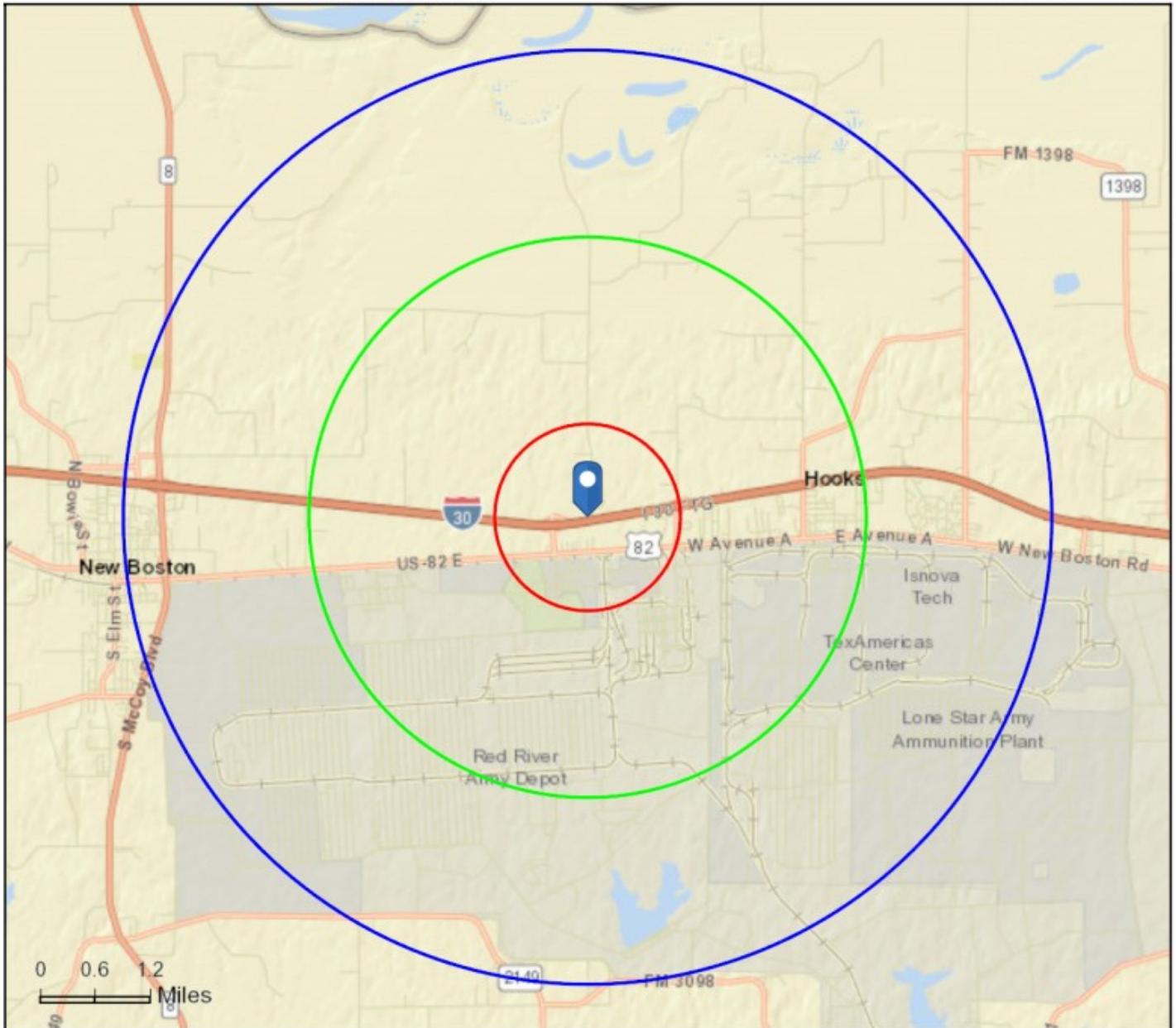
INDUSTRIAL



## Site Map

1101-1109 CR-2103 W  
1101-1109 CR-2103 W, Hooks, Texas, 75561  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.46936  
Longitude: -94.32946



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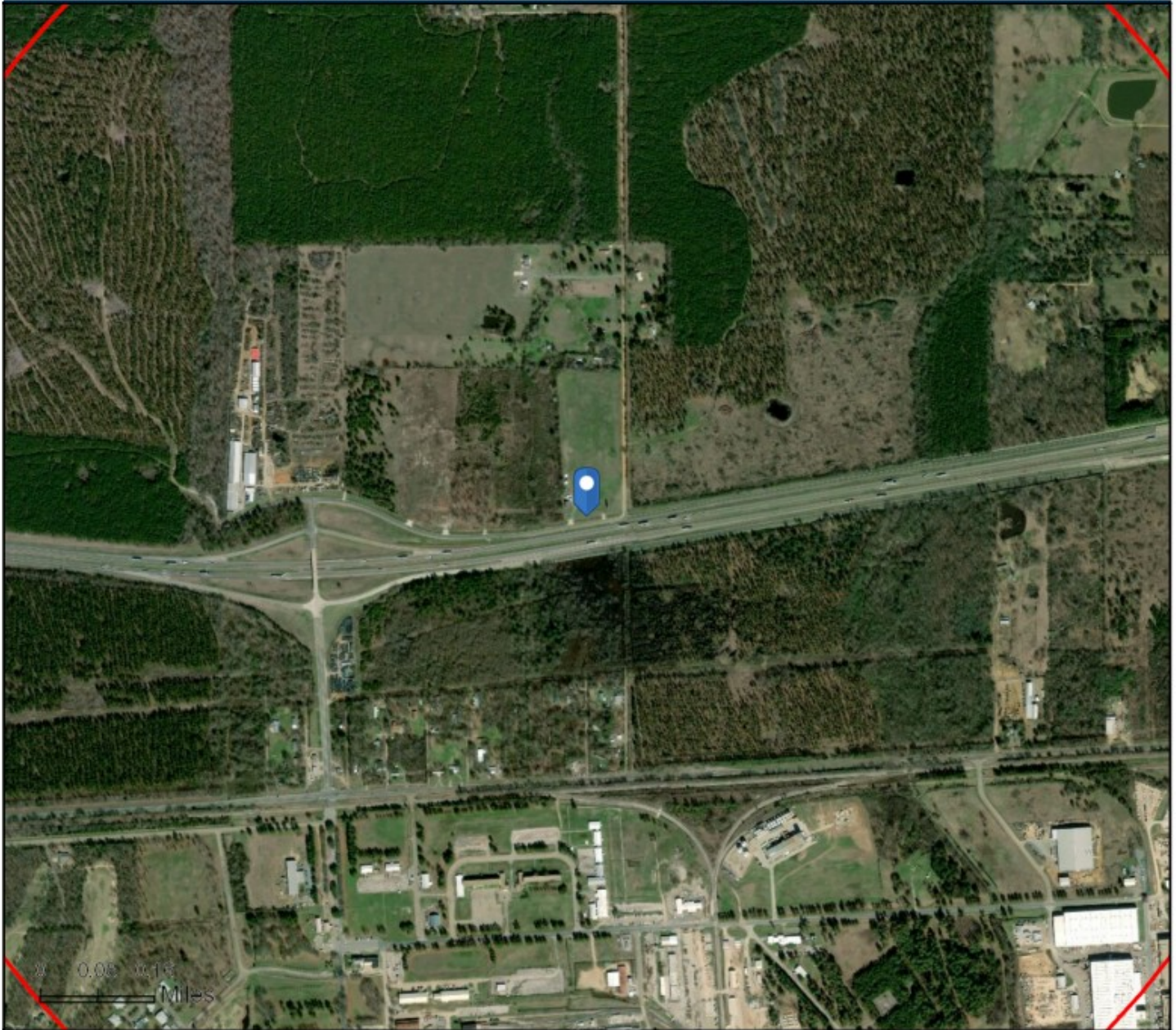
INDUSTRIAL



## Site Map on Satellite Imagery - 1.6 Miles Wide

1101-1109 CR-2103 W  
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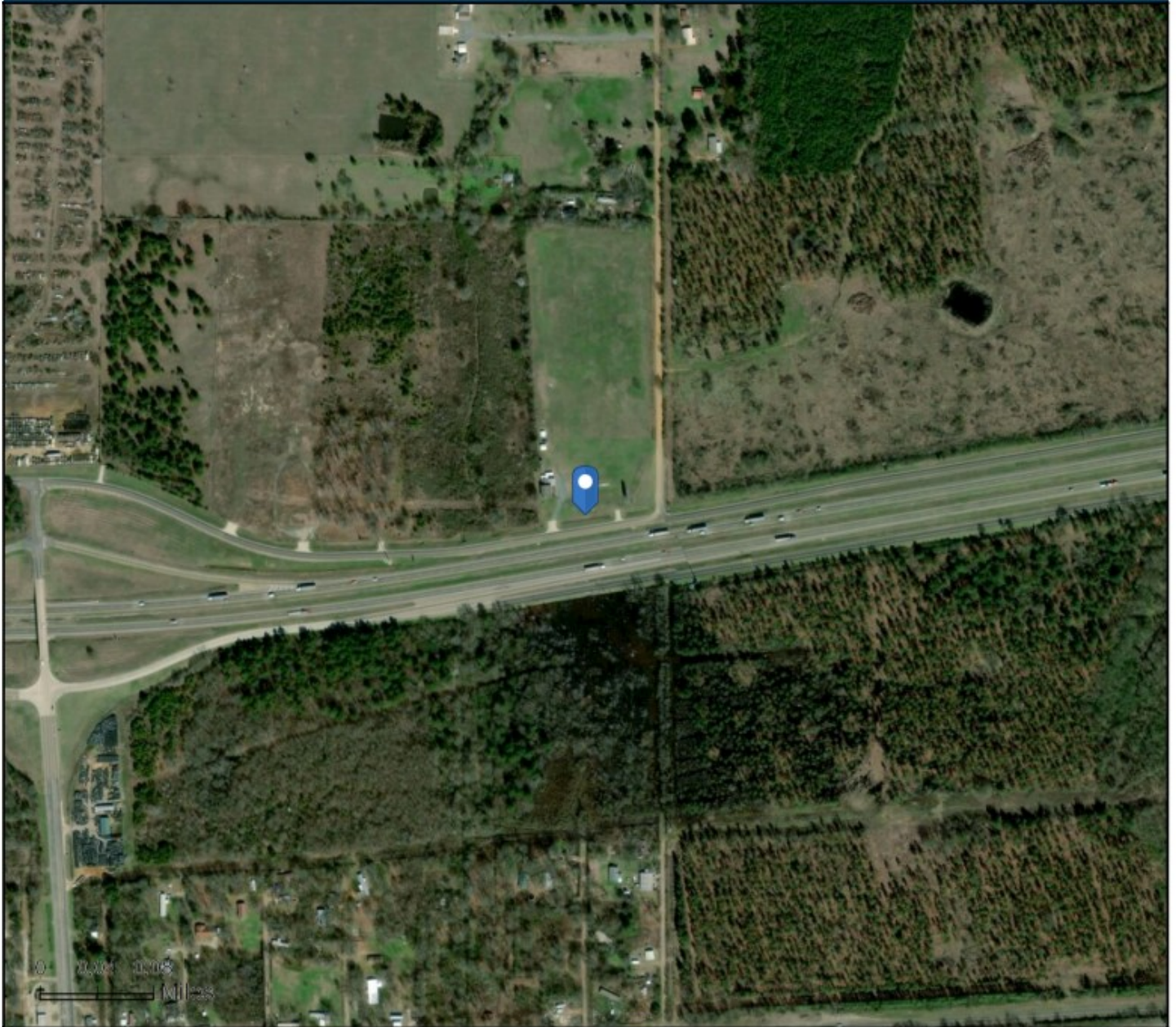


**esri**

## Site Map on Satellite Imagery - 0.8 Miles Wide

1101-1109 CR-2103 W  
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## Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	112	2,186	6,379
2010 Population	105	1,993	6,138
2018 Population	104	2,066	6,410
2023 Population	103	2,104	6,546
2000-2010 Annual Rate	-0.64%	-0.92%	-0.38%
2010-2018 Annual Rate	-0.12%	0.44%	0.53%
2018-2023 Annual Rate	-0.19%	0.37%	0.42%
2018 Male Population	49.0%	49.5%	48.3%
2018 Female Population	51.0%	50.5%	51.6%
2018 Median Age	46.7	39.8	40.3

In the identified area, the current year population is 6,410. In 2010, the Census count in the area was 6,138. The rate of change since 2010 was 0.53% annually. The five-year projection for the population in the area is 6,546 representing a change of 0.42% annually from 2018 to 2023. Currently, the population is 48.3% male and 51.6% female.

### Median Age

The median age in this area is 46.7, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	71.8%	74.3%	76.8%
2018 Black Alone	23.3%	18.2%	15.4%
2018 American Indian/Alaska Native Alone	1.0%	0.7%	0.8%
2018 Asian Alone	1.0%	0.8%	0.6%
2018 Pacific Islander Alone	0.0%	0.2%	0.2%
2018 Other Race	1.0%	2.4%	2.3%
2018 Two or More Races	1.9%	3.4%	3.9%
2018 Hispanic Origin (Any Race)	4.8%	7.6%	6.7%

Persons of Hispanic origin represent 6.7% 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 46.4 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	52	856	2,556
2010 Households	53	807	2,461
2018 Total Households	52	833	2,556
2023 Total Households	52	847	2,604
2000-2010 Annual Rate	0.19%	-0.59%	-0.38%
2010-2018 Annual Rate	-0.23%	0.39%	0.46%
2018-2023 Annual Rate	0.00%	0.33%	0.37%
2018 Average Household Size	2.00	2.48	2.50

The household count in this area has changed from 2,461 in 2010 to 2,556 in the current year, a change of 0.46% annually. The five-year projection of households is 2,604, a change of 0.37% annually from the current year total. Average household size is currently 2.50, compared to 2.48 in the year 2010. The number of families in the current year is 1,702 in the specified area.

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<b>Median Household Income</b>			
2018 Median Household Income	\$50,776	\$45,414	\$44,297
2023 Median Household Income	\$53,650	\$50,429	\$50,544
2018-2023 Annual Rate	1.11%	2.12%	2.67%
<b>Average Household Income</b>			
2018 Average Household Income	\$65,946	\$60,078	\$59,039
2023 Average Household Income	\$78,301	\$69,885	\$69,132
2018-2023 Annual Rate	3.49%	3.07%	3.21%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$26,804	\$24,642	\$23,726
2023 Per Capita Income	\$32,135	\$28,623	\$27,701
2018-2023 Annual Rate	3.69%	3.04%	3.15%

### Households by Income

Current median household income is \$44,297 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$50,544 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$59,039 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$69,132 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$23,726 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$27,701 in five years, compared to \$36,530 for all U.S. households

### Housing

2000 Total Housing Units	54	947	2,831
2000 Owner Occupied Housing Units	45	637	1,897
2000 Renter Occupied Housing Units	7	219	659
2000 Vacant Housing Units	2	91	275
2010 Total Housing Units	59	931	2,834
2010 Owner Occupied Housing Units	42	528	1,664
2010 Renter Occupied Housing Units	11	279	797
2010 Vacant Housing Units	6	124	373
2018 Total Housing Units	59	970	2,958
2018 Owner Occupied Housing Units	39	492	1,586
2018 Renter Occupied Housing Units	14	341	970
2018 Vacant Housing Units	7	137	402
2023 Total Housing Units	59	989	3,021
2023 Owner Occupied Housing Units	39	512	1,653
2023 Renter Occupied Housing Units	13	335	951
2023 Vacant Housing Units	7	142	417

Currently, 53.6% of the 2,958 housing units in the area are owner occupied; 32.8%, renter occupied; and 13.6% 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 2,834 housing units in the area - 58.7% owner occupied, 28.1% renter occupied, and 13.2% vacant. The annual rate of change in housing units since 2010 is 1.92%. Median home value in the area is \$102,500, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 7.70% annually to \$148,500.

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