



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

REAL ESTATE DEVELOPMENT

INVESTMENTS

COMMERCIAL & RETAIL

FARM & RANCH

INDUSTRIAL

# For Sale 5,000 sq ft

## \$312,500



### PROFESSIONAL OFFICE BUILDING

Location: 4407 Walnut ST, Texarkana, TX (1 block off of Texas Blvd.)

Size: 5,000 sq ft

Amenities: Two Tenant Building Please Call for information.

FOR MORE INFORMATION CONTACT ADAM DUKELOW [ADAM@CURTGREEN.COM](mailto:ADAM@CURTGREEN.COM)

903.255.1730 (o)

512.492.5584 (c)







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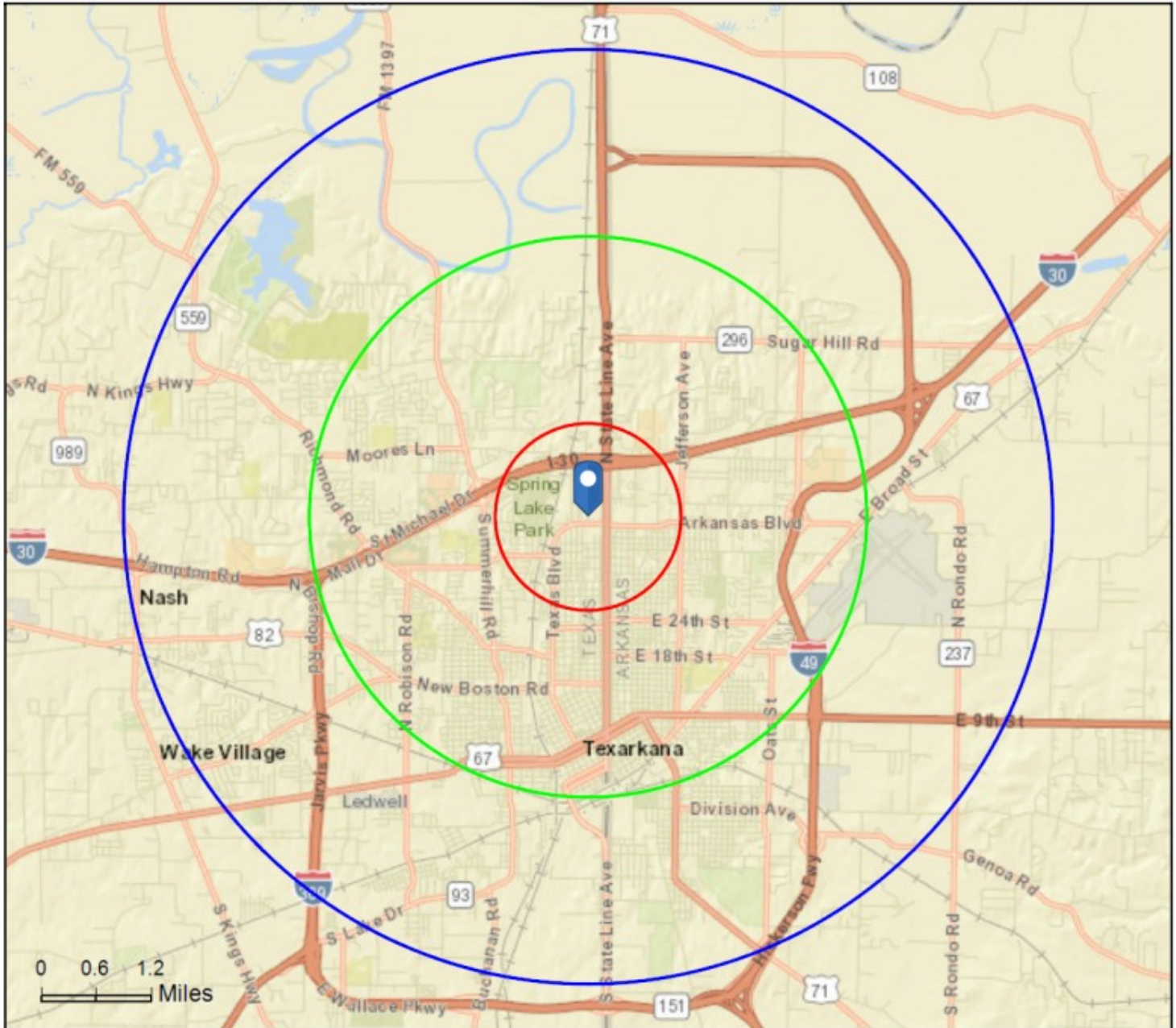
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## Site Map

4407 Walnut St, Texarkana, Texas, 75503  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.46152  
Longitude: -94.04649



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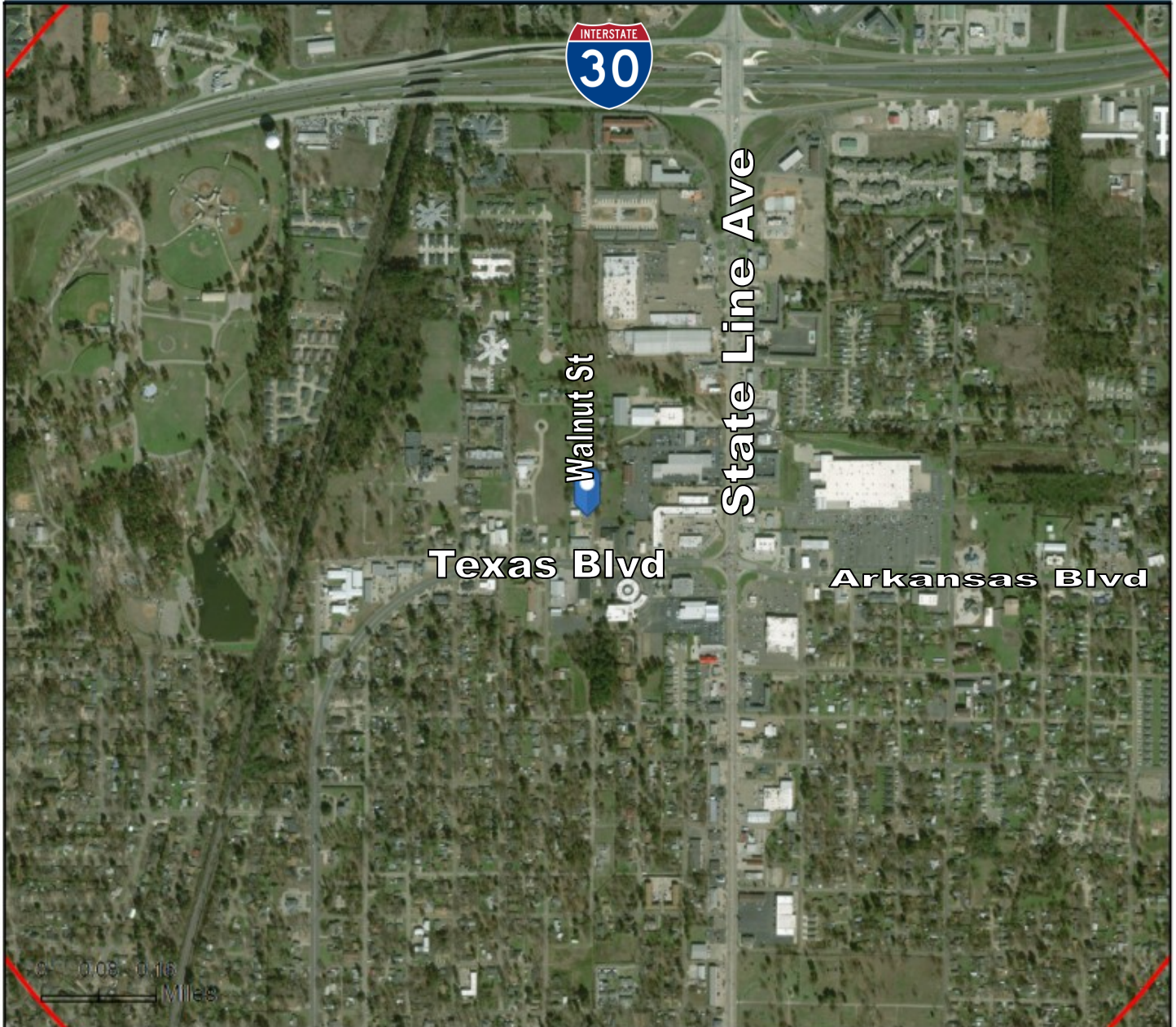
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## Site Map on Satellite Imagery - 1.6 Miles Wide

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## Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,294	43,325	64,919
2010 Population	7,492	44,429	68,242
2018 Population	7,601	44,764	69,725
2023 Population	7,673	45,085	70,633
2000-2010 Annual Rate	1.76%	0.25%	0.50%
2010-2018 Annual Rate	0.18%	0.09%	0.26%
2018-2023 Annual Rate	0.19%	0.14%	0.26%
2018 Male Population	45.3%	48.4%	48.3%
2018 Female Population	54.7%	51.6%	51.7%
2018 Median Age	36.7	37.0	37.3

In the identified area, the current year population is 69,725. In 2010, the Census count in the area was 68,242. The rate of change since 2010 was 0.26% annually. The five-year projection for the population in the area is 70,633 representing a change of 0.26% annually from 2018 to 2023. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 36.7, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	60.1%	53.5%	55.2%
2018 Black Alone	32.9%	38.2%	36.5%
2018 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2018 Asian Alone	1.0%	1.5%	1.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	2.4%	3.4%	3.4%
2018 Two or More Races	2.8%	2.8%	2.8%
2018 Hispanic Origin (Any Race)	5.8%	6.7%	6.6%

Persons of Hispanic origin represent 6.6% 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 61.6 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	2,674	17,050	25,414
2010 Households	3,203	17,928	27,206
2018 Total Households	3,228	18,038	27,793
2023 Total Households	3,255	18,170	28,165
2000-2010 Annual Rate	1.82%	0.50%	0.68%
2010-2018 Annual Rate	0.09%	0.07%	0.26%
2018-2023 Annual Rate	0.17%	0.15%	0.27%
2018 Average Household Size	2.24	2.35	2.40

The household count in this area has changed from 27,206 in 2010 to 27,793 in the current year, a change of 0.26% annually. The five-year projection of households is 28,165, a change of 0.27% annually from the current year total. Average household size is currently 2.40, compared to 2.40 in the year 2010. The number of families in the current year is 17,438 in the specified area.

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<b>Median Household Income</b>			
2018 Median Household Income	\$40,482	\$40,122	\$40,547
2023 Median Household Income	\$44,633	\$44,394	\$45,317
2018-2023 Annual Rate	1.97%	2.04%	2.25%
<b>Average Household Income</b>			
2018 Average Household Income	\$53,441	\$58,547	\$59,453
2023 Average Household Income	\$59,206	\$65,386	\$66,756
2018-2023 Annual Rate	2.07%	2.23%	2.34%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$23,592	\$24,546	\$24,603
2023 Per Capita Income	\$25,902	\$27,293	\$27,517
2018-2023 Annual Rate	1.89%	2.14%	2.26%

### Households by Income

Current median household income is \$40,547 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$45,317 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$59,453 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$66,756 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,603 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$27,517 in five years, compared to \$36,530 for all U.S. households

### Housing

2000 Total Housing Units	2,914	19,232	28,391
2000 Owner Occupied Housing Units	1,628	9,742	15,310
2000 Renter Occupied Housing Units	1,046	7,308	10,104
2000 Vacant Housing Units	240	2,182	2,977
2010 Total Housing Units	3,484	20,142	30,238
2010 Owner Occupied Housing Units	1,564	9,040	14,546
2010 Renter Occupied Housing Units	1,639	8,888	12,660
2010 Vacant Housing Units	281	2,214	3,032
2018 Total Housing Units	3,526	20,547	31,165
2018 Owner Occupied Housing Units	1,458	8,485	13,874
2018 Renter Occupied Housing Units	1,770	9,553	13,919
2018 Vacant Housing Units	298	2,509	3,372
2023 Total Housing Units	3,576	20,821	31,723
2023 Owner Occupied Housing Units	1,480	8,669	14,280
2023 Renter Occupied Housing Units	1,775	9,501	13,885
2023 Vacant Housing Units	321	2,651	3,558

Currently, 44.5% of the 31,165 housing units in the area are owner occupied; 44.7%, renter occupied; and 10.8% 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 30,238 housing units in the area - 48.1% owner occupied, 41.9% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 1.35%. Median home value in the area is \$127,722, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 4.04% annually to \$155,709.

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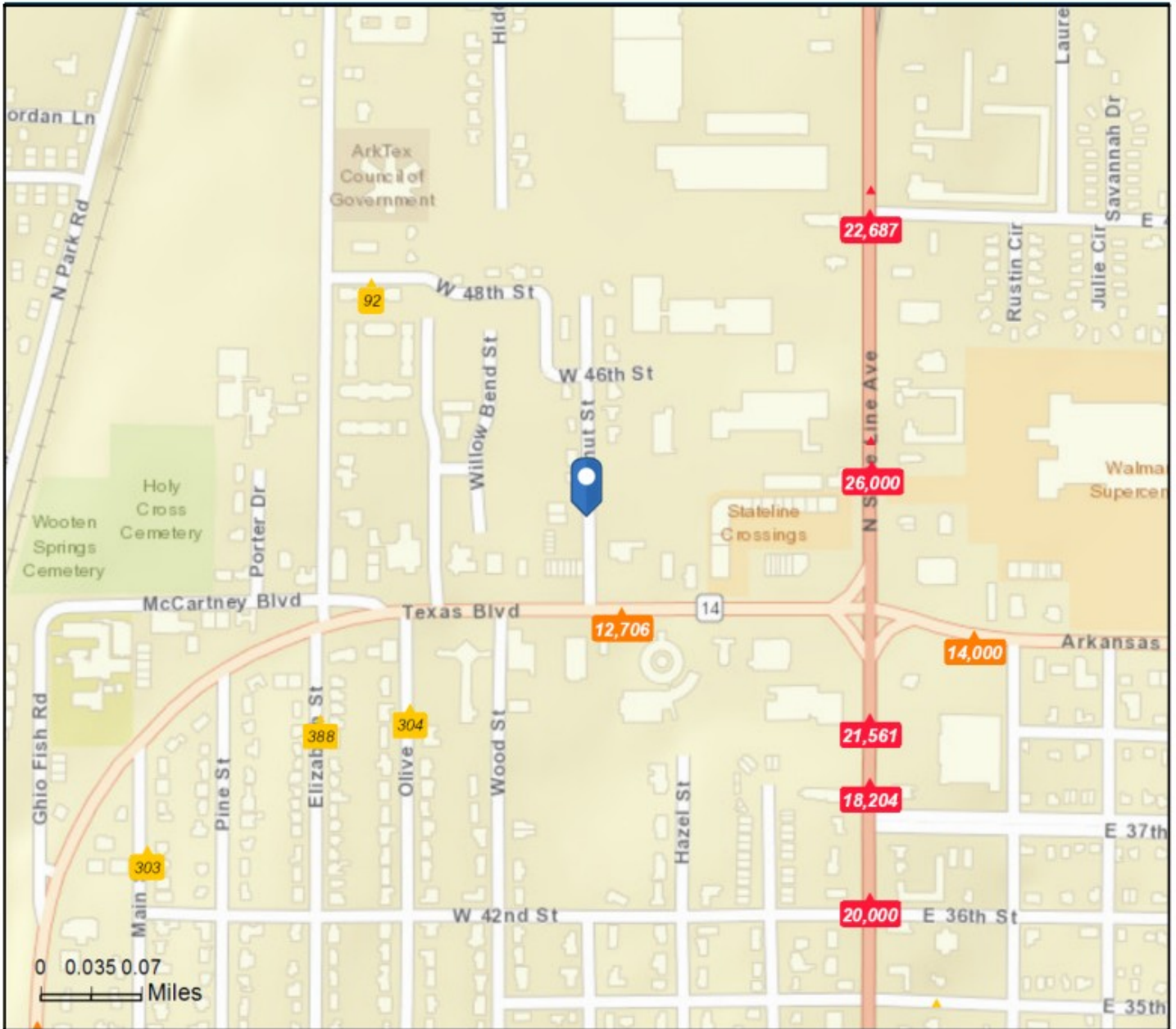
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