



Property Summary

Lot Size:	Approx. 19.5 Ac
Price:	\$950,000
Zoning:	C-3 & R1

Property Overview

±19.5-acre development site along S. State Line Ave. with immediate proximity to I-151 in Texarkana, AR. Approximately ±18.5 acres are zoned C-3 (Open Display Commercial), with the remaining ±1.0 acre zoned R-1 (Rural Residential).

Highlights:

- South State Line Avenue Frontage
- ±14,480 AADT on I-151 (TxDOT)
- ±1,277 AADT on South State Line Avenue
- 8" Public Water Main Along S. State Line Ave.
- Three Contiguous Parcels
- Excellent Highway Accessibility

Location Overview

Strategically located along South State Line Avenue at the I-151 interchange in Texarkana, AR.

19.5 AC I-151 Development Site

3607 South State Line Avenue
Texarkana, AR 71854

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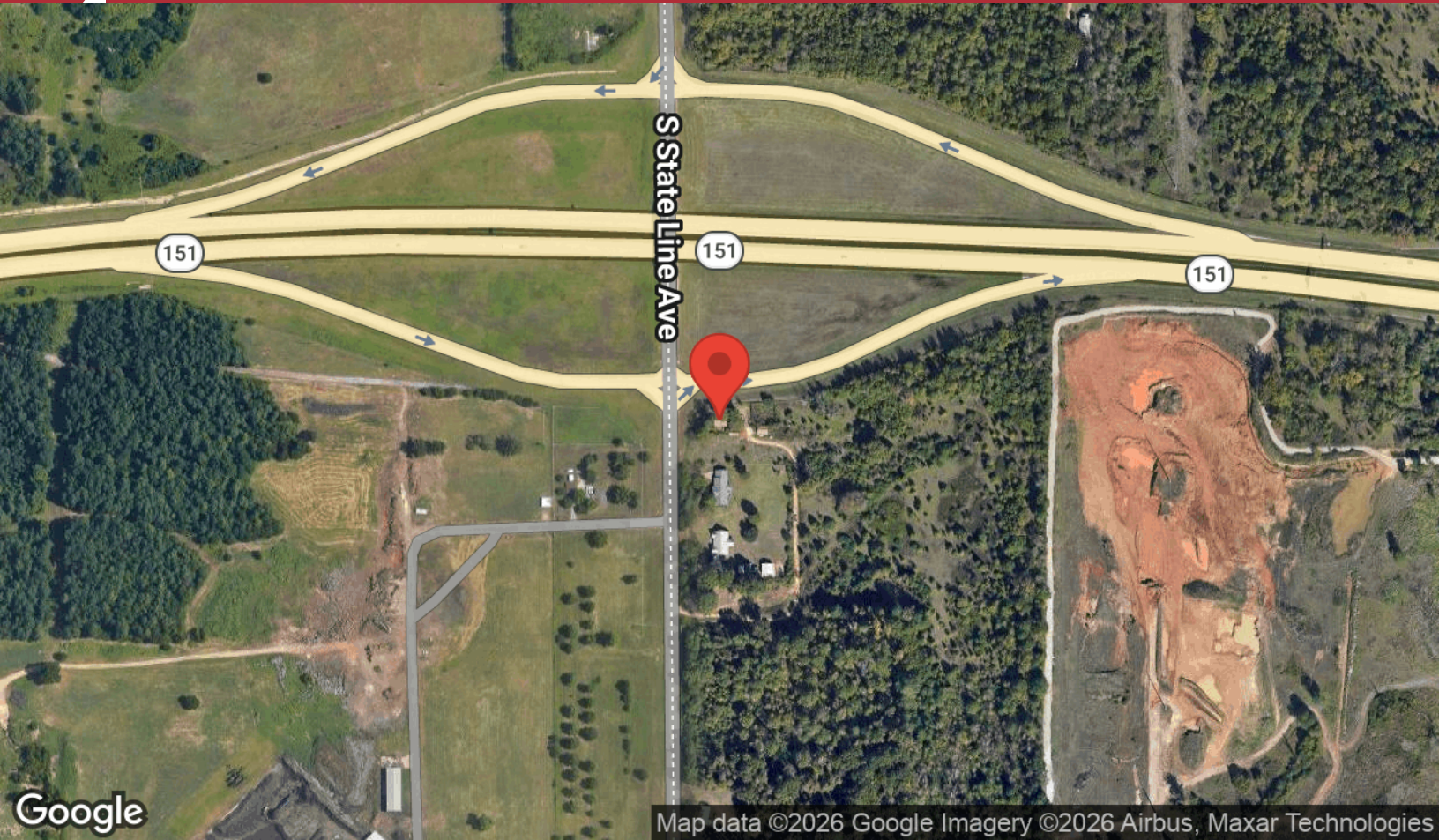


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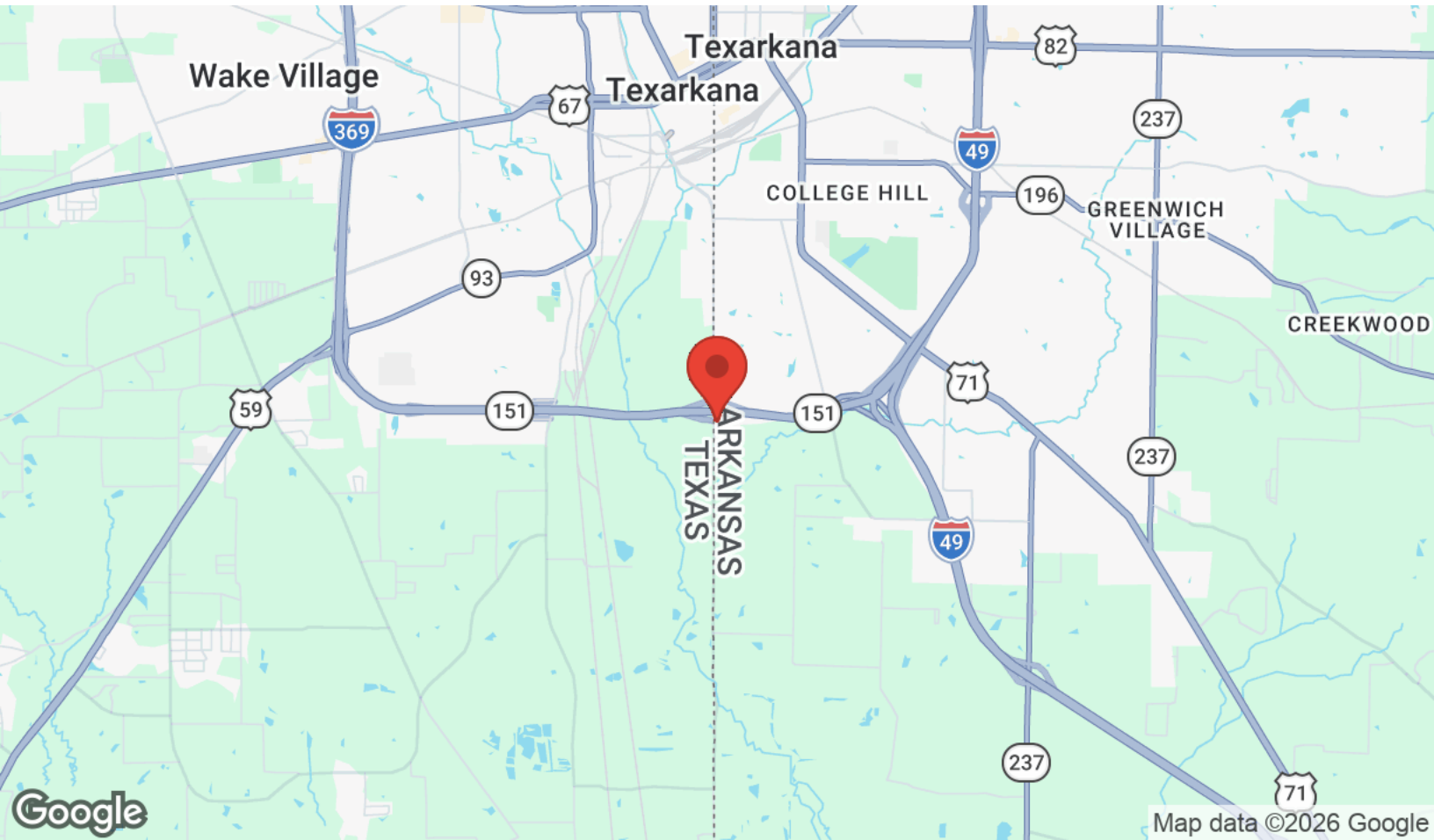
Steven Harvey, Broker

(903) 793-2666

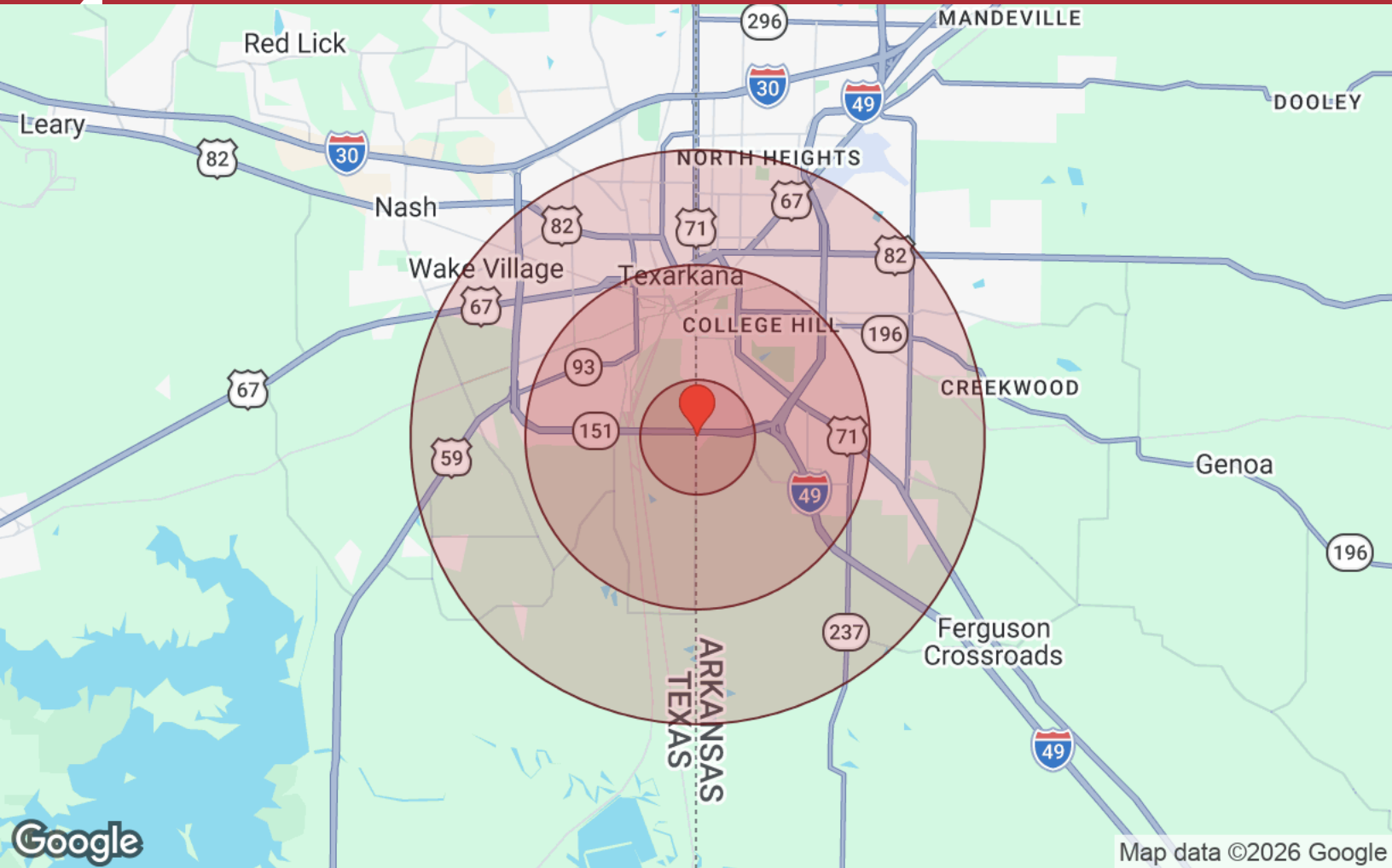
NAIAmerican Realty



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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	97	7,665	23,915
Female	115	5,510	23,479
Total Population	212	13,175	47,394

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	130	6,552	23,958
Black	63	5,180	18,024
Am In/AK Nat	1	55	156
Hawaiian	N/A	N/A	19
Hispanic	11	1,018	3,720
Asian	1	42	280
Multiracial	7	314	1,209
Other	N/A	14	33

Housing	1 Mile	3 Miles	5 Miles
Total Units	101	5,241	21,630
Occupied	86	4,435	18,563
Owner Occupied	50	2,329	9,061
Renter Occupied	36	2,106	9,502
Vacant	15	806	3,067

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	47	2,283	9,562
Ages 15 - 24	24	1,562	6,130
Ages 25 - 54	76	5,988	19,160
Ages 55 - 64	29	1,489	5,402
Ages 65+	35	1,852	7,141

Income	1 Mile	3 Miles	5 Miles
Median	\$61,608	\$36,869	\$43,629
Under \$15k	20	1,094	3,458
\$15k - \$25k	6	540	2,251
\$25k - \$35k	3	514	1,955
\$35k - \$50k	8	493	2,629
\$50k - \$75k	14	789	3,341
\$75k - \$100k	15	455	2,188
\$100k - \$150k	13	356	1,724
\$150k - \$200k	2	97	455
Over \$200k	5	99	563

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