



Property Summary

Building SF:	1,950 SF
Lot Size:	0.44 Acres
Price:	\$750,000
Year Built:	1975
Zoning:	C-3

Property Overview

Approximately 1,950 square foot liquor store for sale located on the hard corner of North State Line Avenue and East 12th Street. This established business boasts strong sales, consistent traffic, and long lines in both its interior retail space and convenient drive-thru. Situated on a 0.44-acre lot, the property includes an adjacent parcel directly south of the store, offering excellent development potential for an additional building.

Profit and Loss Statement is available upon request.

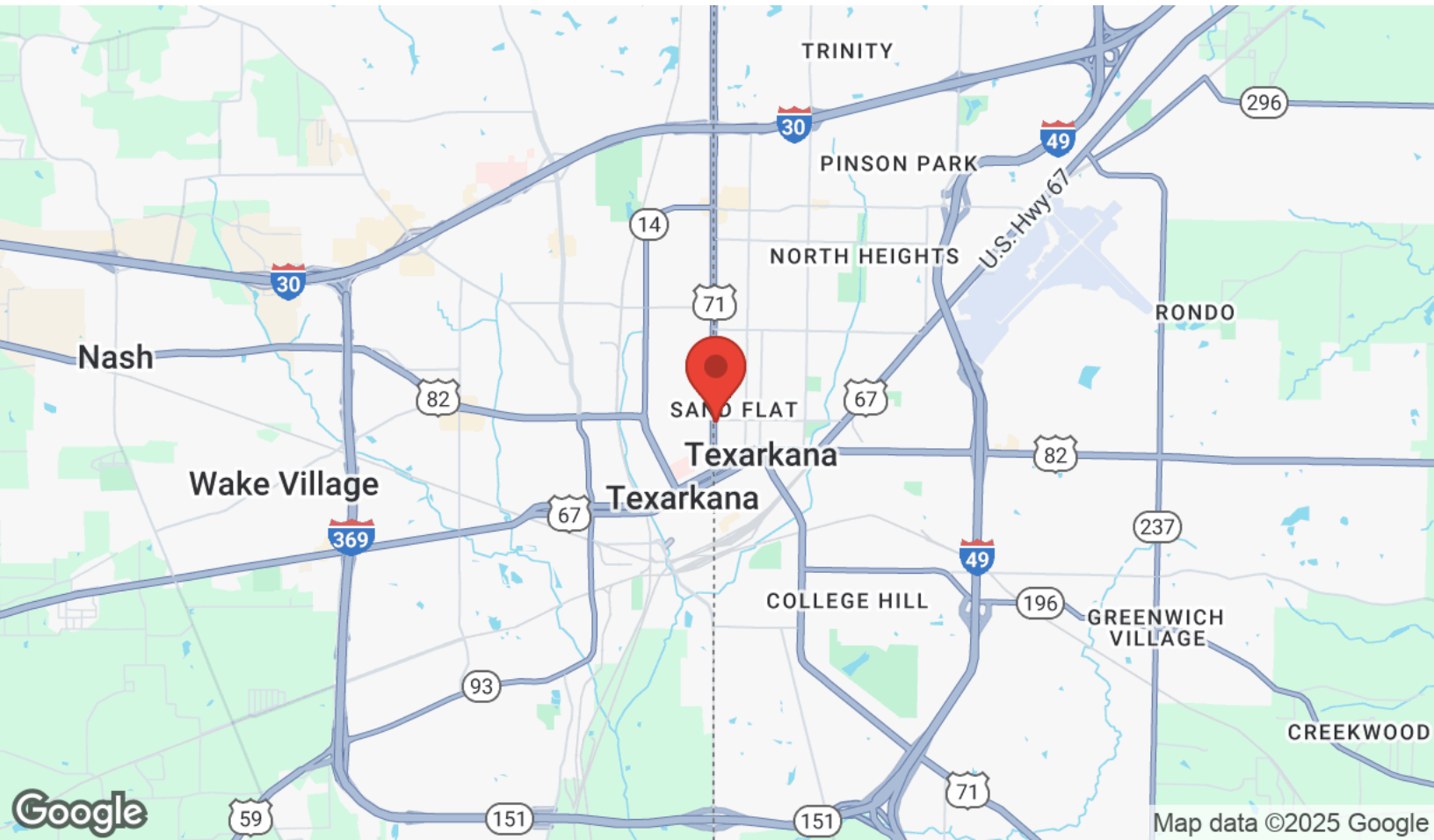
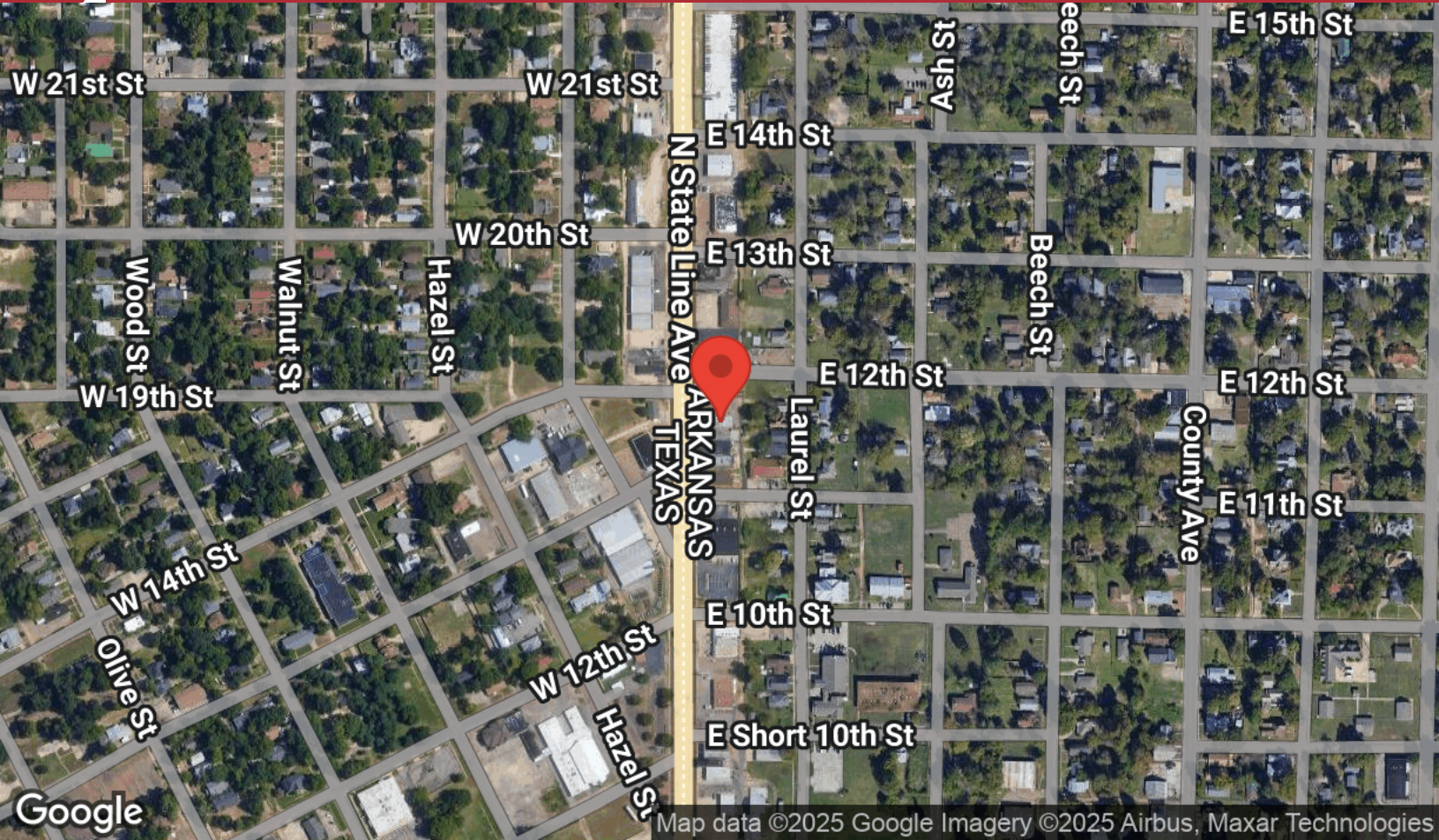
Location Overview

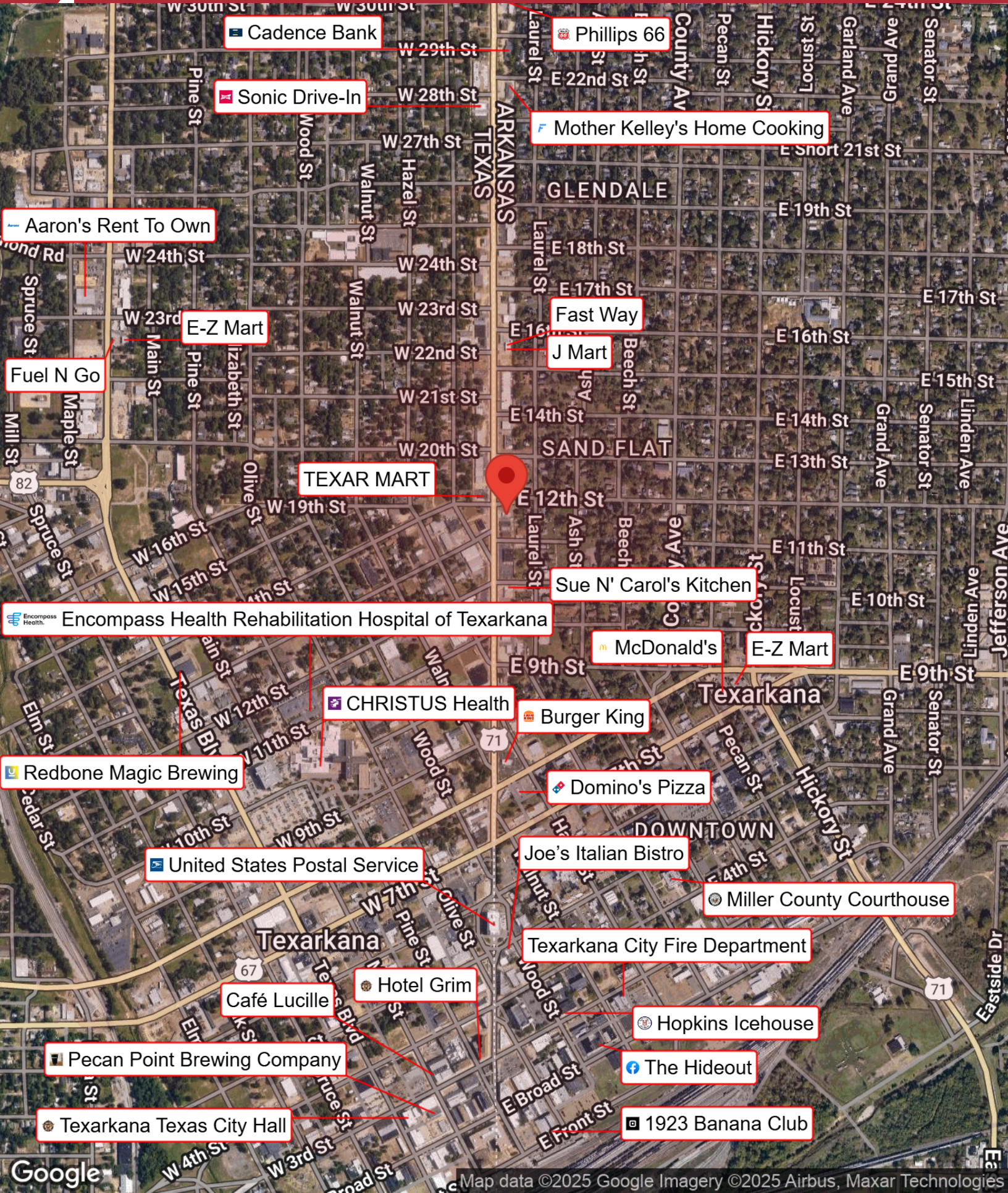
Located at the corner of North State Line Avenue and East 12th Street in Texarkana, AR.











Cadence Bank

Phillips 66

Sonic Drive-In

Mother Kelley's Home Cooking

Aaron's Rent To Own

E-Z Mart

Fast Way

Fuel N Go

J Mart

TEXAR MART

Sue N' Carol's Kitchen

Encompass Health Rehabilitation Hospital of Texarkana

McDonald's

E-Z Mart

CHRISTUS Health

Burger King

Redbone Magic Brewing

Domino's Pizza

United States Postal Service

Joe's Italian Bistro

Miller County Courthouse

Texarkana

Texarkana City Fire Department

Café Lucille

Hotel Grim

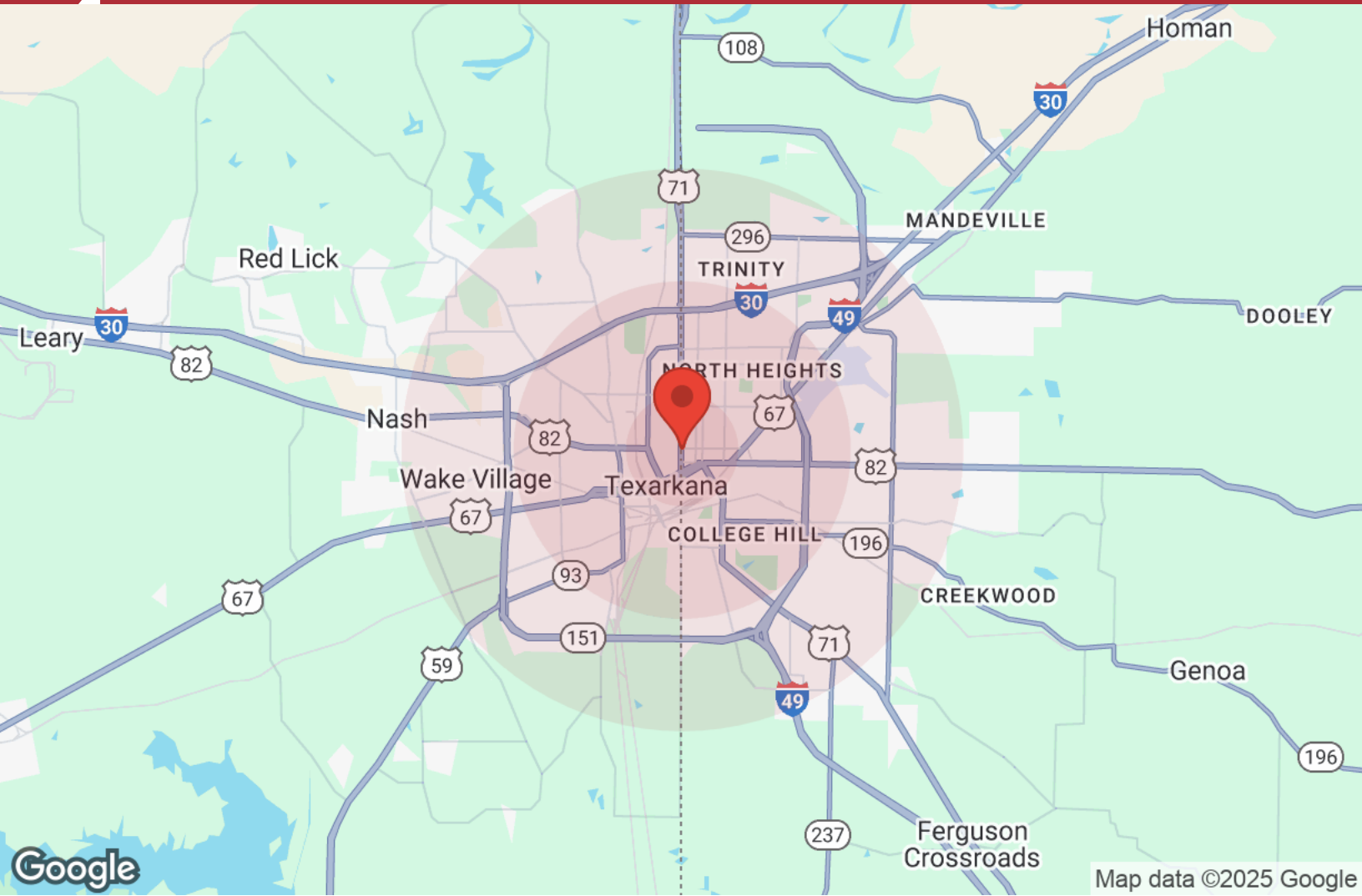
Hopkins Icehouse

Pecan Point Brewing Company

The Hideout

Texarkana Texas City Hall

1923 Banana Club



Population	1 Mile	3 Miles	5 Miles
Male	3,901	21,622	35,170
Female	3,140	22,175	35,534
Total Population	7,041	43,797	70,704

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,288	9,208	14,277
Ages 15-24	930	5,929	9,223
Ages 25-54	3,221	17,288	27,540
Ages 55-64	724	4,831	8,047
Ages 65+	877	6,541	11,615

Race	1 Mile	3 Miles	5 Miles
White	3,823	21,044	37,876
Black	2,495	18,014	24,937
Am In/AK Nat	14	118	212
Hawaiian	1	13	14
Hispanic	477	3,114	4,935
Asian	65	377	891
Multi-Racial	161	1,095	1,810
Other	4	22	35

Income	1 Mile	3 Miles	5 Miles
Median	\$38,389	\$41,310	\$49,068
< \$15,000	516	3,725	4,774
\$15,000-\$24,999	377	1,963	2,885
\$25,000-\$34,999	263	1,827	2,684
\$35,000-\$49,999	366	2,642	3,908
\$50,000-\$74,999	370	3,180	5,202
\$75,000-\$99,999	340	1,876	2,934
\$100,000-\$149,999	139	1,635	3,414
\$150,000-\$199,999	79	376	1,193
> \$200,000	59	336	1,147

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,049	20,513	32,468
Occupied	2,508	17,558	28,140
Owner Occupied	1,214	7,400	13,922
Renter Occupied	1,294	10,158	14,218
Vacant	541	2,955	4,327

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.