



Property Summary

Lot Size:	Approx. 5.33 Ac
Price:	\$300,000
Zoning:	C-3

Property Overview

±5.33 acres of commercially zoned land available on Sanderson Lane in Texarkana, Arkansas. The property is zoned C-3 (Open Display Commercial) and is located near I-49, Arkansas Boulevard, and Four States Fair Parkway.

Highlights:

- ±5.33 Acres
- C-3 Open Display Commercial
- Near I-49
- Near Arkansas Blvd. & Four States Fair Pkwy
- Commercial Development Opportunity
- Public Water & Sewer Infrastructure Mapped Nearby

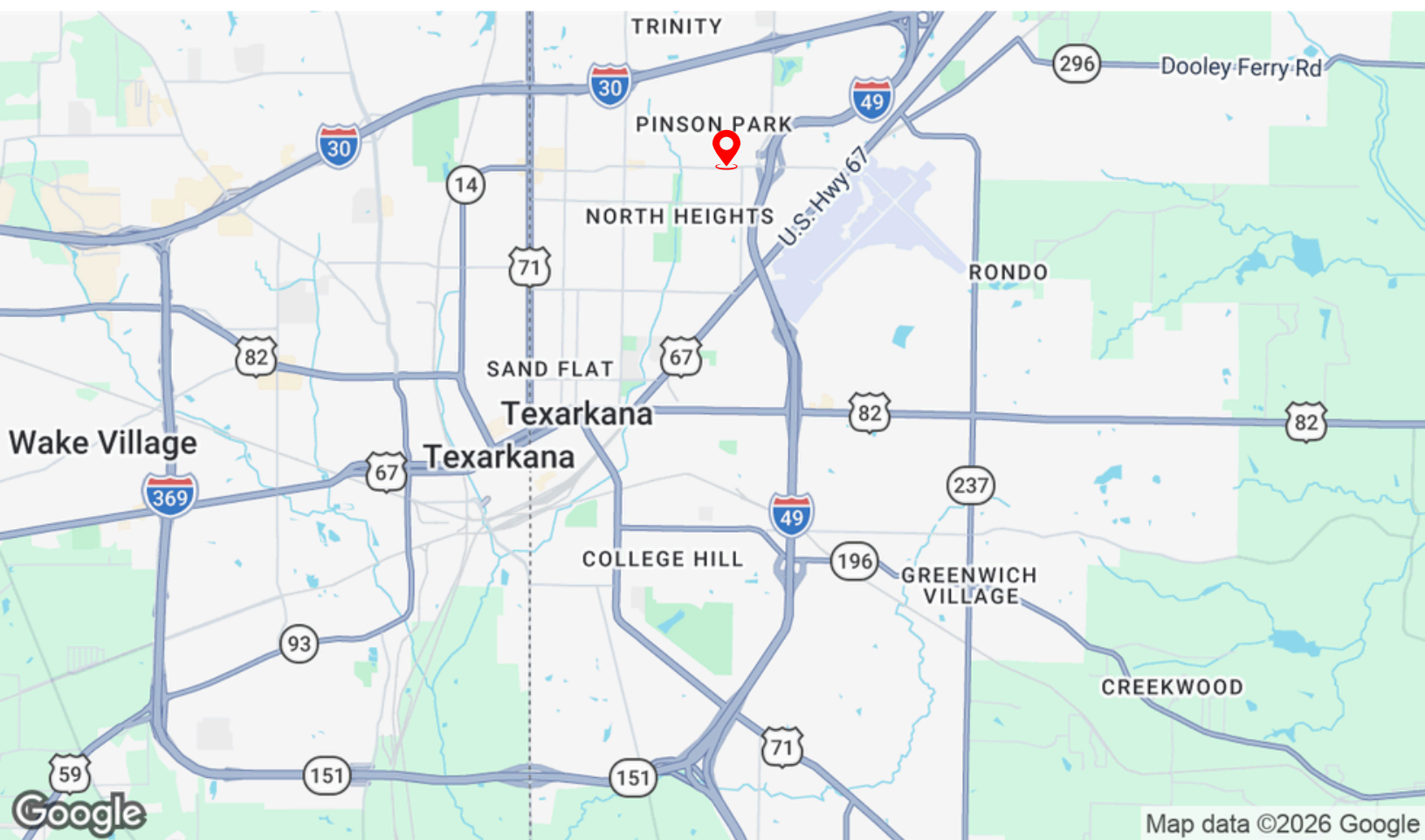
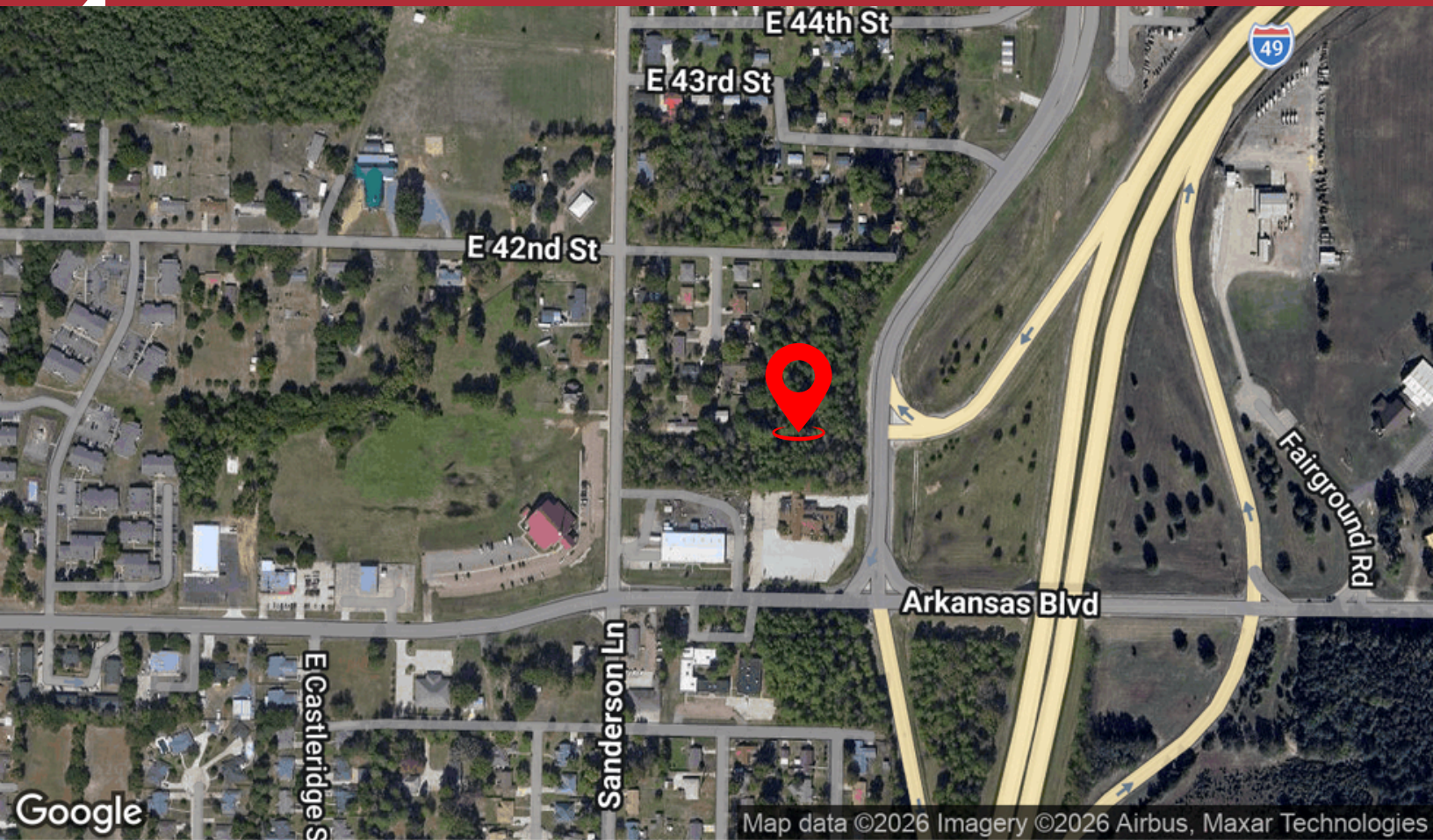
Location Overview

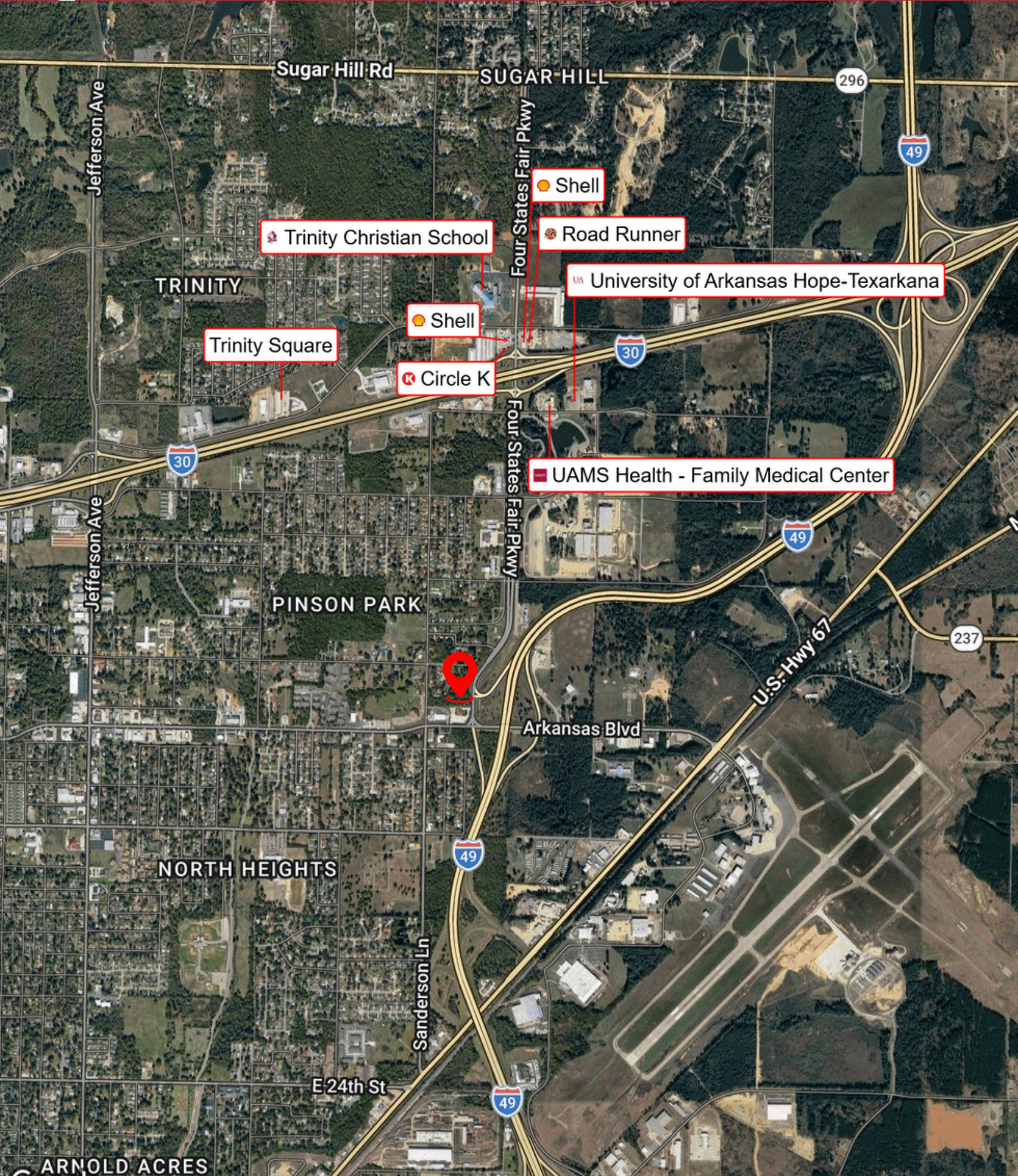
Located north of Atlantic Track Runway Services with frontage on Sanderson Lane and East 42nd Street in Texarkana, AR.

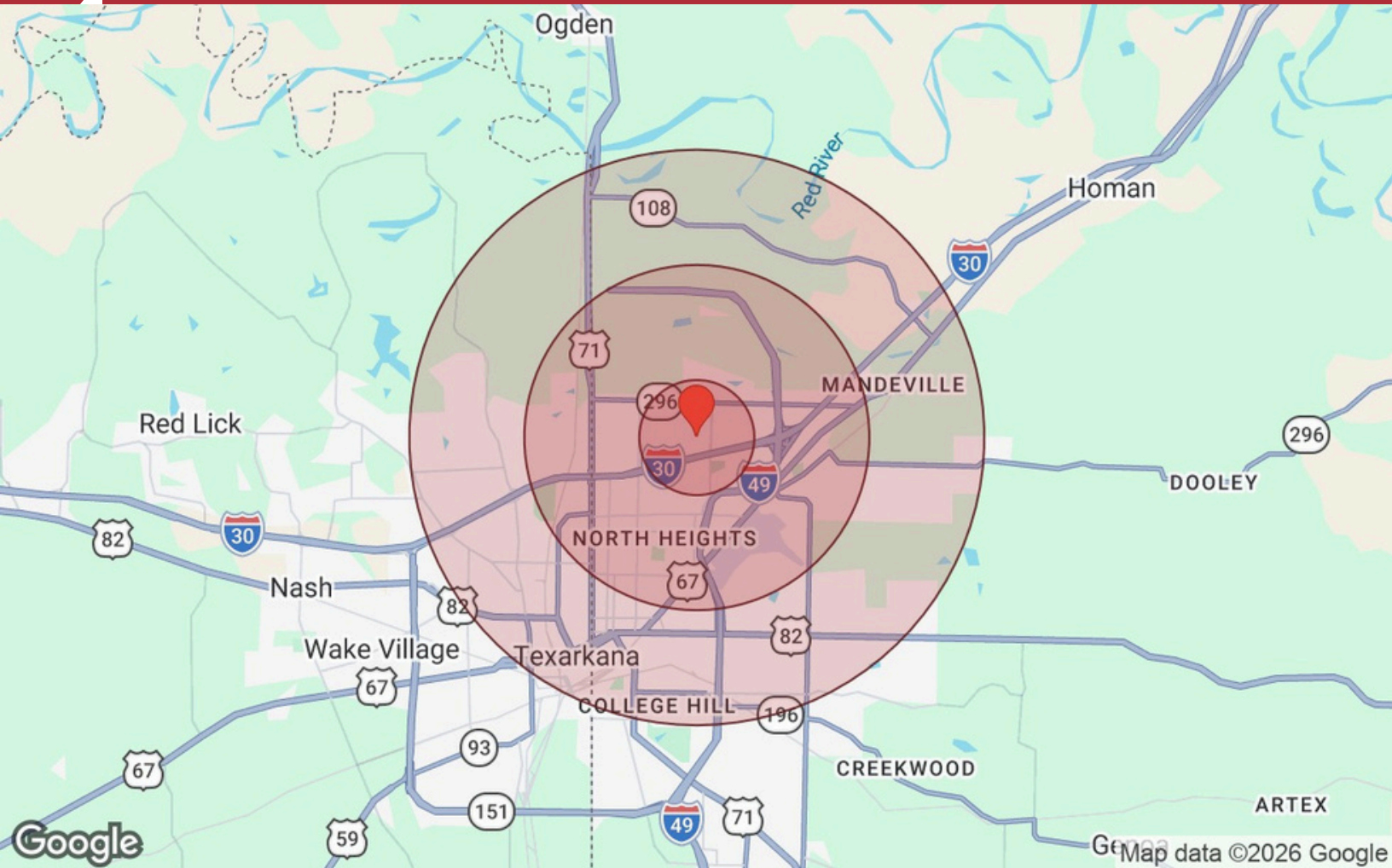
5.33 AC Commercial Land

Sanderson Lane 2
Texarkana, AR 71854









Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,244	8,419	23,709
Female	1,311	9,631	25,212
Total Population	2,555	18,050	48,921
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,554	10,501	26,383
Black	797	5,949	17,171
Am In/AK Nat	6	47	127
Hawaiian	N/A	2	15
Hispanic	106	915	3,332
Asian	34	175	641
Multiracial	58	457	1,228
Other	N/A	2	24
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,233	8,870	22,913
Occupied	1,116	7,862	19,936
Owner Occupied	716	4,089	9,744
Renter Occupied	400	3,773	10,192
Vacant	117	1,008	2,977

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	437	3,430	9,551
Ages 15 - 24	323	2,284	6,554
Ages 25 - 54	937	6,717	19,019
Ages 55 - 64	335	2,176	5,513
Ages 65+	522	3,441	8,284
Income	1 Mile	3 Miles	5 Miles
Median	\$80,024	\$55,093	\$51,562
Under \$15k	82	951	2,998
\$15k - \$25k	72	647	2,138
\$25k - \$35k	48	874	2,027
\$35k - \$50k	170	1,109	2,548
\$50k - \$75k	156	1,338	3,438
\$75k - \$100k	150	896	2,347
\$100k - \$150k	250	1,169	2,409
\$150k - \$200k	99	459	1,056
Over \$200k	90	419	976

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.