

# PROPERTY SUMMARY

Residential/Commercial Office

12 Oak Hill Pl  
Texarkana, TX 75503



## Property Summary

- Square Feet: 2,112 SF
- Lot Size: 0.39 Acres
- Zoning: SF-2
- Use: Residential/Commercial Office
- Price: \$179,900

## Location Overview

Strategically located with direct frontage on Texas Boulevard, offering excellent visibility and convenient access to major roads, nearby businesses, and surrounding residential areas. Ideal for both residential living or a professional office setting.

## Property Overview

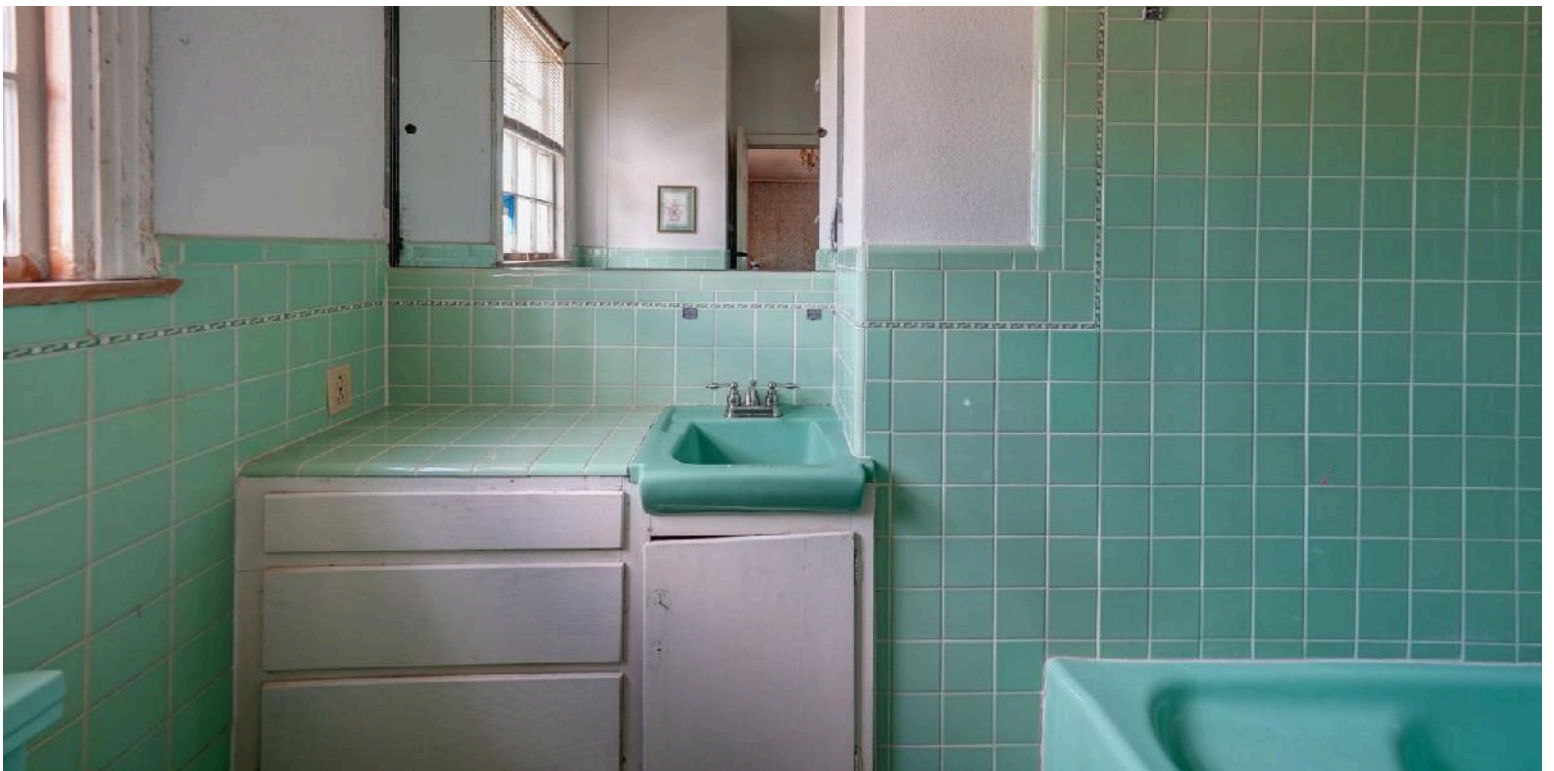
This versatile property features **2 bedrooms and 3 bathrooms** with comfortable living spaces that include a **living room, formal dining room, and a downstairs game room**, providing plenty of room for entertaining or flexible use. The home also offers a **large open kitchen** that serves as the central gathering space. Additional features include a **covered carport** with an attached storage room for convenient parking and extra storage. Recent upgrades include a **brand-new fence** and a **new AC unit** installed in July 2025, adding both comfort and value to the property.

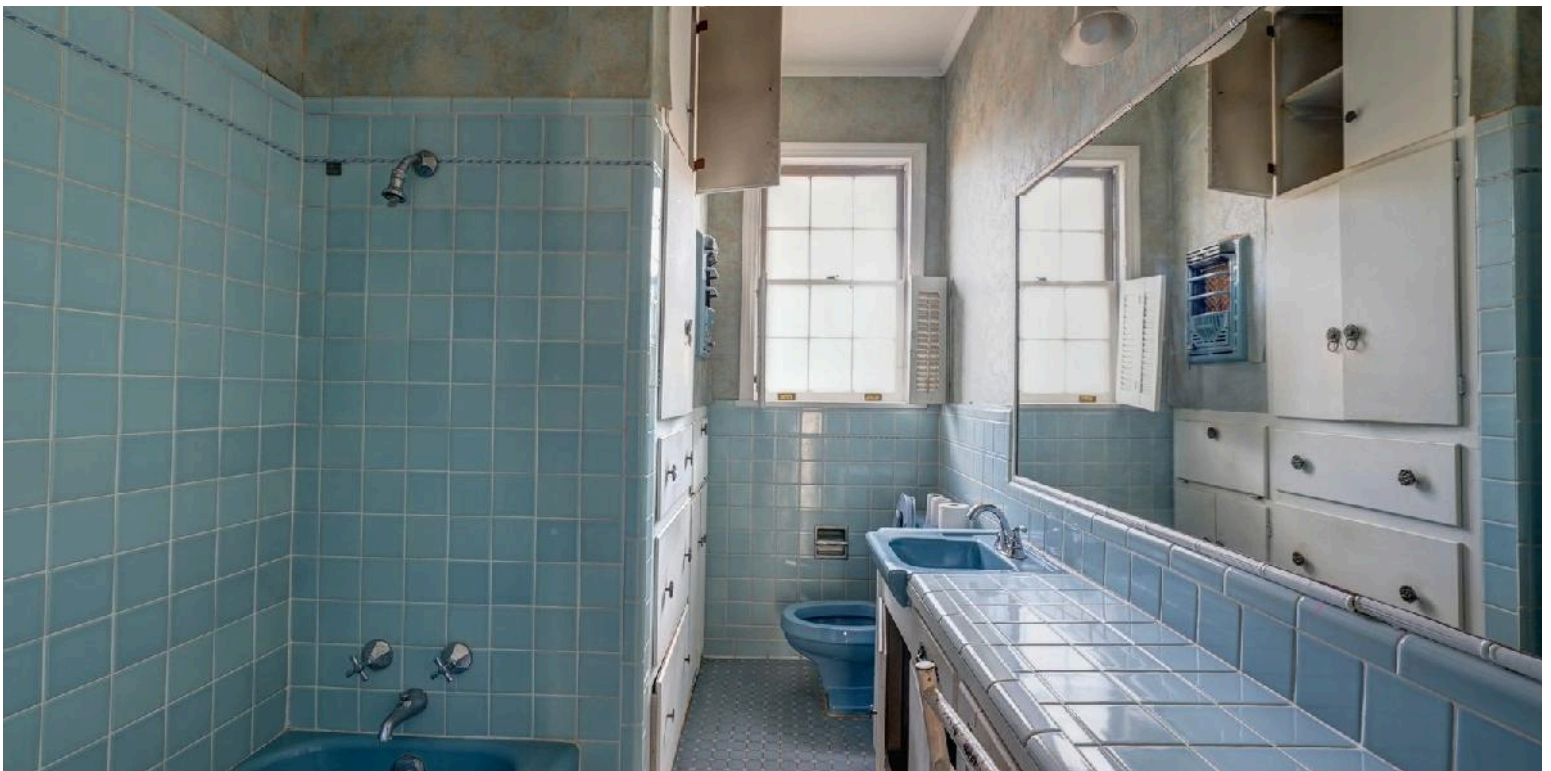


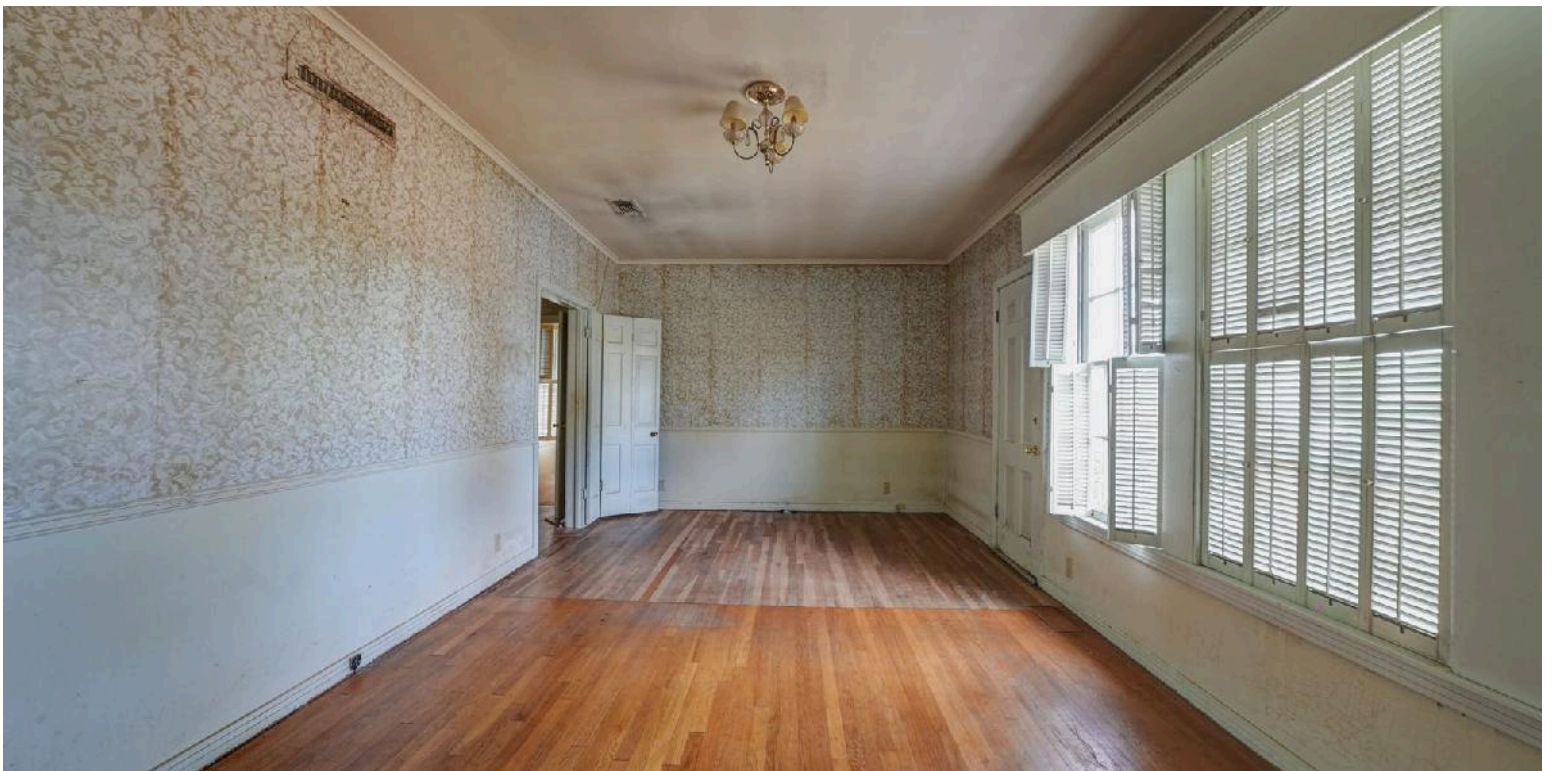














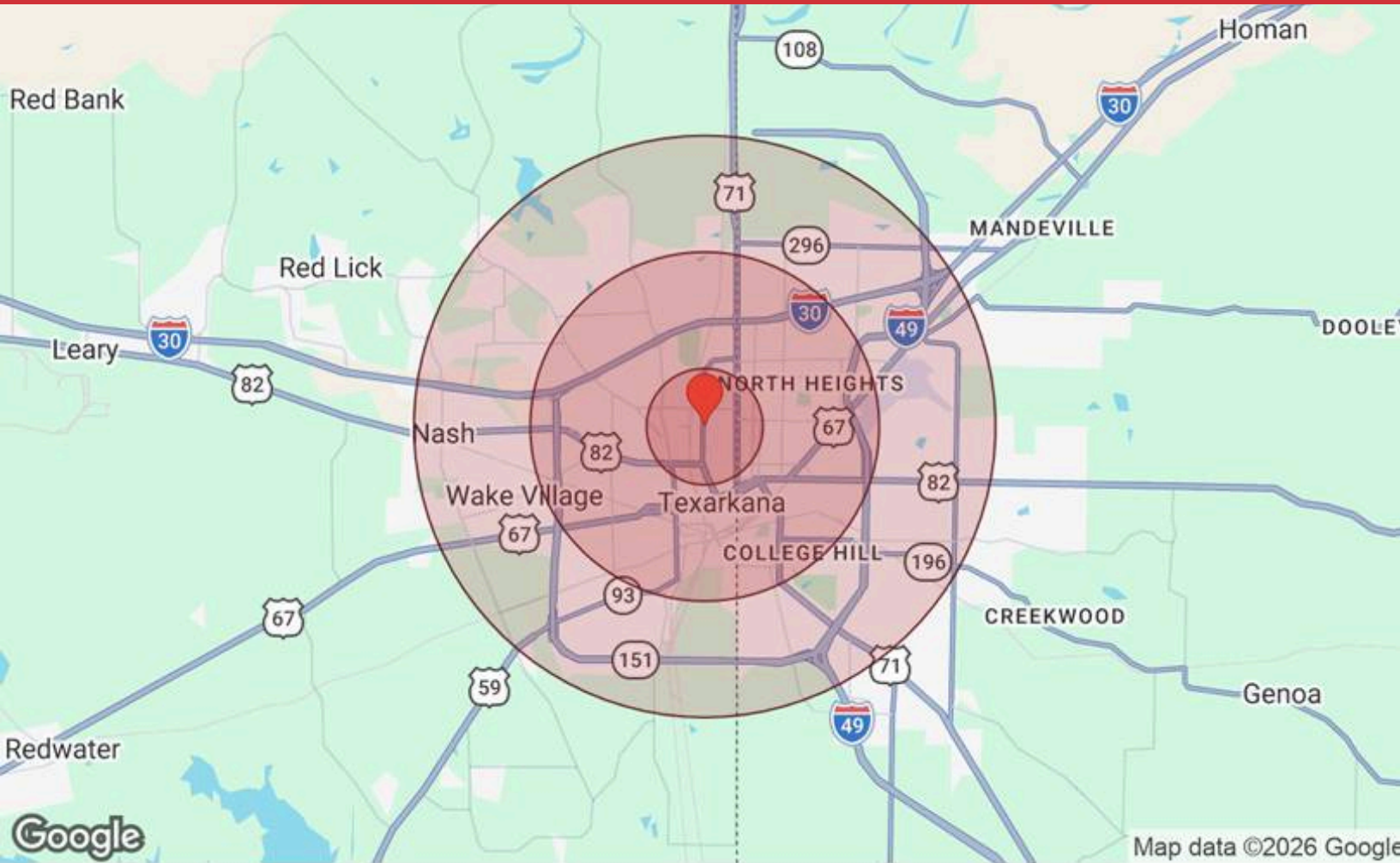




# DEMOGRAPHICS

Residential/Commercial Office

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,939	22,650	35,062
Female	4,095	23,168	36,594
Total Population	8,034	45,819	71,656

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,828	22,621	38,157
Black	3,034	17,897	24,986
Am In/AK Nat	20	128	215
Hawaiian	5	14	14
Hispanic	874	3,423	5,295
Asian	59	545	1,075
Multiracial	214	1,173	1,885
Other	1	23	29

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,824	21,582	33,367
Occupied	3,222	18,567	28,981
Owner Occupied	1,441	8,072	14,288
Renter Occupied	1,781	10,495	14,693
Vacant	602	3,016	4,385

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,691	9,311	14,457
Ages 15 - 24	1,073	6,225	9,659
Ages 25 - 54	3,256	18,105	27,618
Ages 55 - 64	896	4,969	7,931
Ages 65+	1,118	7,208	11,991

Income	1 Mile	3 Miles	5 Miles
Median	\$44,797	\$43,797	\$50,000
Under \$15k	571	3,655	4,687
\$15k - \$25k	350	1,988	3,055
\$25k - \$35k	343	1,890	2,749
\$35k - \$50k	469	2,711	4,001
\$50k - \$75k	586	3,172	5,054
\$75k - \$100k	501	2,172	3,092
\$100k - \$150k	295	1,981	3,481
\$150k - \$200k	59	546	1,537
Over \$200k	51	453	1,326

# LOCATION MAPS

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