

INVESTMENT OPPORTUNITY

CMP



VACANT LAND

2998 University Ave | Texarkana, TX

PROPERTY INFORMATION

Property Address	2298 Univeristy Ave
City/Township	Texarkana, TX
Land Size	1.0 AC
Zoning	Commercial
Sale Price	Contact Broker

HIGHLIGHTS

- Parcel located at the front entrance of a newly developed hospital with a 24/7 emergency room, expanded bed capacity, orthopedics, cardiovascular area, neurosurgery, maternity care, and other outpatient services.
- Benefits from direct I-30 frontage with 45,500+ VPD.
- Located in a high-demand retail-corridor anchored by national tenants, driving consistent consumer traffic and high visibility.

DEMOGRAPHICS (5-MILE RADIUS)



64,605
PEOPLE



\$72,217
AVG. HOUSEHOLD INCOME



25,512
HOUSEHOLDS



\$650.5M
OF CONSUMER SPENDING

AREA TENANTS



ERIK ELWELL
ASSOCIATE
248 538 2000
eelwell@cmprealestategroup.com

JORDAN JABBORI
SENIOR DIRECTOR
248 538 2000
jjabbori@cmprealestategroup.com

www.cmprealestategroup.com
6476 Orchard Lake Rd | Suite A
West Bloomfield, MI | 48322