



OFFERING MEMORANDUM

# HEALTHCARE EXPRESS

125 Arkansas Blvd, Texarkana, AR 71854

Marcus & Millichap

125 ARKANSAS BLVD

# EXCLUSIVELY LISTED BY

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**Marcus & Millichap**

125 ARKANSAS BLVD

# BROKER OF RECORD

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Arkansas

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Marcus & Millichap

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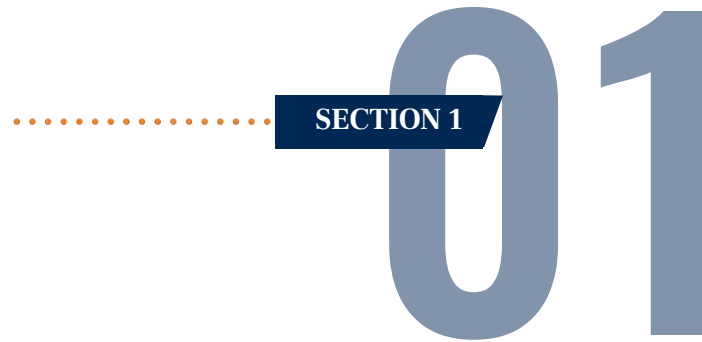
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SECTION 1

# 01



# INVESTMENT OVERVIEW

Property Summary  
Tenant Profiles  
Regional Map  
Local Map  
Retailer Map

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# HEALTHCARE EXPRESS

125 Arkansas Blvd, Texarkana, AR 71854

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present HealthCARE Express, a single-tenant medical office at 125 Arkansas Boulevard, Texarkana, Arkansas. Built in 2013, this 4,338 SF purpose-built facility on 0.78 acres sits at the signalized intersection of Arkansas/Texas Boulevard and Stateline Avenue, with exposure to more than 50,000 daily vehicles for superior traffic draw. Anchored by Walmart Supercenter and surrounded by national retailers, it enjoys prime visibility in Texarkana's key commercial corridor. The metro area (146,000 population) is driven by defense (Red River Army Depot), manufacturing (paper, tires), healthcare, and logistics, supported by Texas A&M University-Texarkana and Texarkana College.

Founded in 2006 by Dr. Tim Reynolds, a board-certified emergency physician, HealthCARE Express leads in urgent care and occupational medicine across 20 clinics in four states. The absolute NNN lease provides 10.5 years remaining, 2% annual increases, and two five-year renewal options—delivering stable, long-term passive income with zero landlord responsibilities from a proven operator.

Additionally, the Arkansas Boulevard site is unique among urgent care facilities because of in-house digital X-ray/lab for instant results, on-site pharmacy for cash-pay/workers' comp, and strong occupational medicine -(recurring contracts for workers' comp, DOT physicals, drug screens)- from key employers like Red River Army Depot, Cooper Tire, and Domtar—yielding stable, high-margin revenue beyond standard walk-ins.

## INVESTMENT HIGHLIGHTS

-Secure Long-Term Lease: Absolute NNN with 10.5 years left, 2% annual escalations, two 5-year renewals—predictable, inflation-protected cash flow with zero landlord duties.

-Strong Local Economy: Metro 146,000 population driven by defense (Red River Depot), manufacturing, healthcare, logistics; supported by Texas A&M-Texarkana and Texarkana College.

-Stable Physician-Owned Tenant: Founded 2006 by Dr. Tim Reynolds; 20 clinics across 4 states, 100% physician-owned—lower risk than PE-backed chains.

-Occupational Medicine Advantage: In-house X-ray/lab, on-site pharmacy, recurring employer contracts (workers' comp, DOT, drug screens) from Red River Depot, Cooper Tire, Domtar—high-margin, stable revenue beyond walk-ins.

# OFFERING SUMMARY

125 ARKANSAS BLVD



Listing Price  
**\$1,866,578**



Cap Rate  
**6.89%**



Price/SF  
**\$434.90**

## FINANCIAL

|                    |             |
|--------------------|-------------|
| Listing Price      | \$1,886,578 |
| NOI                | \$129,891   |
| Cap Rate           | 6.89%       |
| Price/SF           | \$434.90    |
| Rent/SF (Monthly)  | \$2.50      |
| Rent/SF (Annually) | \$29.94     |

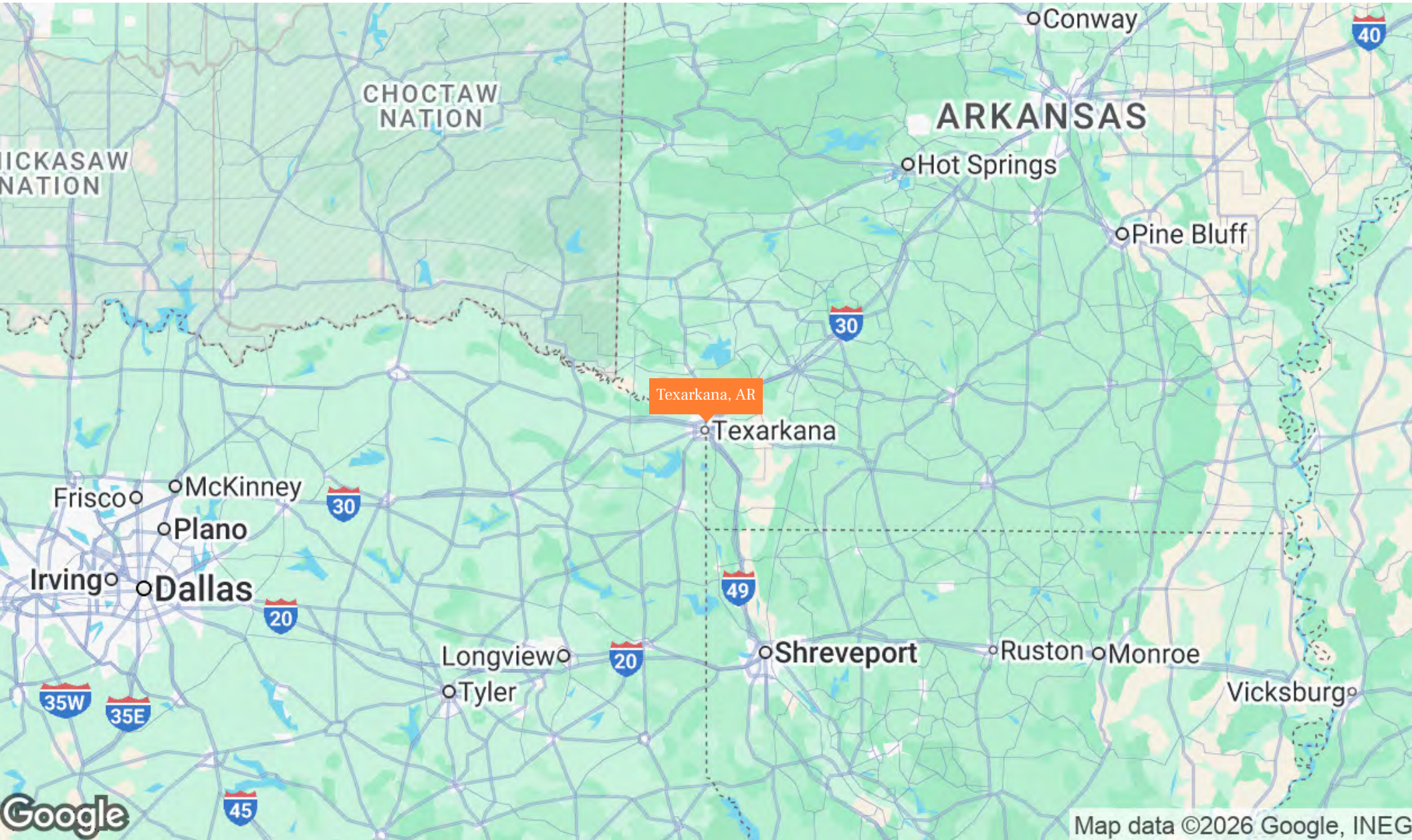
## OPERATIONAL

|                  |                        |
|------------------|------------------------|
| Lease Type       | Absolute Net           |
| Guarantor        | Corporate Guarantee    |
| Lease Expiration | 05/31/2036             |
| Rentable SF      | 4,338 SF               |
| Lot Size         | 0.73 Acres (31,798 SF) |
| Occupancy        | 100%                   |
| Year Built       | 2021                   |



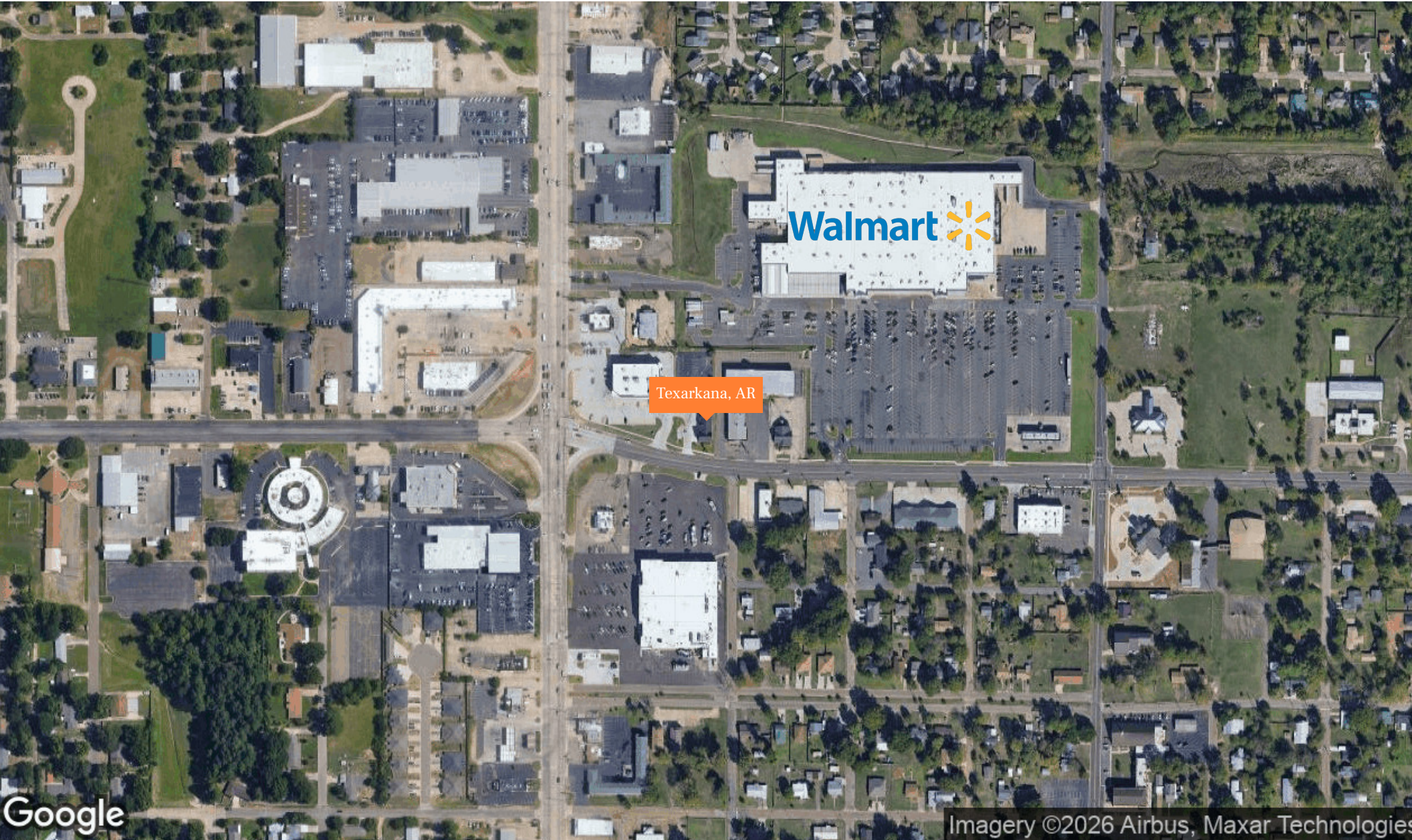
# HEALTHCARE EXPRESS

REGIONAL MAP



# HEALTHCARE EXPRESS

REGIONAL MAP



Google

Imagery ©2026 Airbus, Maxar Technologies

# HEALTHCARE EXPRESS

RETAILER MAP









SECTION 2

# 02

## FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap

# HEALTHCARE EXPRESS

TENANT PROFILES

**HealthCARE**  
**Express**<sup>®</sup>

PHYSICIAN OWNED AND OPERATED



## TENANT HIGHLIGHTS

- Founded 2006 by Dr. Tim Reynolds (board-certified ER physician, former Green Beret medic) in Texarkana, TX; expanded to 17 locations across TX, AR, OK, LA.
- 100% physician-owned/operated; serves ~200,000 patients/year with patient-focused "WOWZA" service, cash-pay transparency, and most insurances
- Key differentiators: on-site labs, digital X-rays, pharmacies, robust occupational medicine (workers' comp, DOT physicals, drug screens, employer contracts) for stable high-margin revenue.
- Estimated ~\$64M annual revenue; ~14% CAGR in facilities, focused on underserved secondary markets.
- Absolute NNN lease: 15-year term (June 17, 2021 – May 31, 2036; ~10.5 years remaining), two 5-year renewals, tenant pays all taxes/utilities/insurance/maintenance—zero landlord responsibilities.

## TENANT OVERVIEW

|                |                                        |
|----------------|----------------------------------------|
| Company:       | HealthCARE Express                     |
| Founded:       | 2006                                   |
| Locations:     | 17                                     |
| Total Revenue: | \$64M annually (estimated, Growjo.com) |
| Lease Rate:    | \$29.36 (*30% under Urgent Care Comps) |
| Headquarters:  | Texarkana, TX                          |
| Website:       | www.gohce.com/                         |

## ABOUT

HealthCARE Express is a leading regional provider of urgent care and occupational medicine services, founded in 2006 by Dr. Tim Reynolds in Texarkana, Texas. Starting with a single clinic, the company has expanded to 17 locations across Texas, Arkansas, Oklahoma, and Louisiana, serving approximately 200,000 patients annually. Remaining 100% physician-owned and operated, it emphasizes patient-centered "WOWZA" service, transparency in cash-pay options, and acceptance of most insurances.

Key differentiators include on-site labs, digital X-rays, pharmacies, and robust occupational medicine programs—offering workers' comp, DOT physicals, drug screens, and employer contracts—that generate stable, high-margin revenue beyond typical walk-ins. Estimated total revenue reaches ~\$64 million, with a ~14% compound annual growth rate in facilities, reflecting steady expansion in underserved secondary markets.

Dr. Tim Reynolds, a board-certified emergency physician, pioneered this model after identifying gaps between ERs and primary care. He earned his MD summa cum laude from the University of Utah in 1993, completed residency at Texas A&M Scott & White in 1996, and served as medical director at Wadley Regional Medical Center's ER and Level II trauma center. A former Green Beret with 17 years in Special Forces as a medic and battalion surgeon, Reynolds also founded motivational brand Living Every Minute™ and real estate ventures. As a dedicated family man and entrepreneur, he drives HealthCARE Express's focus on innovation, community impact, and quality care

# HEALTHCARE EXPRESS

## FINANCIAL DETAILS

| THE OFFERING        |             |
|---------------------|-------------|
| Price               | \$1,886,578 |
| Capitalization Rate | 6.89%       |
| Price/SF            | \$434.90    |

| PROPERTY DESCRIPTION   |            |
|------------------------|------------|
| Year Built / Renovated | 2013       |
| Gross Leasable Area    | 4,338 SF   |
| Type of Ownership      | Fee Simple |
| Lot Size               | 0.73 Acres |

| LEASE SUMMARY                 |                                   |
|-------------------------------|-----------------------------------|
| Tenant                        | HEALTHCARE EXPRESS MANAGEMENT LTD |
| Rent Increases                | 2% annual                         |
| Guarantor                     | Corporate Guarantee               |
| Lease Type                    | Absolute Net                      |
| Lease Commencement            | 06/17/2021                        |
| Lease Expiration              | 05/31/2036                        |
| Renewal Options               | 2 x 5-Year Options                |
| Term Remaining on Lease (Yrs) | 10.5 Years                        |
| Landlord Responsibility       | None                              |
| Tenant Responsibility         | All Expenses                      |

| RENT SCHEDULE         |             |              |         |          |
|-----------------------|-------------|--------------|---------|----------|
| YEAR                  | ANNUAL RENT | MONTHLY RENT | RENT/SF | CAP RATE |
| Current - 6/16/2026   |             |              |         |          |
| 6/17/2026 - 6/16/2027 | \$129,892   | \$10,824     | \$29.94 | 6.63%    |
| 6/17/2027 - 6/16/2028 | \$132,490   | \$11,041     | \$30.54 | 6.76%    |
| 6/17/2028 - 6/16/2029 | \$135,227   | \$11,269     | \$31.17 | 6.90%    |
| 6/17/2029 - 6/16/2030 | \$137,931   | \$11,494     | \$31.80 | 7.04%    |
| 6/17/2030 - 6/16/2031 | \$140,690   | \$11,724     | \$32.43 | 7.18%    |
| 6/17/2031 - 6/16/2032 | \$143,504   | \$11,959     | \$33.08 | 7.32%    |
| 6/17/2032 - 6/16/2033 | \$146,374   | \$12,198     | \$33.74 | 7.47%    |
| 6/17/2033 - 6/16/2034 | \$149,301   | \$12,442     | \$34.42 | 7.62%    |
| 6/17/2034 - 6/16/2035 | \$152,288   | \$12,691     | \$35.11 | 7.77%    |
| 6/17/2035 - 5/31/2036 | \$155,333   | \$12,944     | \$35.81 | 7.93%    |
| 1st 5-Year Option     | \$171,500   | \$14,292     | \$39.53 | 8.75%    |
| 2nd 5-Year Option     | \$189,350   | \$15,779     | \$43.65 | 9.66%    |

SECTION 3

# 03

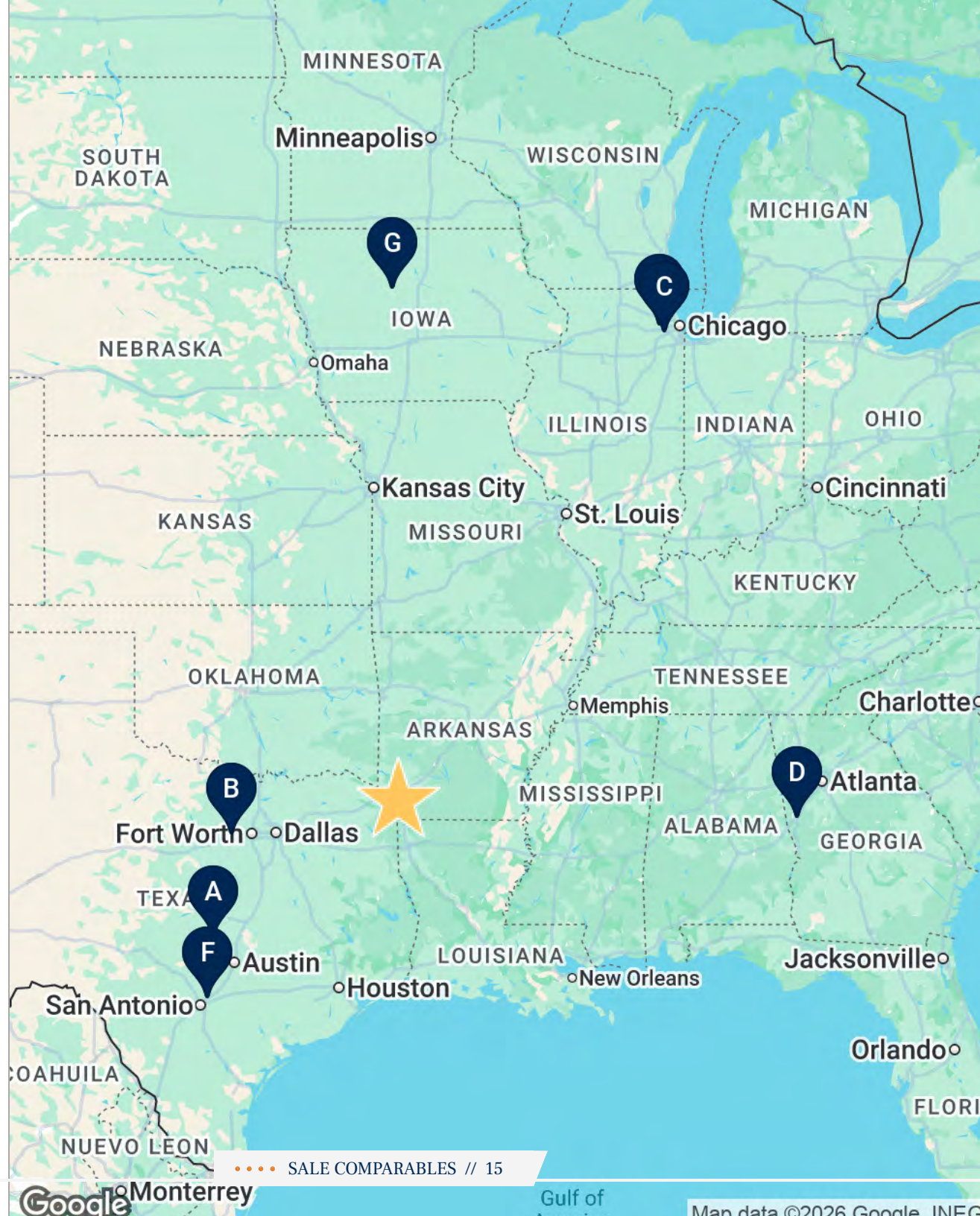
## SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Cap Rate Chart  
Price per SF Chart  
Sale Comps

Marcus & Millichap

# SALE COMPS MAP

- ★ HealthCARE Express
- A Texas MedClinic Urgent Care
- B Texas Health Urgent Care
- C Midwest Express Clinic
- D Peidmont Urgent Care
- E Midwest Express Clinic
- F Hill Country Wound Care
- G Unity Point Clinic Express



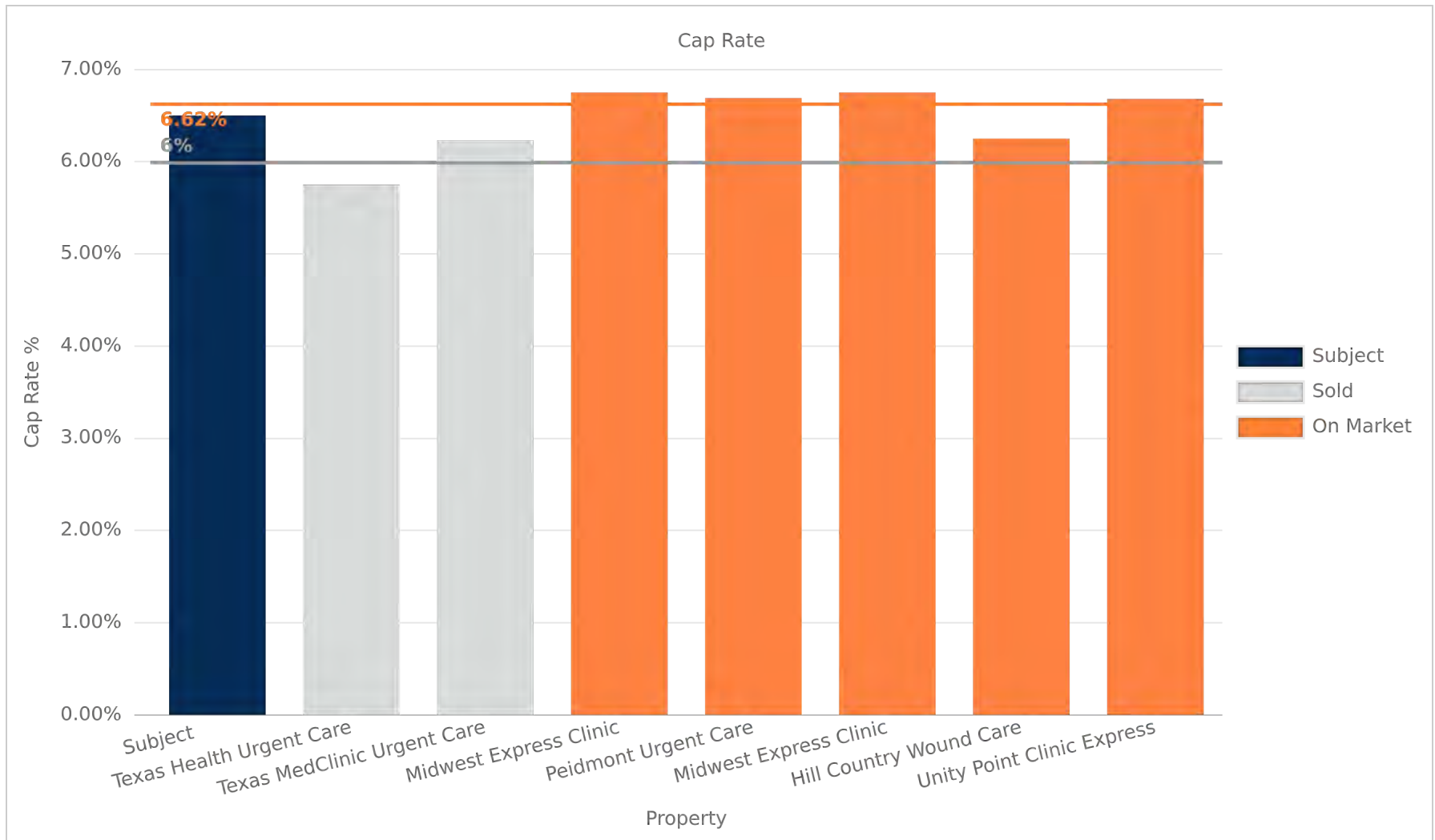
# HEALTHCARE EXPRESS

## SALE COMPS SUMMARY

|                                                                                     | SUBJECT PROPERTY                                                             | PRICE              | CAP RATE     | NET RENTABLE AREA | PRICE/SF        | CLOSE      |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------|--------------|-------------------|-----------------|------------|
|    | <b>HealthCARE Express</b><br>129 Arkansas Blvd<br>Texarkana, AR 71854        | \$1,959,200        | 6.50%        | 4,338 SF          | \$451.64        | -          |
|                                                                                     | SALE COMPARABLES                                                             | PRICE              | CAP RATE     | NET RENTABLE AREA | PRICE/SF        | CLOSE      |
|    | <b>Texas MedClinic Urgent Care</b><br>101 Leffingwell Ln<br>Burnet, TX 78611 | \$2,190,000        | 6.23%        | 3,003 SF          | \$729.27        | 01/17/2025 |
|    | <b>Texas Health Urgent Care</b><br>1980 S Main St<br>Weatherford, TX 76086   | \$2,372,104        | 5.75%        | 3,172 SF          | \$747.83        | 03/12/2024 |
|    | <b>Midwest Express Clinic</b><br>6320 S Cass Ave<br>Westmont, IL 60559       | \$2,402,444        | 6.75%        | 3,553 SF          | \$676.17        | On Market  |
|   | <b>Peidmont Urgent Care</b><br>1524 Lafayette Pkwy<br>LaGrange, GA 30241     | \$2,700,000        | 6.69%        | 4,886 SF          | \$552.60        | On Market  |
|  | <b>Midwest Express Clinic</b><br>855 E Geneva Rd<br>Carol Stream, IL 60188   | \$2,026,400        | 6.75%        | 2,980 SF          | \$680.00        | On Market  |
|  | <b>Hill Country Wound Care</b><br>12215 Toepperwein Rd<br>Live Oak, TX 78233 | \$2,311,500        | 6.25%        | 4,886 SF          | \$473.09        | On Market  |
|  | <b>Unity Point Clinic Express</b><br>2728 2nd Ave S<br>Fort Dodge, IA 50501  | \$2,400,000        | 6.68%        | 3,888 SF          | \$617.28        | On Market  |
|                                                                                     | <b>AVERAGES</b>                                                              | <b>\$2,343,207</b> | <b>6.44%</b> | <b>3,767 SF</b>   | <b>\$639.46</b> | <b>-</b>   |

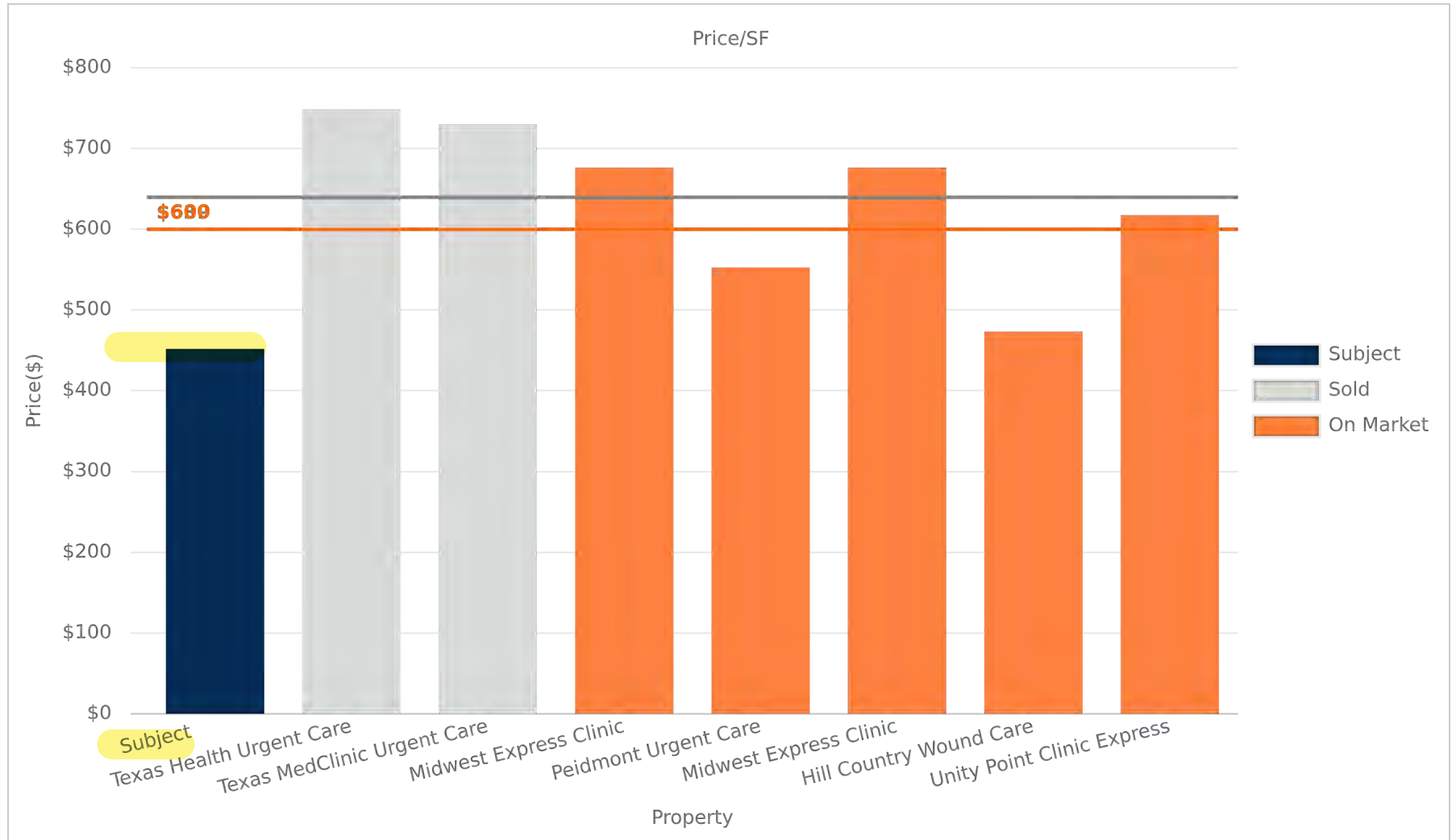
# HEALTHCARE EXPRESS

## CAP RATE CHART



# HEALTHCARE EXPRESS

## PRICE PER SF CHART



# HEALTHCARE EXPRESS

SALE COMPS



## HealthCARE Express

129 Arkansas Blvd, Texarkana, AR 71854

|                |             |                       |          |
|----------------|-------------|-----------------------|----------|
| Listing Price: | \$1,886,578 | Net Rentable Area:    | 4,338 SF |
| Price/SF:      | \$451.64    | Cap Rate:             | 6.89%    |
| Property Type: | Office      | Year Built/Renovated: | 2013/-   |
| Lot Size:      | 0.73 Acres  |                       |          |



## Texas MedClinic Urgent Care

101 Leffingwell Ln Burnet, TX 78611

|                |             |                    |            |
|----------------|-------------|--------------------|------------|
| Sale Price:    | \$2,190,000 | Net Rentable Area: | 3,003 SF   |
| Price/SF:      | \$729.27    | Cap Rate:          | 6.23%      |
| Property Type: | Office      | COE:               | 01/17/2025 |

12.5 Yr Lease.  
 \$729 PSF  
 70 unit  
 Annual Rent Increases.

# HEALTHCARE EXPRESS

SALE COMPS



**B Texas Health Urgent Care**  
1980 S Main St Weatherford, TX 76086

|                |             |                    |            |
|----------------|-------------|--------------------|------------|
| Sale Price:    | \$2,372,104 | Net Rentable Area: | 3,172 SF   |
| Price/SF:      | \$747.83    | Cap Rate:          | 5.75%      |
| Property Type: | Office      | COE:               | 03/12/2024 |

9.6 Yr Lease.  
\$748 PSF  
300+ Locations  
2.5% Annual Rent Increases.



**C Midwest Express Clinic**  
6320 S Cass Ave Westmont, IL 60559

|                |             |                    |           |
|----------------|-------------|--------------------|-----------|
| Listing Price: | \$2,402,444 | Net Rentable Area: | 3,553 SF  |
| Price/SF:      | \$676.17    | Cap Rate:          | 6.75%     |
| Property Type: | Office      | COE:               | On Market |

8.4 Yr Lease.  
\$676 PSF  
17 Locations

# HEALTHCARE EXPRESS

SALE COMPS



**D Piedmont Urgent Care**  
1524 Lafayette Pkwy LaGrange, GA 30241

|                |             |                    |           |
|----------------|-------------|--------------------|-----------|
| Listing Price: | \$2,700,000 | Net Rentable Area: | 4,886 SF  |
| Price/SF:      | \$552.60    | Cap Rate:          | 6.69%     |
| Property Type: | Office      | COE:               | On Market |

3.6 Yr Lease.  
\$552 PSF  
75 Locations



**E Midwest Express Clinic**  
855 E Geneva Rd Carol Stream, IL 60188

|                |             |                    |           |
|----------------|-------------|--------------------|-----------|
| Listing Price: | \$2,026,400 | Net Rentable Area: | 2,980 SF  |
| Price/SF:      | \$680.00    | Cap Rate:          | 6.75%     |
| Property Type: | Office      | COE:               | On Market |

8.4 Yr Lease.  
\$680 PSF  
17 Locations

# HEALTHCARE EXPRESS

SALE COMPS



**F Hill Country Wound Care**  
12215 Toepperwein Rd Live Oak, TX 78233

|                |             |                    |           |
|----------------|-------------|--------------------|-----------|
| Listing Price: | \$2,311,500 | Net Rentable Area: | 4,886 SF  |
| Price/SF:      | \$473.09    | Cap Rate:          | 6.25%     |
| Property Type: | Office      | COE:               | On Market |

10 Yr Lease.  
\$473 PSF  
7 Locations



**G UnityPoint Clinic Express**  
2728 2nd Ave S Fort Dodge, IA 50501

|                |             |                    |           |
|----------------|-------------|--------------------|-----------|
| Listing Price: | \$2,400,000 | Net Rentable Area: | 3,888 SF  |
| Price/SF:      | \$617.28    | Cap Rate:          | 6.68%     |
| Property Type: | Office      | COE:               | On Market |

5.6 Yr Lease.  
\$617PSF  
400+ Locations

SECTION 4

# 04

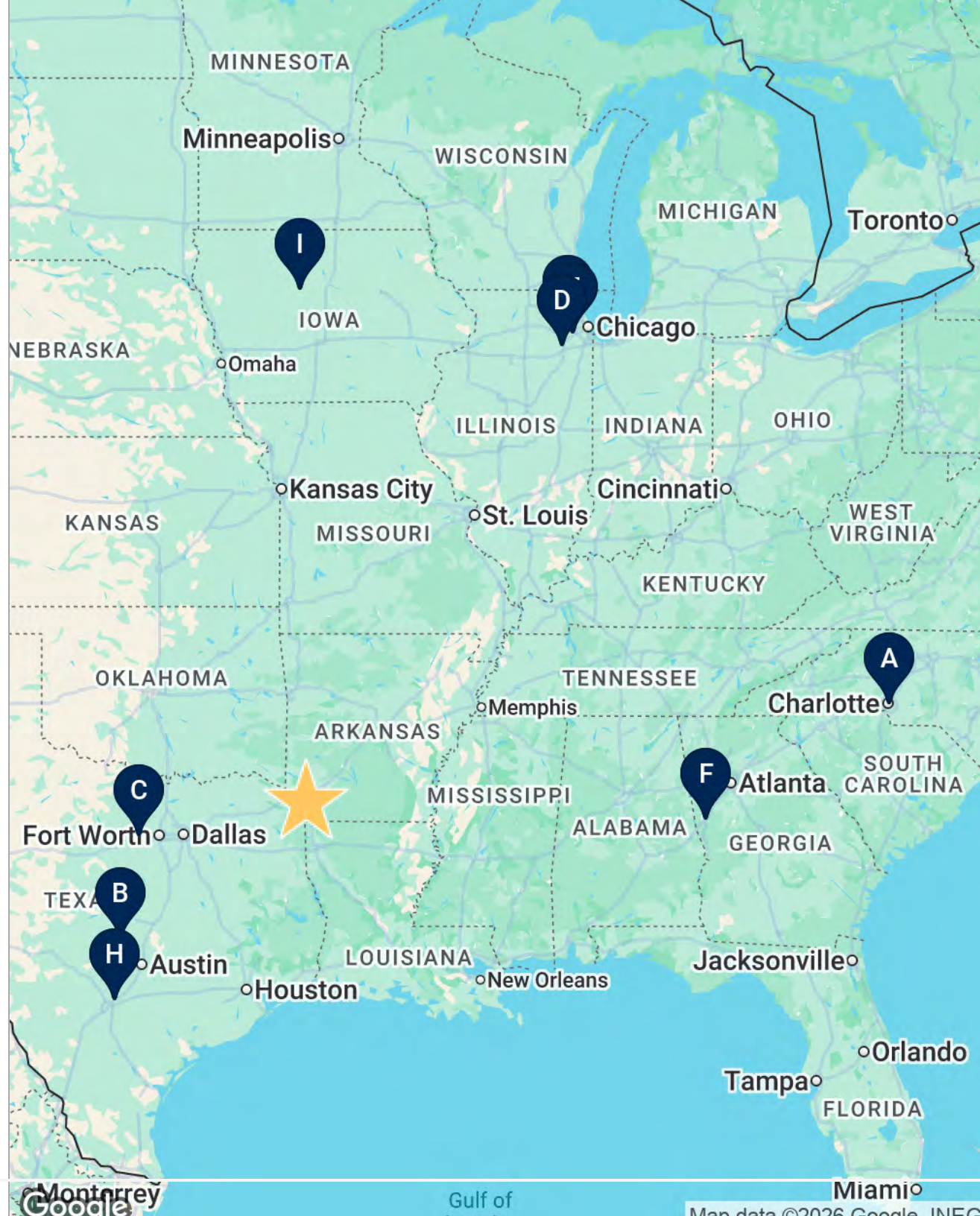
## RENT COMPARABLES

Rent Comps Map  
Rent Comps Summary  
Rent per SF Chart

Marcus & Millichap









# RENT COMPS MAP

-  HealthCARE Express
-  Novant Health
-  Texas MedClinic Urgent Care
-  Texas Health Urgent Care
-  Physician's Immediate Care (WellNow)
-  Midwest Express Clinic
-  Piedmont Urgent Care
-  Midwest Express Clinic
-  Hill Country Wound Care
-  Unity Point Clinic Express





# HEALTHCARE EXPRESS

## RENT COMPS SUMMARY

|                                                                                     | SUBJECT PROPERTY                                                                          | NET RENTABLE AREA | AVERAGE RENT |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------|--------------|
|    | <b>HealthCARE Express</b><br>129 Arkansas Blvd<br>Texarkana, AR 71854                     | 4,338 SF          | \$29.94/SF   |
|                                                                                     | RENT COMPARABLES                                                                          | NET RENTABLE AREA | AVERAGE RENT |
|    | <b>Novant Health</b><br>2104 Randolph Rd<br>Charlotte, NC 28207                           | 5,432 SF          | \$30.00/SF   |
|    | <b>Texas MedClinic Urgent Care</b><br>101 Leffingwell Ln<br>Burnet, TX 78611              | 3,003 SF          | \$45.40/SF   |
|    | <b>Texas Health Urgent Care</b><br>1980 S Main St<br>Weatherford, TX 76086                | 3,172 SF          | \$43.00/SF   |
|   | <b>Physician's Immediate Care (WellNow)</b><br>6050 Caton Farm Rd<br>Plainfield, IL 60586 | 3,500 SF          | \$50.21/SF   |
|  | <b>Midwest Express Clinic</b><br>6320 S Cass Ave<br>Westmont, IL 60559                    | 3,553 SF          | \$45.64/SF   |
|  | <b>Peidmont Urgent Care</b><br>1524 Lafayette Pkwy<br>LaGrange, GA 30241                  | 4,886 SF          | \$36.79/SF   |
|  | <b>Midwest Express Clinic</b><br>855 E Geneva Rd<br>Carol Stream, IL 60188                | 2,980 SF          | \$45.90/SF   |

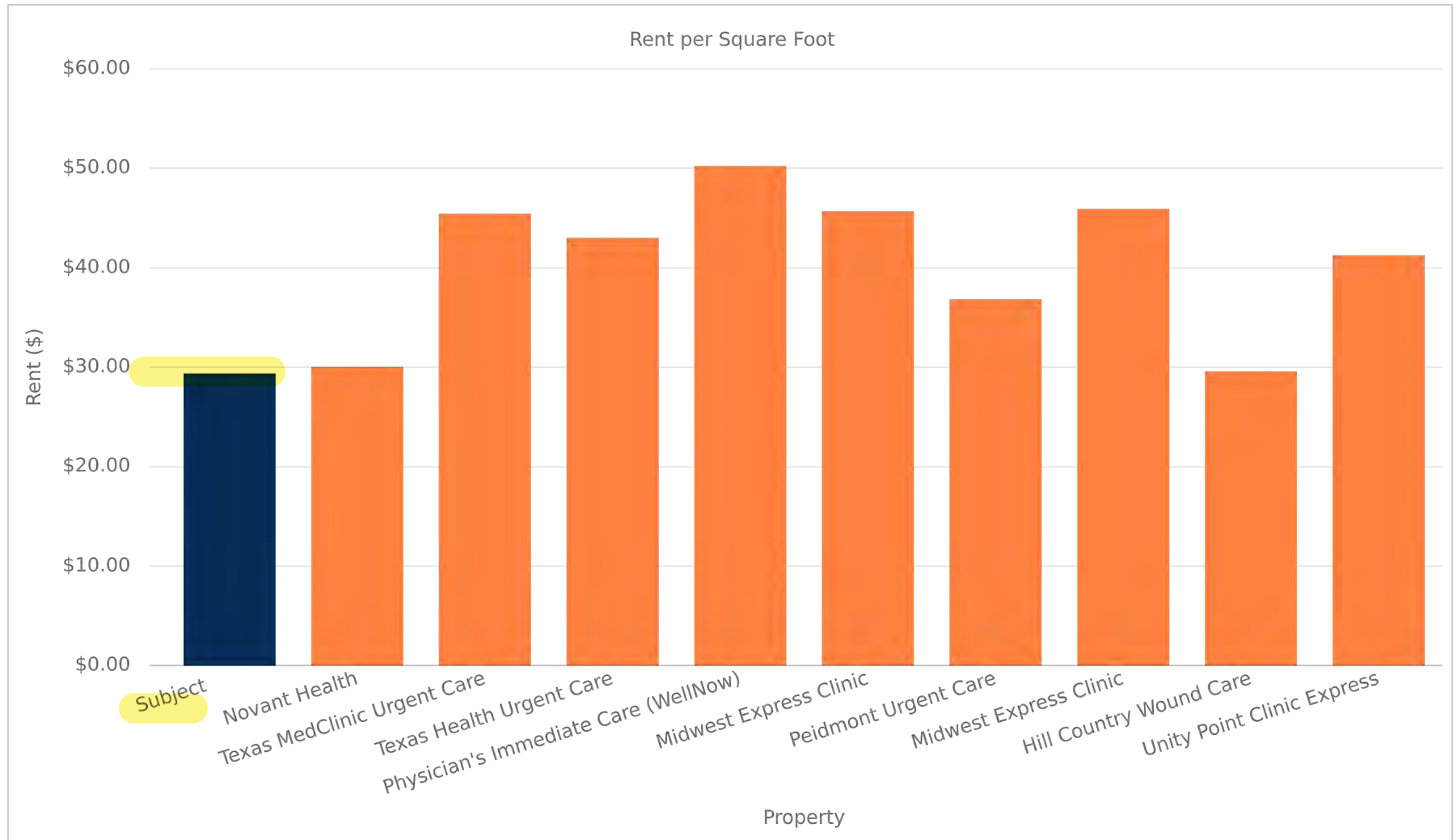
# HEALTHCARE EXPRESS

## RENT COMPS SUMMARY

|                                                                                   | SUBJECT PROPERTY                                                             | NET RENTABLE AREA | AVERAGE RENT      |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------|-------------------|
|  | <b>Hill Country Wound Care</b><br>12215 Toepperwein Rd<br>Live Oak, TX 78233 | 4,886 SF          | \$29.57/SF        |
|  | <b>Unity Point Clinic Express</b><br>2728 2nd Ave S<br>Fort Dodge, IA 50501  | 3,888 SF          | \$41.23/SF        |
|                                                                                   | <b>AVERAGES</b>                                                              | <b>3,922 SF</b>   | <b>\$40.86/SF</b> |

# HEALTHCARE EXPRESS

RENT PER SF CHART



SECTION 5

05

# MARKET OVERVIEW

Market Overview  
Demographics

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# HEALTHCARE EXPRESS



## TEXARKANA, AR

Situated along the Arkansas–Texas border, Texarkana, Arkansas serves as the county seat of Miller County and forms one half of a twin-city community with Texarkana, Texas. With a population of 29,387 residents, Texarkana offers a mix of commerce, culture, and community. The local economy is anchored by major employers such as Red River Army Depot & Tenants, Christus St. Michael Health Care, Cooper Tire & Rubber, Graphic Packaging, and Wadley Regional Medical Center, along with a growing base of logistics, manufacturing, and healthcare operations. Additionally, its location at the intersection of Interstate 30, U.S. Highway 67, and Highway 71 provides unmatched accessibility between Dallas, Little Rock, and Shreveport, making it a strategic hub for transportation and regional commerce. Despite its industrial foundation, Texarkana retains an inviting Southern personality, fostering an environment where residents can live, work, and play in a community that values both progress and heritage.

The Arkansas Municipal Auditorium, where music legends once performed, remains a centerpiece of the city’s cultural identity, while venues like Front Street Festival Plaza and the 1894 Gallery showcase local art, music, and creativity. For recreation, residents and visitors enjoy Bobby Ferguson Park, Jefferson Park, and the city’s many walking trails, with the nearby Big Dam Waterpark and AG Learning Center offering fun for families and visitors alike. Moreover, the Four States Fair & Rodeo attracts hundreds of thousands of visitors to the region, while iconic destinations like the State Line Post Office and the Four States Auto Museum celebrate Texarkana’s one-of-a-kind history.

## HIGHLIGHTS

- **Strategic Border Location:** Situated directly on the Arkansas–Texas state line with access to I-30, U.S. 67, and U.S. 71, offering strong connectivity to Dallas, Little Rock, and Shreveport.
- **Diverse Economic Base:** Supported by major employers such as Red River Army Depot, Christus St. Michael Health Care, and Cooper Tire & Rubber, along with a growing logistics, manufacturing, and healthcare presence.
- **Vibrant Culture and Outdoor Recreation:** Home to attractions such as the Arkansas Municipal Auditorium, Bobby Ferguson Park, and the Four States Fair & Rodeo, blending music, history, and community events with abundant green spaces.



# HEALTHCARE EXPRESS

## MARKET OVERVIEW

### FAYETTEVILLE, AR-MO

The Fayetteville metro is best known as the home of the University of Arkansas. The Fayetteville metro covers Benton, Madison, McDonald and Washington counties in northwest Arkansas and southwest Missouri. The region offers residents recreational activities at nearly 4,000 acres of parks, lakes and rivers. The market is expected to add more than 40,000 individuals over the next five years, notably outpacing the national rate of growth.

### ECONOMY

- Corporate headquarters are a significant part of the metro's economy. In addition to Walmart, both Tyson Foods and J.B. Hunt Transport Services, Inc. are based in the area.
- Fayetteville is home to Arkansas' largest state university, the University of Arkansas. More than 33,000 students attend the university each year. The university is also one of the area's biggest employers with more than 5,000 full-time faculty and staff.
- Health care is a key contributor to the strength of the local economy. Major hospitals in the region include Washington Regional Medical Center and Fayetteville VA Medical Center.

### QUICK FACTS



POPULATION

**618K**

Growth 2024-2029\*  
**6.6%**



HOUSEHOLDS

**235K**

Growth 2024-2029\*  
**7.1%**



MEDIAN AGE

**36.0**

U.S. Median:  
**39.0**

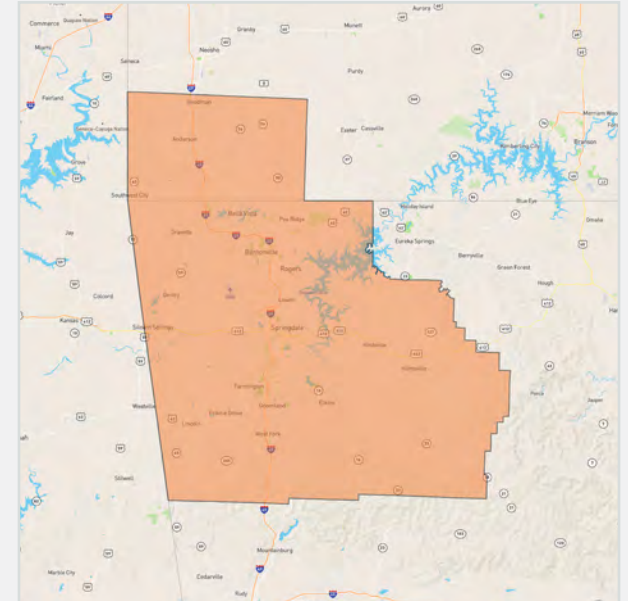


MEDIAN HOUSEHOLD INCOME

**\$79,900**

U.S. Median:  
**\$76,100**

\* Forecast



### METRO HIGHLIGHTS



#### CORPORATE GROWTH

Several corporations are based in the metro, the largest being Walmart. The company employs more than 15,000 workers in the area.



#### MANUFACTURING

A large manufacturing sector includes Delta Group Electronics, Elkhart Products, Marshalltown, Pinnacle Foods Group and Pace Industries.



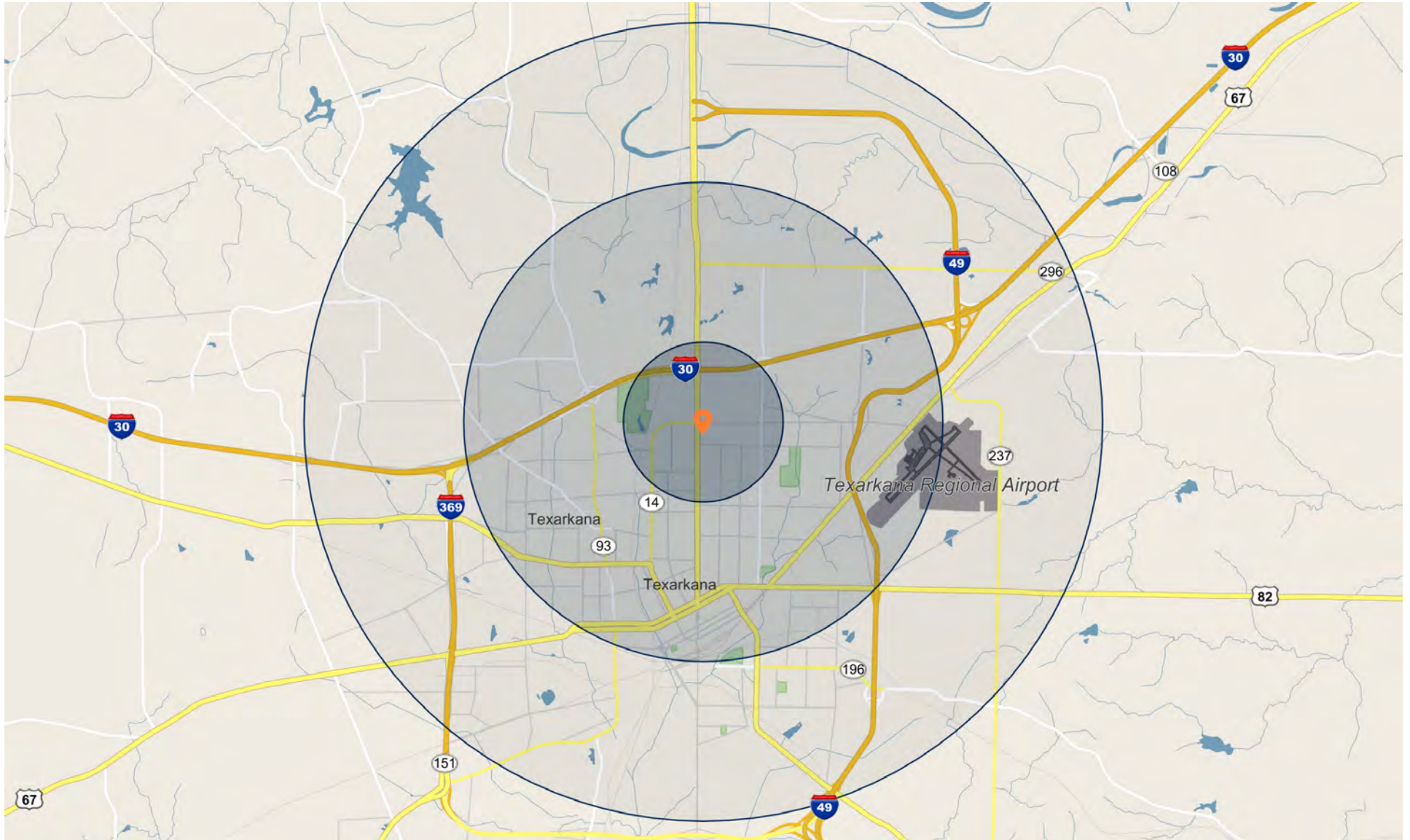
#### YOUNGER POPULATION

The Fayetteville metro's median age of 36 years old is lower than the United States median. The younger population is attributed to the area's university.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# HEALTHCARE EXPRESS

DEMOGRAPHICS



# HEALTHCARE EXPRESS

## DEMOGRAPHICS

| POPULATION                    | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------|----------|----------|----------|
| <b>2029 Projection</b>        |          |          |          |
| Total Population              | 7,191    | 41,499   | 64,842   |
| <b>2024 Estimate</b>          |          |          |          |
| Total Population              | 7,205    | 41,452   | 64,764   |
| <b>2020 Census</b>            |          |          |          |
| Total Population              | 7,504    | 42,880   | 66,594   |
| <b>2010 Census</b>            |          |          |          |
| Total Population              | 7,503    | 43,638   | 67,120   |
| <b>Daytime Population</b>     |          |          |          |
| 2024 Estimate                 | 8,236    | 53,184   | 77,444   |
| <b>HOUSEHOLDS</b>             |          |          |          |
| <b>2029 Projection</b>        |          |          |          |
| Total Households              | 3,201    | 17,540   | 27,151   |
| <b>2024 Estimate</b>          |          |          |          |
| Total Households              | 3,198    | 17,434   | 26,934   |
| Average (Mean) Household Size | 2.2      | 2.2      | 2.3      |
| <b>2020 Census</b>            |          |          |          |
| Total Households              | 3,194    | 17,284   | 26,630   |
| <b>2010 Census</b>            |          |          |          |
| Total Households              | 3,209    | 17,548   | 26,737   |
| <b>HOUSEHOLDS BY INCOME</b>   |          |          |          |
| <b>2024 Estimate</b>          |          |          |          |
| \$200,000 or More             | 2.0%     | 3.0%     | 3.8%     |
| \$150,000-\$199,999           | 2.6%     | 3.1%     | 4.4%     |
| \$100,000-\$149,999           | 14.2%    | 11.1%    | 10.8%    |
| \$75,000-\$99,999             | 9.6%     | 10.0%    | 9.9%     |
| \$50,000-\$74,999             | 16.1%    | 14.5%    | 14.7%    |
| \$35,000-\$49,999             | 13.6%    | 14.8%    | 14.4%    |
| \$25,000-\$34,999             | 12.8%    | 11.7%    | 11.4%    |
| \$15,000-\$24,999             | 9.5%     | 11.5%    | 11.1%    |
| Under \$15,000                | 19.7%    | 20.3%    | 19.5%    |
| Average Household Income      | \$58,728 | \$60,103 | \$64,660 |
| Median Household Income       | \$32,634 | \$33,566 | \$34,351 |
| Per Capita Income             | \$25,988 | \$25,945 | \$27,353 |

| POPULATION PROFILE                     | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------------|--------|---------|---------|
| <b>Population By Age</b>               |        |         |         |
| 2024 Estimate Total Population         | 7,205  | 41,452  | 64,764  |
| Under 20                               | 26.8%  | 26.4%   | 26.8%   |
| 20 to 34 Years                         | 21.2%  | 21.6%   | 20.9%   |
| 35 to 49 Years                         | 17.6%  | 18.1%   | 17.9%   |
| 50 to 59 Years                         | 11.3%  | 11.8%   | 11.7%   |
| 60 to 64 Years                         | 6.0%   | 5.8%    | 5.8%    |
| 65 to 69 Years                         | 5.2%   | 5.0%    | 5.2%    |
| 70 to 74 Years                         | 4.3%   | 4.1%    | 4.3%    |
| Age 75+                                | 7.7%   | 7.2%    | 7.3%    |
| Median Age                             | 36.0   | 37.0    | 37.0    |
| <b>Population by Gender</b>            |        |         |         |
| 2024 Estimate Total Population         | 7,205  | 41,452  | 64,764  |
| Male Population                        | 54.5%  | 51.8%   | 51.9%   |
| Female Population                      | 45.5%  | 48.2%   | 48.1%   |
| <b>Travel Time to Work</b>             |        |         |         |
| Average Travel Time to Work in Minutes | 21.0   | 18.0    | 18.0    |

# HEALTHCARE EXPRESS

## DEMOGRAPHICS



### POPULATION

In 2024, the population in your selected geography is 64,764. The population has changed by -3.51 percent since 2010. It is estimated that the population in your area will be 64,842 five years from now, which represents a change of 0.1 percent from the current year. The current population is 51.9 percent male and 48.1 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 39.0. The population density in your area is 825 people per square mile.



### HOUSEHOLDS

There are currently 26,934 households in your selected geography. The number of households has changed by 0.74 percent since 2010. It is estimated that the number of households in your area will be 27,151 five years from now, which represents a change of 0.8 percent from the current year. The average household size in your area is 2.2 people.



### INCOME

In 2024, the median household income for your selected geography is \$48,869, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 20.98 percent since 2010. It is estimated that the median household income in your area will be \$56,059 five years from now, which represents a change of 14.7 percent from the current year.

The current year per capita income in your area is \$27,353, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$64,660, compared with the U.S. average, which is \$101,307.



### EMPLOYMENT

In 2024, 27,074 people in your selected area were employed. The 2010 Census revealed that 57.4 percent of employees are in white-collar occupations in this geography, and 22.7 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 17.00 minutes.



### HOUSING

The median housing value in your area was \$169,460 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 14,231.00 owner-occupied housing units and 12,506.00 renter-occupied housing units in your area.



### EDUCATION

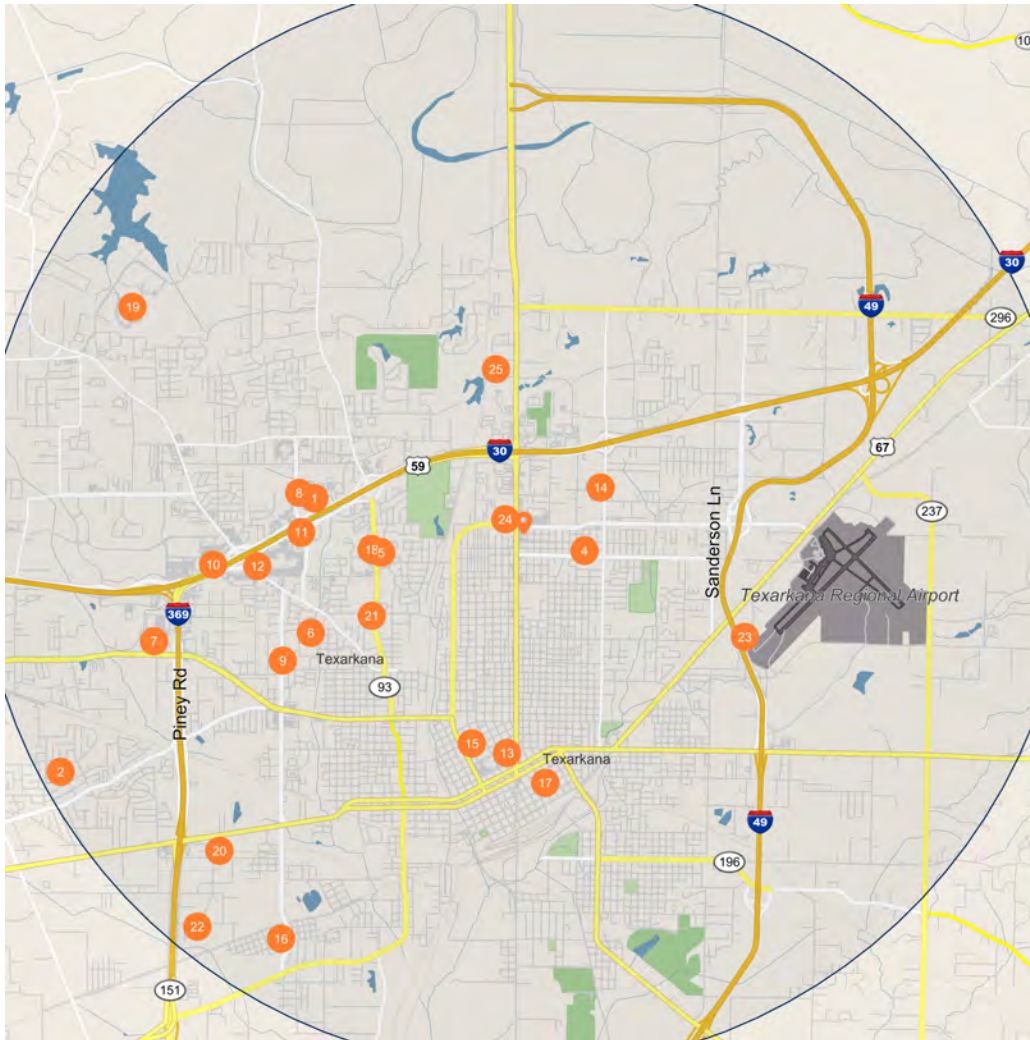
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 21.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 18.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 40.3 percent in the selected area compared with the 19.7 percent in the U.S.

# HEALTHCARE EXPRESS

## DEMOGRAPHICS



### Major Employers

### Employees

|    |                                                             |       |
|----|-------------------------------------------------------------|-------|
| 1  | Christus Health Ark-La-Tex-Christus St Michael Hlth Sys     | 1,800 |
| 2  | Brim Healthcare of Texas LLC-Wadley Regional Medical Center | 1,285 |
| 3  | Aramark Hlthcare Sport Svcs L-Aramark                       | 791   |
| 4  | Texarkana Arkansas School Dst                               | 750   |
| 5  | Stonegate Senior Care                                       | 739   |
| 6  | Marine Corps Forces Reserve US-Det 1 Mt Co CLB 453 Ctr 4    | 611   |
| 7  | Walmart Inc-Walmart                                         | 421   |
| 8  | Collom & Carney Clinic Assn-Collom and Carney Clinic        | 418   |
| 9  | Texarkana College-TEXARKANA COLLEGE BOOKSTORE               | 388   |
| 10 | Texas Roadhouse Inc-Texas Roadhouse                         | 300   |
| 11 | Gmri Inc-Olive Garden                                       | 271   |
| 12 | Capital One National Assn                                   | 260   |
| 13 | Ocean Canyon Properties Inc                                 | 250   |
| 14 | J & A Investments Inc-Express Emplment Pffessionals         | 244   |
| 15 | Dallas Medical Center LLC-Tenet                             | 243   |
| 16 | Liberty-Eylau Ind Schl Dst-Liberty-Ylau Pre-K Ctr Grndvie   | 227   |
| 17 | County of Miller-Miller County Health Unit                  | 226   |
| 18 | Texarkana Ind Schl Dst Fndtion                              | 208   |
| 19 | Texas A M Unvrsty-Txrkana Almn-Texas A&M University         | 208   |
| 20 | Ledwell & Son Enterprises Inc-Ledwell Office Solutions      | 207   |
| 21 | Ktal-TV Inc                                                 | 199   |
| 22 | De Boer Inc                                                 | 196   |
| 23 | Shipley Baking Company-Flowers Baking                       | 180   |
| 24 | Factory Connection LLC                                      | 177   |
| 25 | Texarkana Spcial Edcatn Ctr In-OPPORTUNITIES                | 175   |

125 ARKANSAS BLVD

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