

Texarkana Plaza

Texarkana, TX



GORJIAN
ACQUISITIONS

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PROPERTY DESCRIPTION

Address	3513 New Boston Rd, Texarkana, TX 75501
Property Type	Retail
Lot Size	.55 Acres
Building Size	7,500 SF
Space Available	7,500 SF - 7,500 SF
Drive-Thru Possibility	End-Cap/Outparcel
Nearby Retailers	Lowe's, Walmart, Planet Fitness, Sherwin Williams, Lockaway Storage, and more
Vehicles Per Day	13,089
Comments	Former Dollar General Building
	Built in 2006
	Less than 1 mile of Walmart Supercenter
	1 Mile east of I-369/Hwy 82



DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4,399	41,348	77,857
Households	1,936	16,668	30,231
Median Household Income	\$44,242	\$60,687	\$62,980
Median Home Value	\$97,677	\$124,292	\$128,884
Establishments	196	1,641	2,581
Employees	3,346	27,040	42,653
Race/Ethnicity: White	48%	57%	59%
Race/Ethnicity: Black/African American	45%	36%	34%

