

FOR SALE / BUILD TO SUIT / GROUND LEASE

Location: SE corner of US 59 and US 67
Texarkana, Texas

Lot Size: 14 acres
1,100 +/- Feet of Frontage on US Hwy 59

Population:	1 Mile:	3,868	Median Income:	1 Mile:	\$31,926
	3 Mile:	39,714		3 Mile:	\$40,139
	5 Mile:	74,619		5 Mile:	\$39,282

Traffic Count: US HWY 59: 37,340 VPD
US HWY 82: 12,054 VPD

Neighbors: The NW corner of the intersection is home to Walmart, Lowes, Ashley Home Furniture, Harley Davidson, and Academy. High Traffic with Frontage on both Hwy 59 and Hwy 82.

This information has been secured from sources deemed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

For more information contact Andy Hovis, VP Business Development | ah@maxalleyllc.com
832-721-7409 (c) | (903) 223-8000 (o)





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Demographic and Income Comparison Profile

3737 New Boston Rd, Texarkana, Texas, 75501
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.44305
Longitude: -94.09548

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	3,825	38,360	74,619
Households	1,622	15,648	29,063
Families	939	9,908	18,714
Average Household Size	2.35	2.41	2.41
Owner Occupied Housing Units	630	8,256	16,010
Renter Occupied Housing Units	992	7,392	13,053
Median Age	32.1	35.4	36.2
2015 Summary			
Population	3,868	39,714	75,790
Households	1,635	16,218	29,707
Families	940	10,190	18,966
Average Household Size	2.36	2.41	2.40
Owner Occupied Housing Units	601	8,156	15,601
Renter Occupied Housing Units	1,034	8,062	14,105
Median Age	32.5	36.1	36.9
Median Household Income	\$31,926	\$40,139	\$39,282
Average Household Income	\$38,230	\$55,590	\$56,766
2020 Summary			
Population	3,912	41,029	77,344
Households	1,655	16,766	30,371
Families	947	10,488	19,303
Average Household Size	2.36	2.41	2.40
Owner Occupied Housing Units	596	8,329	15,876
Renter Occupied Housing Units	1,058	8,436	14,494
Median Age	32.2	36.6	37.5
Median Household Income	\$35,388	\$44,051	\$43,813
Average Household Income	\$42,009	\$61,753	\$63,937
Trends: 2015-2020 Annual Rate			
Population	0.23%	0.65%	0.41%
Households	0.24%	0.67%	0.44%
Families	0.15%	0.58%	0.35%
Owner Households	-0.17%	0.42%	0.35%
Median Household Income	2.08%	1.88%	2.21%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



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2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	463	28.3%	3,291	20.3%	6,195	20.9%
\$15,000 - \$24,999	233	14.3%	2,019	12.4%	3,823	12.9%
\$25,000 - \$34,999	163	10.0%	1,761	10.9%	3,196	10.8%
\$35,000 - \$49,999	347	21.2%	2,460	15.2%	4,558	15.3%
\$50,000 - \$74,999	271	16.6%	2,693	16.6%	4,722	15.9%
\$75,000 - \$99,999	85	5.2%	1,554	9.6%	2,611	8.8%
\$100,000 - \$149,999	56	3.4%	1,687	10.4%	2,928	9.9%
\$150,000 - \$199,999	10	0.6%	455	2.8%	920	3.1%
\$200,000+	7	0.4%	296	1.8%	753	2.5%
Median Household Income	\$31,926		\$40,139		\$39,282	
Average Household Income	\$38,230		\$55,590		\$56,766	
Per Capita Income	\$16,315		\$23,005		\$23,072	

2020 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	461	27.9%	3,315	19.8%	6,096	20.1%
\$15,000 - \$24,999	185	11.2%	1,602	9.6%	2,984	9.8%
\$25,000 - \$34,999	167	10.1%	1,798	10.7%	3,065	10.1%
\$35,000 - \$49,999	362	21.9%	2,464	14.7%	4,586	15.1%
\$50,000 - \$74,999	270	16.3%	2,590	15.4%	4,731	15.6%
\$75,000 - \$99,999	110	6.6%	1,915	11.4%	3,186	10.5%
\$100,000 - \$149,999	79	4.8%	2,191	13.1%	3,669	12.1%
\$150,000 - \$199,999	13	0.8%	559	3.3%	1,191	3.9%
\$200,000+	8	0.5%	330	2.0%	863	2.8%
Median Household Income	\$35,388		\$44,051		\$43,813	
Average Household Income	\$42,009		\$61,753		\$63,937	
Per Capita Income	\$17,912		\$25,536		\$25,916	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	321	8.4%	2,860	7.5%	5,297	7.1%
Age 5 - 9	287	7.5%	2,788	7.3%	5,103	6.8%
Age 10 - 14	293	7.7%	2,746	7.2%	4,987	6.7%
Age 15 - 19	275	7.2%	2,815	7.3%	5,127	6.9%
Age 20 - 24	304	7.9%	2,593	6.8%	5,023	6.7%
Age 25 - 34	599	15.7%	5,207	13.6%	10,561	14.2%
Age 35 - 44	495	12.9%	4,687	12.2%	9,697	13.0%
Age 45 - 54	475	12.4%	5,076	13.2%	10,148	13.6%
Age 55 - 64	382	10.0%	4,232	11.0%	8,466	11.3%
Age 65 - 74	188	4.9%	2,584	6.7%	5,127	6.9%
Age 75 - 84	139	3.6%	1,850	4.8%	3,433	4.6%
Age 85+	66	1.7%	921	2.4%	1,650	2.2%

2015 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	311	8.0%	2,884	7.3%	5,190	6.8%
Age 5 - 9	288	7.4%	2,759	6.9%	5,012	6.6%
Age 10 - 14	266	6.9%	2,704	6.8%	4,908	6.5%
Age 15 - 19	285	7.4%	2,656	6.7%	4,845	6.4%
Age 20 - 24	340	8.8%	2,866	7.2%	5,375	7.1%
Age 25 - 34	585	15.1%	5,450	13.7%	10,672	14.1%
Age 35 - 44	493	12.7%	4,888	12.3%	9,741	12.9%
Age 45 - 54	468	12.1%	4,876	12.3%	9,620	12.7%
Age 55 - 64	400	10.3%	4,671	11.8%	9,093	12.0%
Age 65 - 74	258	6.7%	3,240	8.2%	6,259	8.3%
Age 75 - 84	110	2.8%	1,734	4.4%	3,306	4.4%
Age 85+	64	1.7%	987	2.5%	1,770	2.3%

2020 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	316	8.1%	2,966	7.2%	5,217	6.7%
Age 5 - 9	280	7.2%	2,794	6.8%	4,980	6.4%
Age 10 - 14	261	6.7%	2,705	6.6%	4,915	6.4%
Age 15 - 19	247	6.3%	2,637	6.4%	4,856	6.3%
Age 20 - 24	369	9.4%	2,689	6.6%	5,075	6.6%
Age 25 - 34	631	16.1%	5,882	14.3%	11,054	14.3%
Age 35 - 44	489	12.5%	5,089	12.4%	9,969	12.9%
Age 45 - 54	449	11.5%	4,688	11.4%	9,298	12.0%
Age 55 - 64	419	10.7%	4,920	12.0%	9,271	12.0%
Age 65 - 74	285	7.3%	3,727	9.1%	7,149	9.2%
Age 75 - 84	114	2.9%	1,966	4.8%	3,809	4.9%
Age 85+	53	1.4%	964	2.3%	1,751	2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,849	48.4%	21,727	56.6%	44,059	59.0%
Black Alone	1,723	45.1%	13,498	35.2%	25,466	34.1%
American Indian Alone	14	0.4%	225	0.6%	476	0.6%
Asian Alone	42	1.1%	455	1.2%	719	1.0%
Pacific Islander Alone	0	0.0%	21	0.1%	42	0.1%
Some Other Race Alone	114	3.0%	1,523	4.0%	2,213	3.0%
Two or More Races	82	2.1%	911	2.4%	1,644	2.2%
Hispanic Origin (Any Race)	206	5.4%	2,725	7.1%	4,539	6.1%

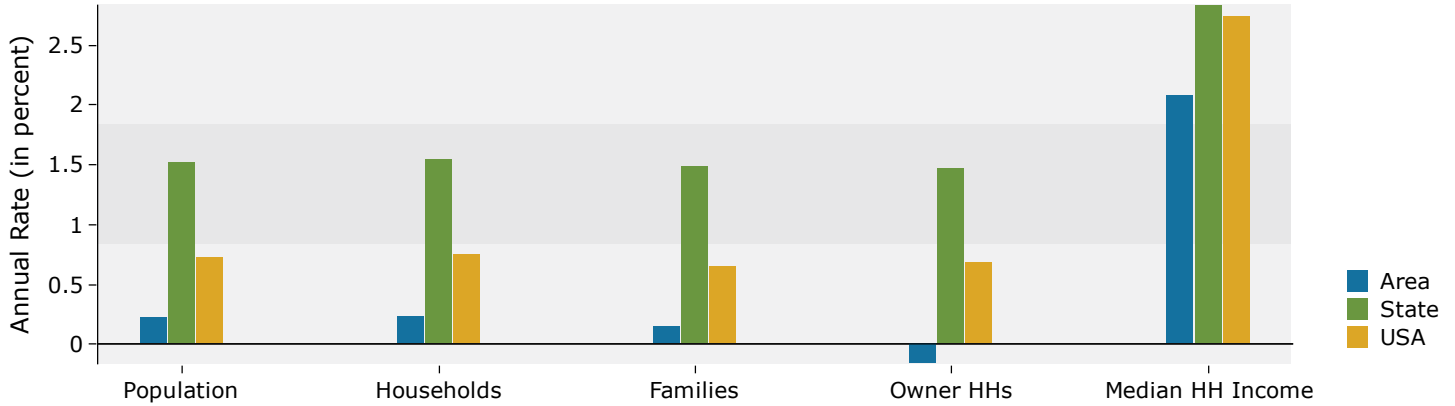
2015 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,805	46.7%	21,669	54.6%	43,649	57.6%
Black Alone	1,762	45.6%	14,247	35.9%	25,899	34.2%
American Indian Alone	15	0.4%	253	0.6%	534	0.7%
Asian Alone	50	1.3%	573	1.4%	905	1.2%
Pacific Islander Alone	0	0.0%	29	0.1%	57	0.1%
Some Other Race Alone	136	3.5%	1,824	4.6%	2,702	3.6%
Two or More Races	99	2.6%	1,120	2.8%	2,045	2.7%
Hispanic Origin (Any Race)	247	6.4%	3,293	8.3%	5,561	7.3%

2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,756	44.9%	21,575	52.6%	43,322	56.0%
Black Alone	1,802	46.1%	14,884	36.3%	26,437	34.2%
American Indian Alone	15	0.4%	281	0.7%	595	0.8%
Asian Alone	60	1.5%	722	1.8%	1,137	1.5%
Pacific Islander Alone	1	0.0%	37	0.1%	72	0.1%
Some Other Race Alone	159	4.1%	2,166	5.3%	3,283	4.2%
Two or More Races	119	3.0%	1,363	3.3%	2,498	3.2%
Hispanic Origin (Any Race)	286	7.3%	3,865	9.4%	6,644	8.6%

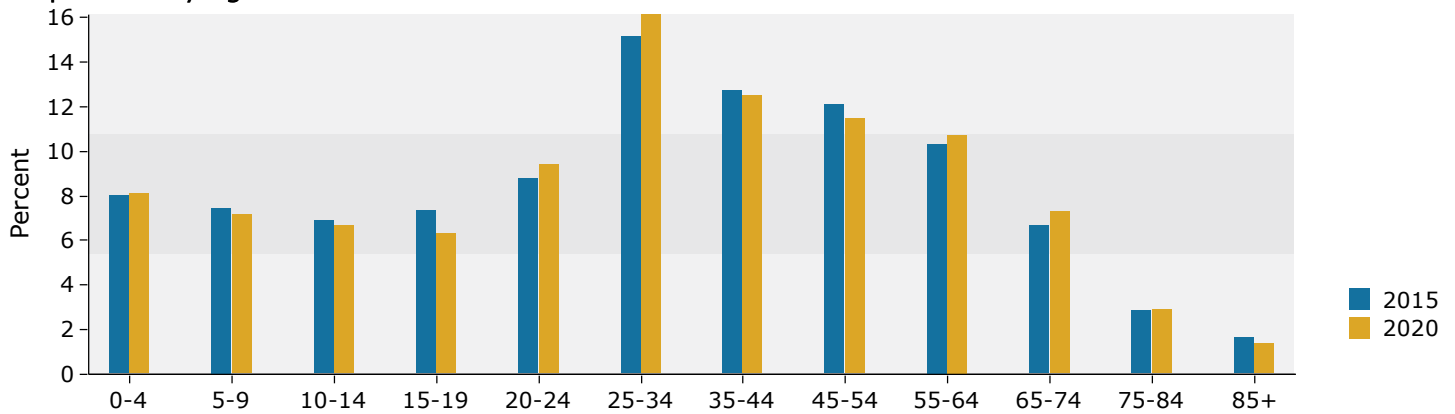
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

1 mile

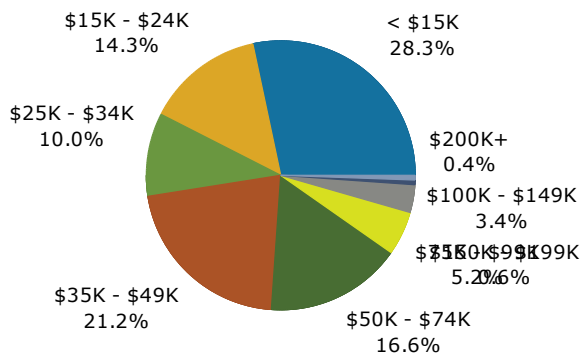
Trends 2015-2020



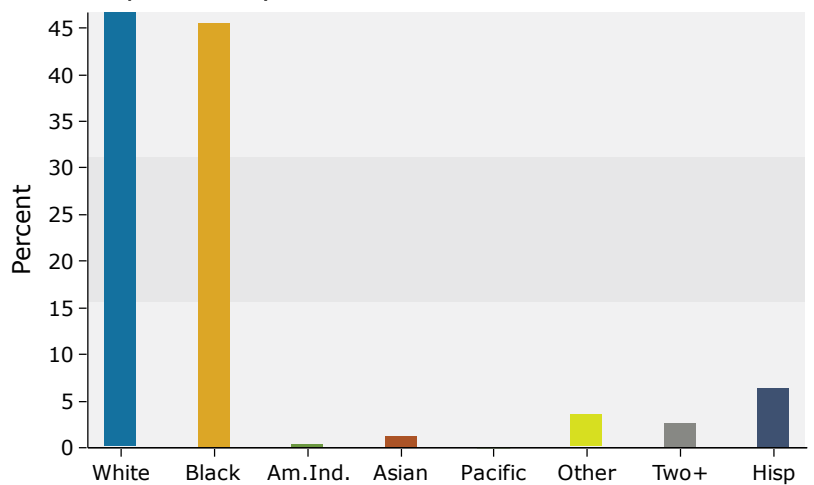
Population by Age



2015 Household Income



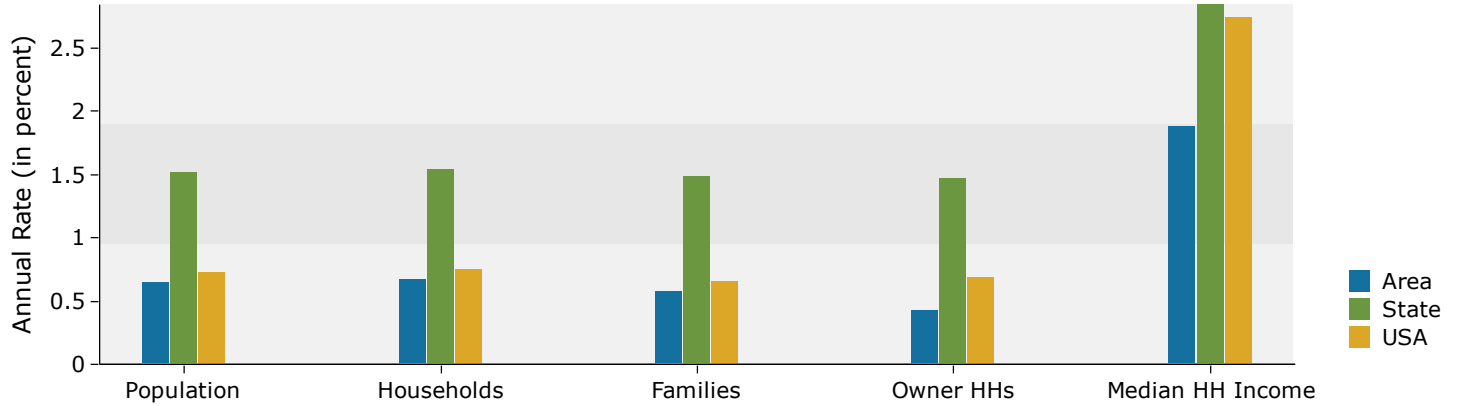
2015 Population by Race



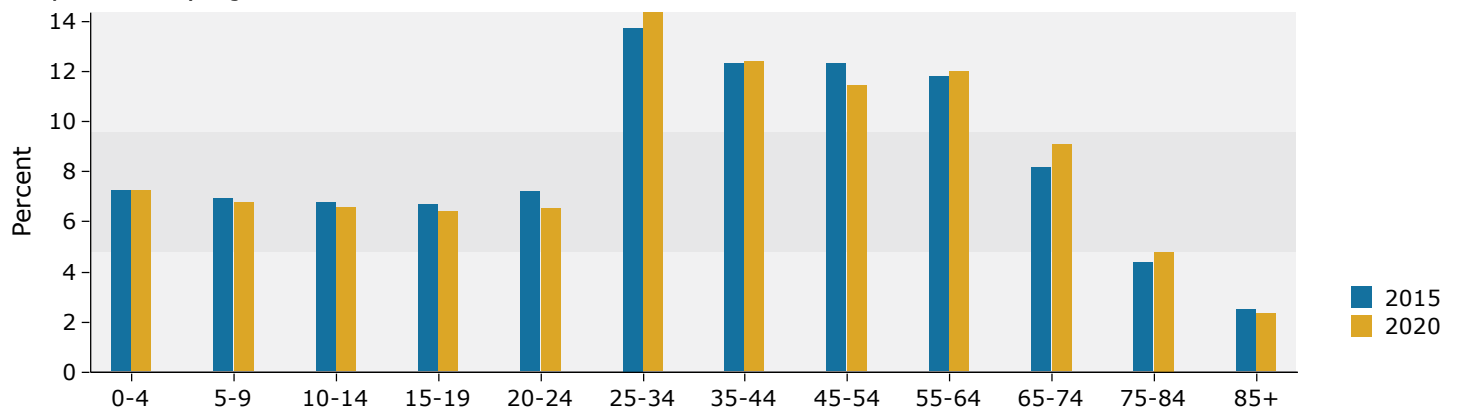
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

3 miles

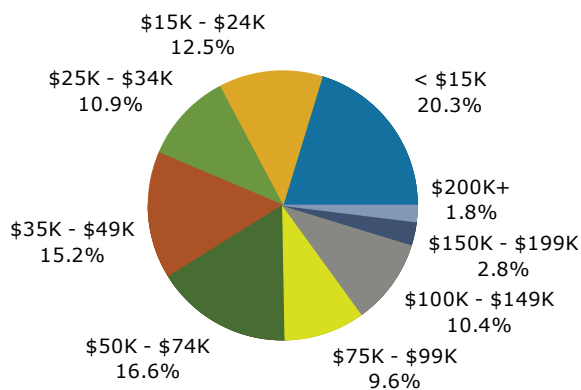
Trends 2015-2020



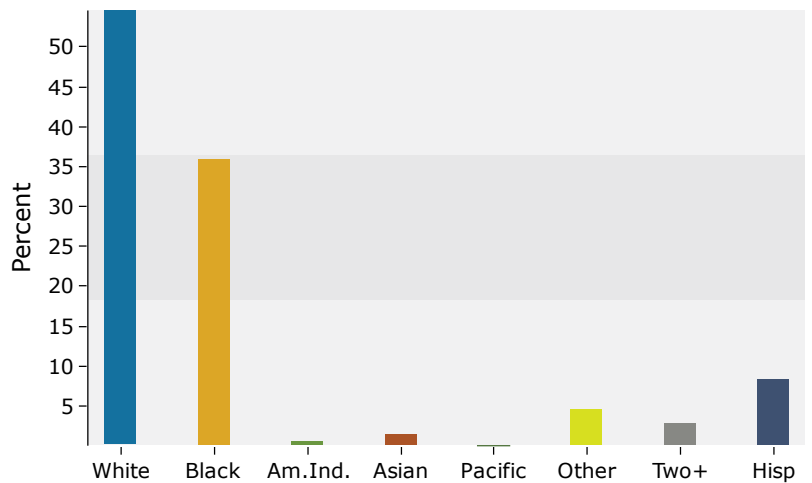
Population by Age



2015 Household Income



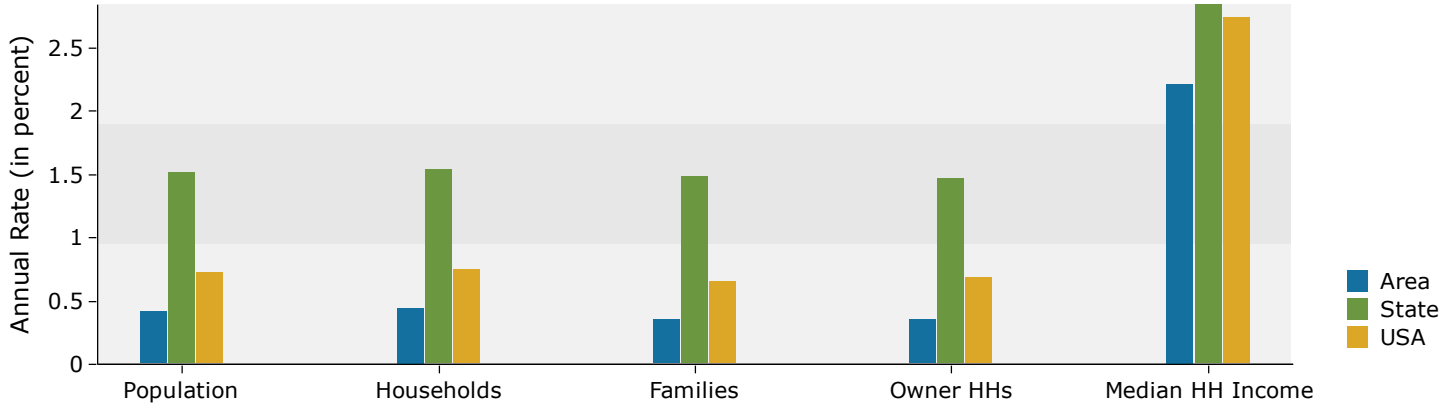
2015 Population by Race



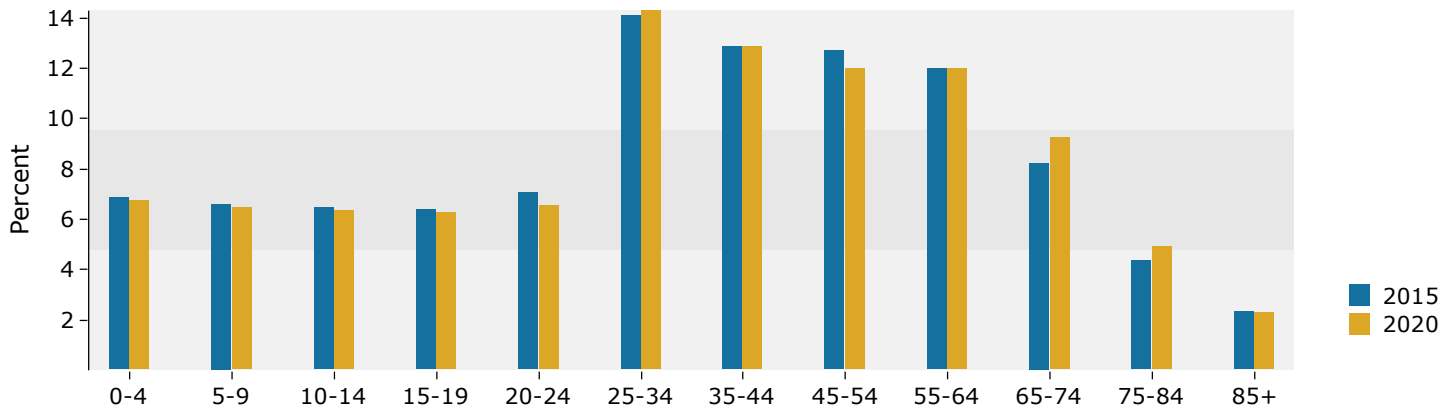
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

5 miles

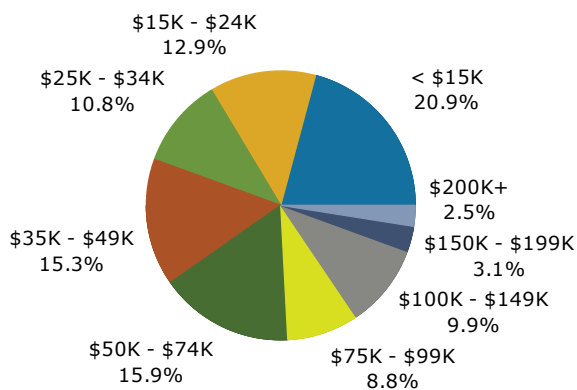
Trends 2015-2020



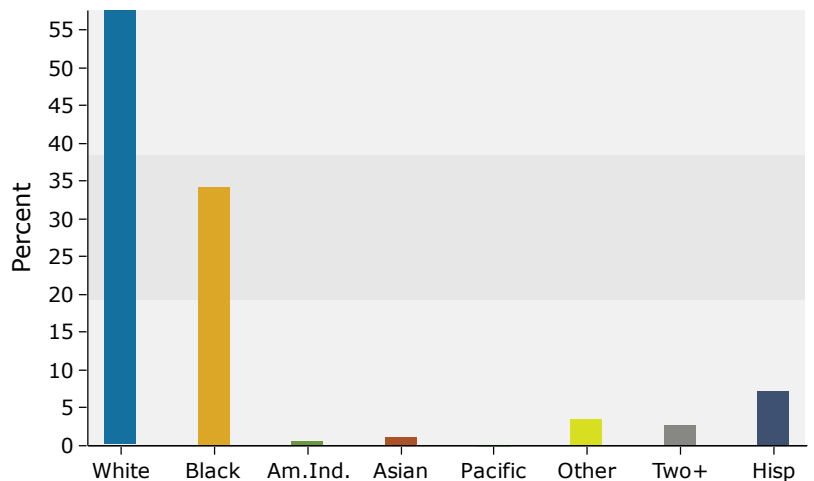
Population by Age



2015 Household Income



2015 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.