



## SALE / GROUND LEASE / BUILD TO SUIT

<b>Location:</b>	Albertsons Parking Lot Pad Hwy 67 & Loop 151 - Texarkana, Texas			
<b>Lot Size:</b>	1.0 Acre - Fronting US Hwy 59			
<b>Population:</b>	1 Mile:	3,191	<b>Median Income:</b>	1 Mile: \$44,695
	3 Mile:	29,775		3 Mile: \$32,612
	5 Mile:	72,429		5 Mile: \$37,916
<b>Traffic Count:</b>	US 59:	27,715 VPD		
	US 67:	14,938 VPD		
<b>Neighbors:</b>	Albertsons, McDonalds, Taco Bell, Kmart, Walmart Neighborhood Market, Sonic, and Dairy Queen			

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](mailto:ah@maxalleyllc.com)  
832-721-7409 (c) | (903) 223-8000 (o)

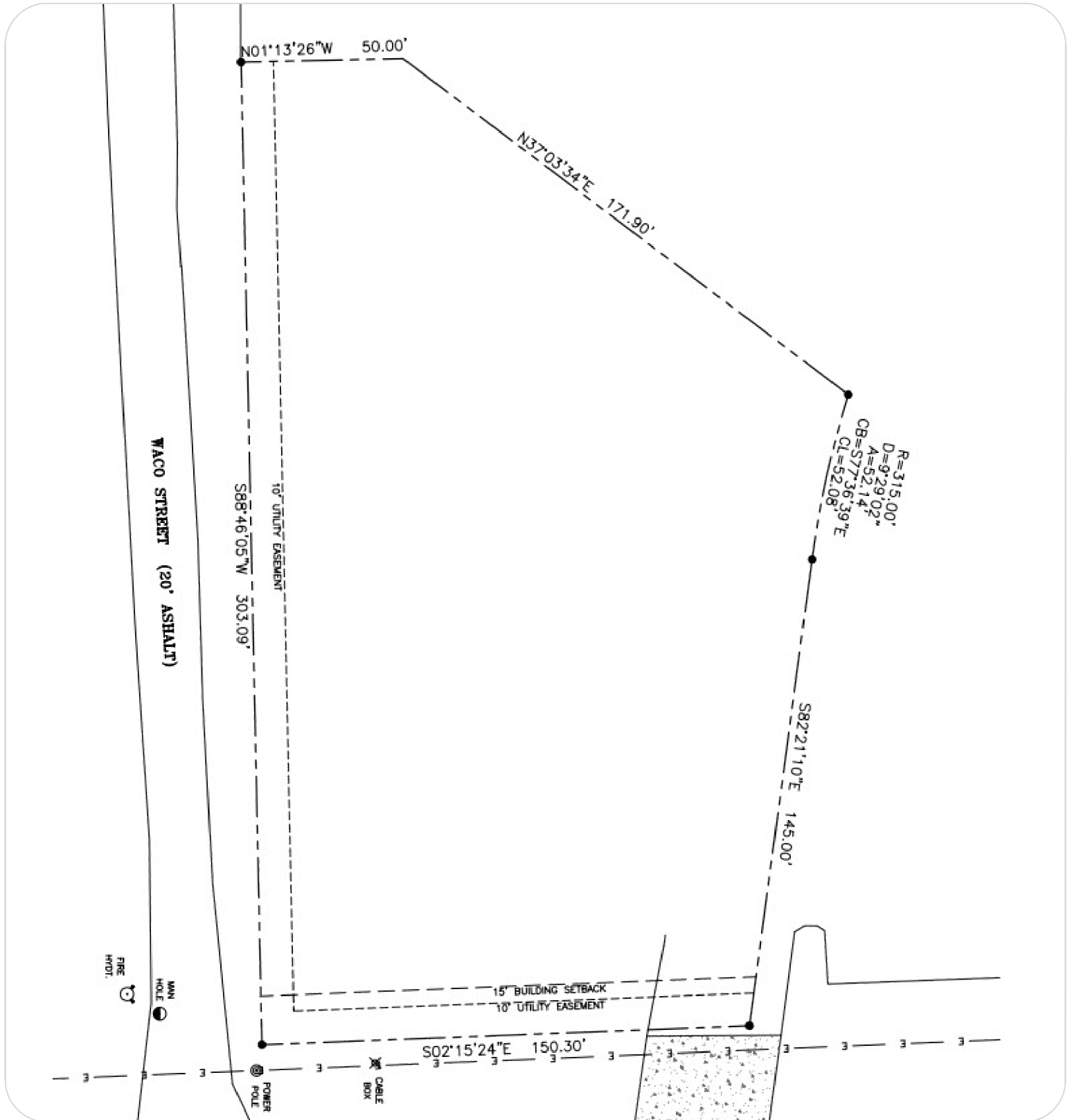




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# Demographic and Income Comparison Profile

4411 W 7th St, Texarkana, Texas, 75501

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.41804

Longitude: -94.09763

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	3,328	29,182	71,239
Households	1,242	10,997	27,465
Families	862	6,959	17,668
Average Household Size	2.65	2.46	2.43
Owner Occupied Housing Units	820	5,574	14,994
Renter Occupied Housing Units	422	5,423	12,471
Median Age	34.1	34.7	35.9
<b>2015 Summary</b>			
Population	3,191	29,775	72,429
Households	1,194	11,297	28,103
Families	824	7,092	17,923
Average Household Size	2.65	2.46	2.42
Owner Occupied Housing Units	763	5,463	14,632
Renter Occupied Housing Units	431	5,834	13,471
Median Age	35.2	35.2	36.6
Median Household Income	\$44,695	\$32,612	\$37,916
Average Household Income	\$55,155	\$43,917	\$53,299
<b>2020 Summary</b>			
Population	3,159	30,631	73,995
Households	1,185	11,639	28,770
Families	815	7,273	18,264
Average Household Size	2.64	2.46	2.42
Owner Occupied Housing Units	749	5,598	14,925
Renter Occupied Housing Units	436	6,042	13,845
Median Age	35.1	35.5	37.2
Median Household Income	\$50,394	\$35,835	\$42,082
Average Household Income	\$62,141	\$49,017	\$59,842
<b>Trends: 2015-2020 Annual Rate</b>			
Population	-0.20%	0.57%	0.43%
Households	-0.15%	0.60%	0.47%
Families	-0.22%	0.51%	0.38%
Owner Households	-0.37%	0.49%	0.40%
Median Household Income	2.43%	1.90%	2.11%

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

May 12, 2016



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2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	160	13.4%	2,893	25.6%	6,023	21.4%
\$15,000 - \$24,999	149	12.5%	1,686	14.9%	3,835	13.6%
\$25,000 - \$34,999	145	12.1%	1,324	11.7%	3,092	11.0%
\$35,000 - \$49,999	199	16.7%	1,807	16.0%	4,328	15.4%
\$50,000 - \$74,999	243	20.4%	1,699	15.0%	4,421	15.7%
\$75,000 - \$99,999	137	11.5%	842	7.5%	2,504	8.9%
\$100,000 - \$149,999	132	11.1%	826	7.3%	2,634	9.4%
\$150,000 - \$199,999	21	1.8%	154	1.4%	773	2.8%
\$200,000+	8	0.7%	66	0.6%	493	1.8%
Median Household Income	\$44,695		\$32,612		\$37,916	
Average Household Income	\$55,155		\$43,917		\$53,299	
Per Capita Income	\$21,221		\$17,855		\$21,672	

2020 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	153	12.9%	2,942	25.3%	5,963	20.7%
\$15,000 - \$24,999	111	9.4%	1,356	11.7%	3,003	10.4%
\$25,000 - \$34,999	130	11.0%	1,375	11.8%	2,997	10.4%
\$35,000 - \$49,999	193	16.3%	1,864	16.0%	4,371	15.2%
\$50,000 - \$74,999	227	19.2%	1,660	14.3%	4,431	15.4%
\$75,000 - \$99,999	161	13.6%	1,071	9.2%	3,174	11.0%
\$100,000 - \$149,999	175	14.8%	1,094	9.4%	3,288	11.4%
\$150,000 - \$199,999	26	2.2%	197	1.7%	985	3.4%
\$200,000+	9	0.8%	79	0.7%	558	1.9%
Median Household Income	\$50,394		\$35,835		\$42,082	
Average Household Income	\$62,141		\$49,017		\$59,842	
Per Capita Income	\$23,975		\$19,826		\$24,265	

**Data Note:** Income is expressed in current dollars.

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



# Demographic and Income Comparison Profile

4411 W 7th St, Texarkana, Texas, 75501  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.41804  
Longitude: -94.09763

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	245	7.4%	2,193	7.5%	5,112	7.2%
Age 5 - 9	285	8.6%	2,075	7.1%	4,880	6.9%
Age 10 - 14	307	9.2%	2,020	6.9%	4,760	6.7%
Age 15 - 19	220	6.6%	2,056	7.0%	4,915	6.9%
Age 20 - 24	184	5.5%	2,027	6.9%	4,868	6.8%
Age 25 - 34	465	14.0%	4,353	14.9%	10,215	14.3%
Age 35 - 44	393	11.8%	3,868	13.3%	9,178	12.9%
Age 45 - 54	419	12.6%	3,974	13.6%	9,706	13.6%
Age 55 - 64	376	11.3%	3,184	10.9%	7,959	11.2%
Age 65 - 74	235	7.1%	1,862	6.4%	4,884	6.9%
Age 75 - 84	142	4.3%	1,132	3.9%	3,252	4.6%
Age 85+	58	1.7%	436	1.5%	1,510	2.1%

2015 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	228	7.1%	2,204	7.4%	5,018	6.9%
Age 5 - 9	228	7.1%	2,072	7.0%	4,824	6.7%
Age 10 - 14	253	7.9%	1,948	6.5%	4,667	6.4%
Age 15 - 19	266	8.3%	1,985	6.7%	4,622	6.4%
Age 20 - 24	201	6.3%	2,195	7.4%	5,199	7.2%
Age 25 - 34	411	12.9%	4,408	14.8%	10,362	14.3%
Age 35 - 44	411	12.9%	3,933	13.2%	9,298	12.8%
Age 45 - 54	363	11.4%	3,725	12.5%	9,152	12.6%
Age 55 - 64	378	11.8%	3,466	11.6%	8,628	11.9%
Age 65 - 74	271	8.5%	2,269	7.6%	5,912	8.2%
Age 75 - 84	128	4.0%	1,105	3.7%	3,133	4.3%
Age 85+	55	1.7%	464	1.6%	1,612	2.2%

2020 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	234	7.4%	2,264	7.4%	5,054	6.8%
Age 5 - 9	225	7.1%	2,094	6.8%	4,797	6.5%
Age 10 - 14	219	6.9%	1,981	6.5%	4,723	6.4%
Age 15 - 19	232	7.3%	1,953	6.4%	4,649	6.3%
Age 20 - 24	250	7.9%	2,132	7.0%	4,896	6.6%
Age 25 - 34	416	13.2%	4,671	15.2%	10,699	14.5%
Age 35 - 44	407	12.9%	4,066	13.3%	9,625	13.0%
Age 45 - 54	350	11.1%	3,603	11.8%	8,774	11.9%
Age 55 - 64	345	10.9%	3,540	11.6%	8,889	12.0%
Age 65 - 74	288	9.1%	2,596	8.5%	6,719	9.1%
Age 75 - 84	145	4.6%	1,269	4.1%	3,577	4.8%
Age 85+	48	1.5%	461	1.5%	1,595	2.2%

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



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4411 W 7th St, Texarkana, Texas, 75501  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.41804  
Longitude: -94.09763

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,030	61.0%	13,888	47.6%	41,707	58.5%
Black Alone	1,066	32.0%	12,788	43.8%	24,527	34.4%
American Indian Alone	20	0.6%	194	0.7%	450	0.6%
Asian Alone	18	0.5%	211	0.7%	657	0.9%
Pacific Islander Alone	2	0.1%	20	0.1%	41	0.1%
Some Other Race Alone	100	3.0%	1,336	4.6%	2,244	3.1%
Two or More Races	92	2.8%	745	2.6%	1,613	2.3%
Hispanic Origin (Any Race)	185	5.6%	2,579	8.8%	4,517	6.3%

2015 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,884	59.1%	13,479	45.3%	41,303	57.0%
Black Alone	1,047	32.8%	13,335	44.8%	25,006	34.5%
American Indian Alone	20	0.6%	209	0.7%	503	0.7%
Asian Alone	20	0.6%	254	0.9%	824	1.1%
Pacific Islander Alone	2	0.1%	28	0.1%	56	0.1%
Some Other Race Alone	110	3.4%	1,570	5.3%	2,734	3.8%
Two or More Races	107	3.4%	901	3.0%	2,003	2.8%
Hispanic Origin (Any Race)	210	6.6%	3,022	10.1%	5,515	7.6%

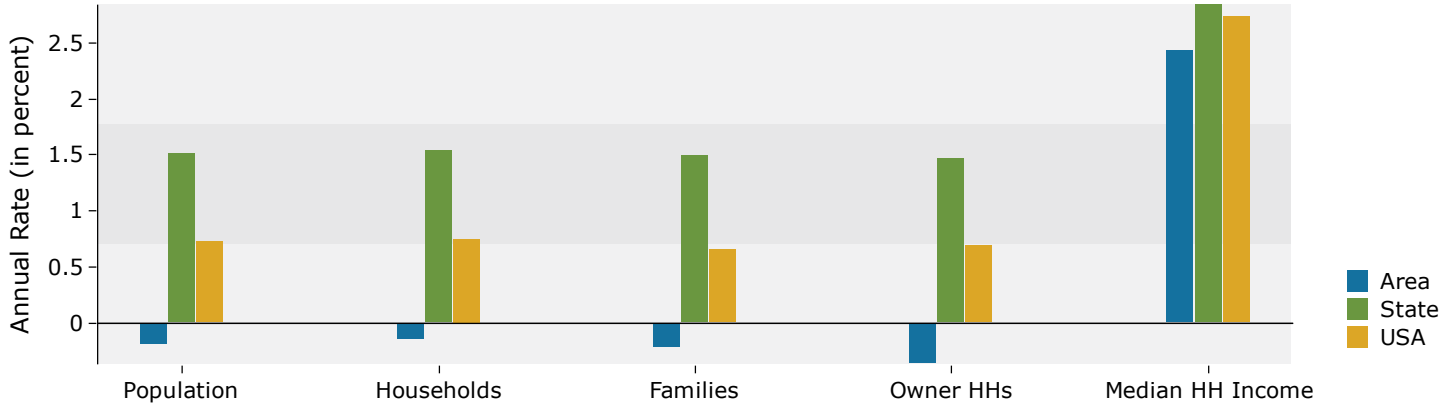
  

2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,802	57.0%	13,244	43.2%	40,995	55.4%
Black Alone	1,057	33.5%	13,868	45.3%	25,572	34.6%
American Indian Alone	21	0.7%	230	0.8%	559	0.8%
Asian Alone	25	0.8%	314	1.0%	1,035	1.4%
Pacific Islander Alone	2	0.1%	36	0.1%	71	0.1%
Some Other Race Alone	126	4.0%	1,850	6.0%	3,316	4.5%
Two or More Races	126	4.0%	1,089	3.6%	2,448	3.3%
Hispanic Origin (Any Race)	239	7.6%	3,498	11.4%	6,575	8.9%

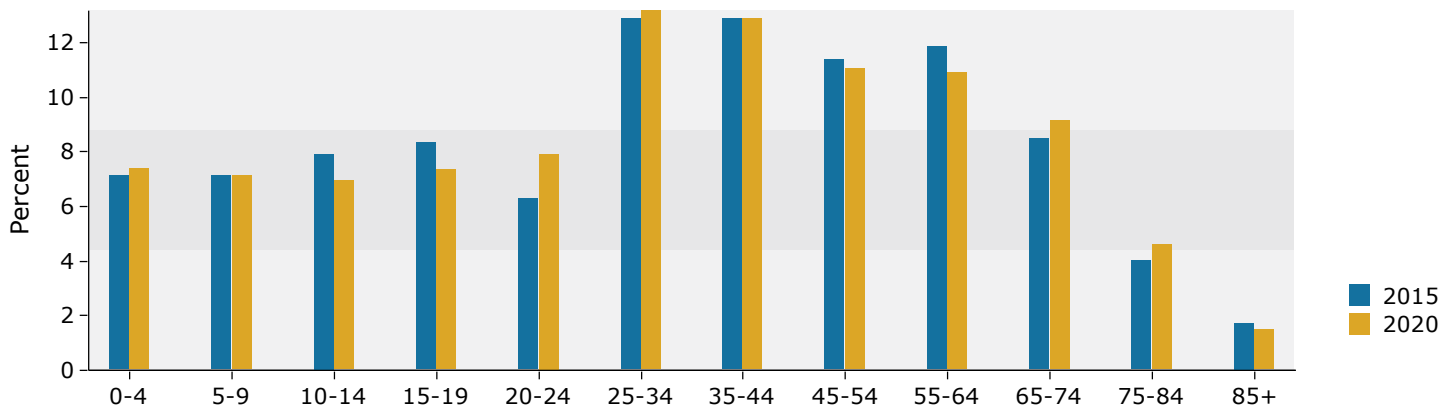
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## 1 mile

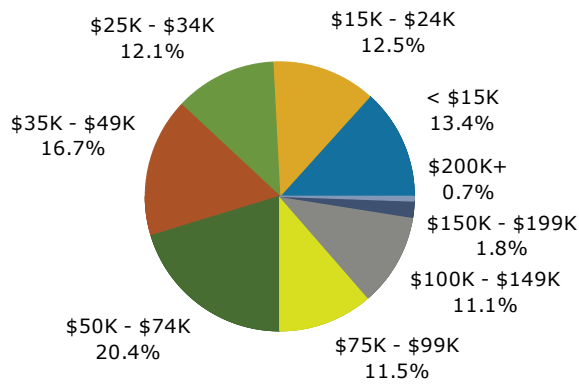
### Trends 2015-2020



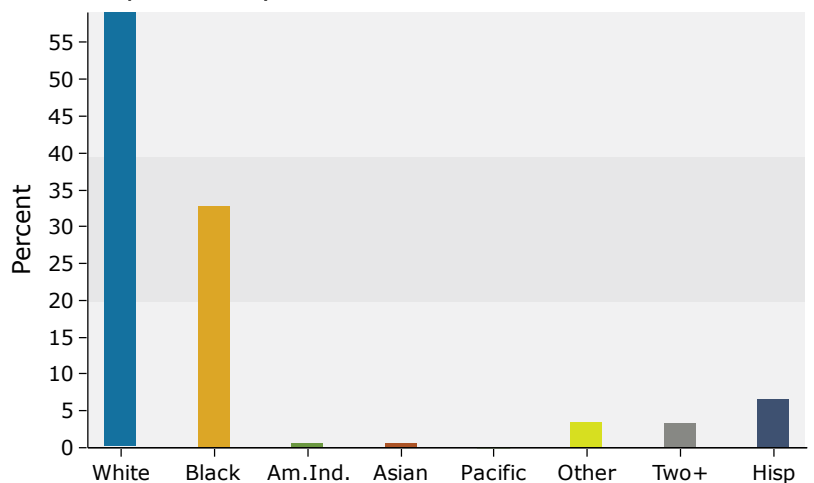
### Population by Age



### 2015 Household Income



### 2015 Population by Race

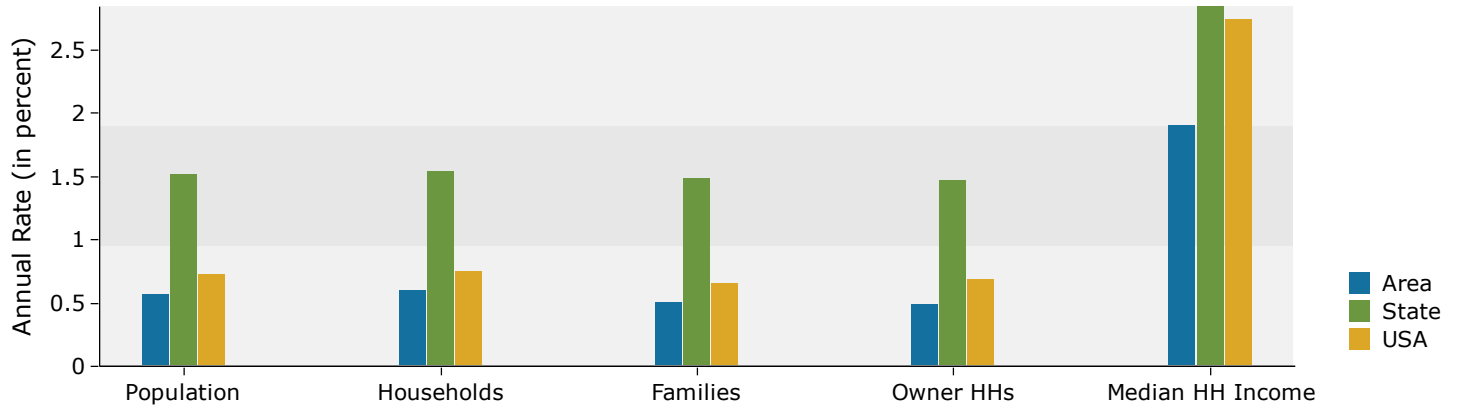


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

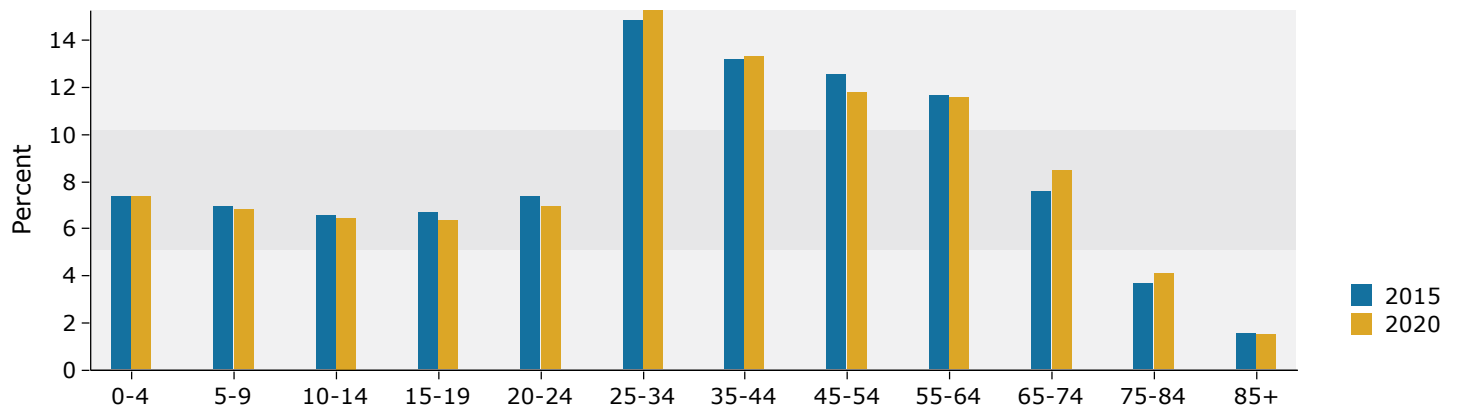


### 3 miles

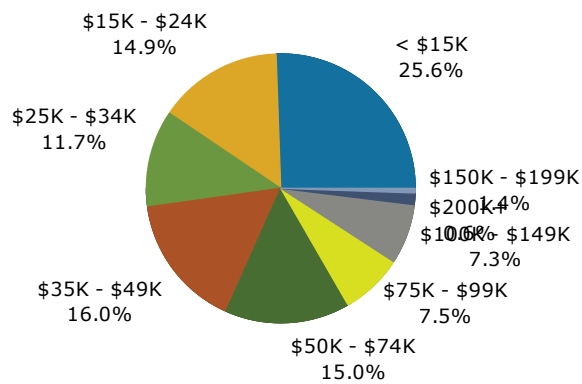
#### Trends 2015-2020



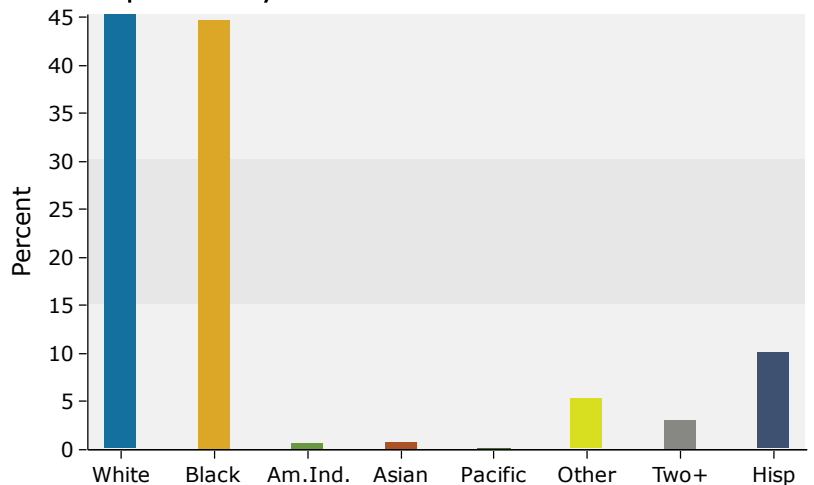
#### Population by Age



#### 2015 Household Income



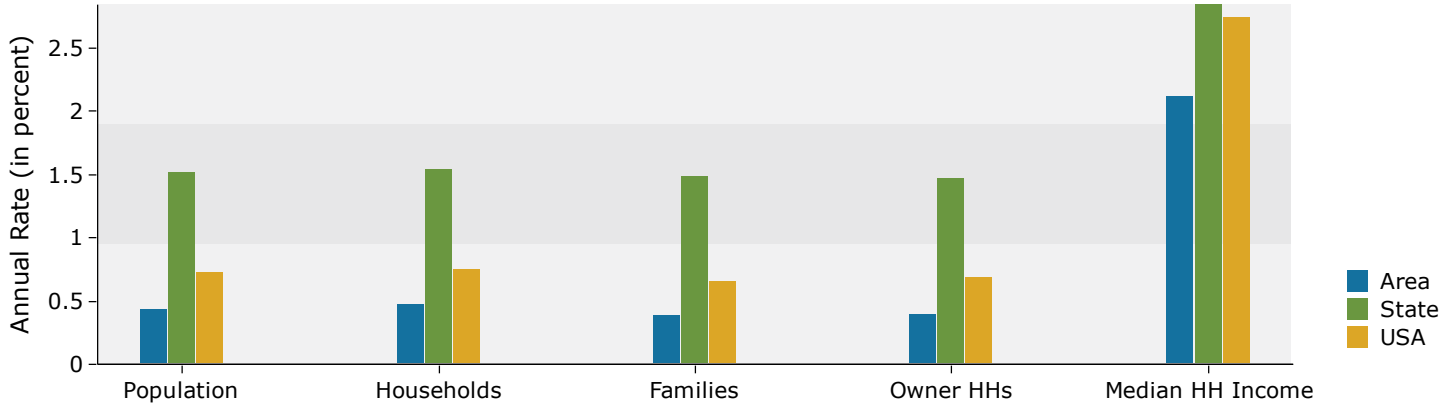
#### 2015 Population by Race



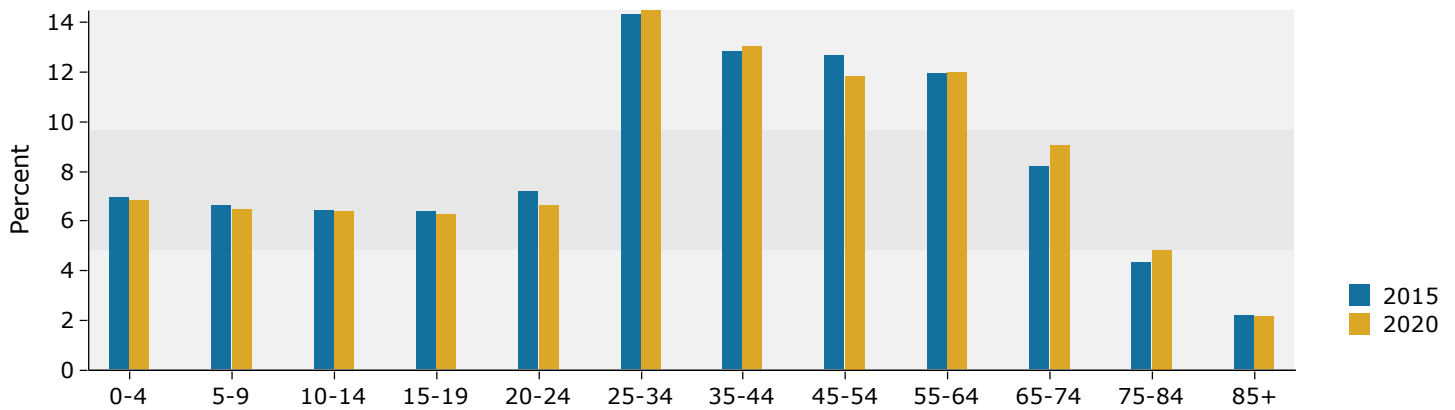
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## 5 miles

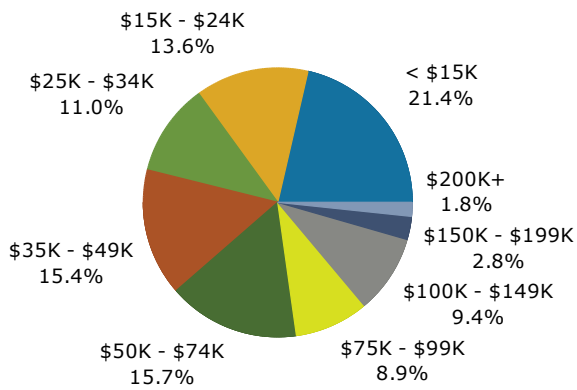
### Trends 2015-2020



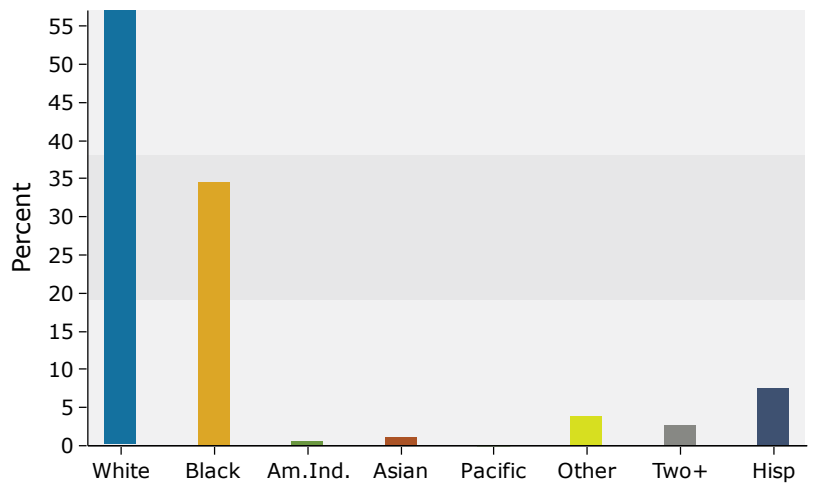
### Population by Age



### 2015 Household Income



### 2015 Population by Race



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