



1010 N. State Line Avenue

Texarkana, AR 71854

Property Features

- ±7,000 sf freestanding retail building
- ±0.771 acres / ±33,585 sf
- Located in the city limits of downtown Texarkana
- Traffic Count ±17,095 vpd
- Minimal Landlord responsibility
- Term through December 2020 plus (2) 5-year options
- **Sale Price: \$734,555**
- NOI: \$59,499
- 8.10% Cap Rate

[CLICK HERE FOR THE PROPERTY WEBSITE](#)

Edward Wingate

Broker

Furman Capital Advisors, LLC

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Area Information

- Consists of two separate municipal designations: Texarkana, Arkansas, the county seat of Miller County, Arkansas
- Texarkana, Texas, located in Bowie County, Texas
- State Line Avenue follows the Texas-Arkansas state line throughout much of Texarkana.
- The two "sides" of Texarkana are separate only from a political standpoint. Thousands of locals actually live in one state and work in the other.
- Has two mayors and two sets of city officials.
- The two sides share a federal building, courthouse, jail, post office, labor office, chamber of commerce, water utility, and several other offices.

DEMO'S	1 MILE	3 MILE	5 MILE
POPULATION	7,810	45,443	73,554
HH INCOME	\$46,799	\$43,750	\$54,651

Jerry L. Brewer

Realtor/Broker & Mortgage Broker

NAI American Realty Company

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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