



1415-1439 College Drive

Texarkana, Texas 75503

Property Overview

Part of Lot Number 5, 6 and 7, Springer's Subdivision or Texarkana, Bowie County, Texas. Containing 90,000 SqFt with frontage of 300 feet on the south side of College Drive R.O.W. and the east side of Lincoln Street R.O.W. consisting of a total of 2.0661 acres. This tract has two driveway cuts on College Drive. This property is owned currently on a free and clear basis and has been for several years.

Offering Summary

Sale Price:	\$1,200,000
Building Size:	19,976 SF
Available SF:	
Lot Size:	2.066 Acres

For More Information

Lloyd Thomas

O: 254 773 4901

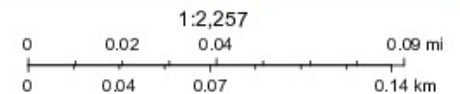
althomas@aldrich-thomas.com



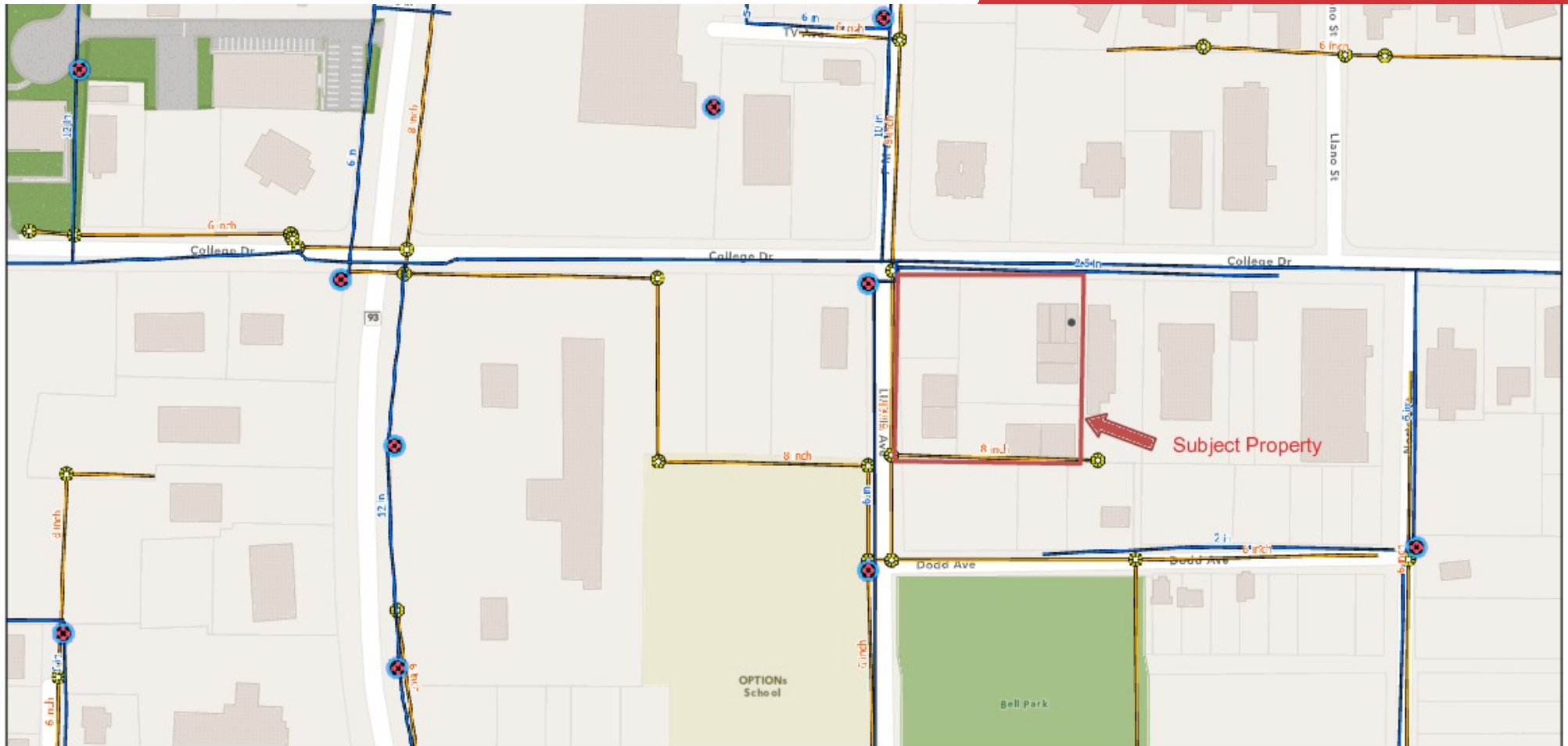


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|----------------------|---------------------|--------------------------|----------------------------|
| Override 1 | Zoning Texarkana TX | Office | Multiple Family District 1 |
| Override 1 | Limited Commercial | Parking | Planned Development |
| Municipal Boundaries | Commercial | Single Family District 2 | Specific Use |
| Texarkana, TX | General Retail | | |



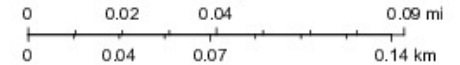
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- Override 1 Municipal Boundaries
- Texarkana, TX
- TWU Water Mains
- Gravity Main
- Manhole
- ⊗ wHydrant

1:2,257

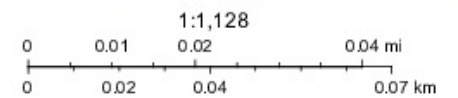


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- Override 1
- Municipal Boundaries
- Texarkana, TX



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18 North 3rd Street
Temple, TX 76501
254 773 4901 tel
naiglobal.com

	0.25 Miles	0.5 Miles	1 Mile
Population			
Total Population	575	2,273	8,142
Average Age	26.4	26.7	34.3
Average Age (Male)	20.8	21.0	27.7
Average Age (Female)	33.7	32.6	38.3
Households & Income			
Total Households	251	979	3,700
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$29,131	\$30,845	\$45,021
Average House Value	\$105,423	\$96,258	\$81,851

* Demographic data derived from 2020 ACS - US Census

