

NEIGHBORHOOD ANALYSIS (continued)**TRENDS:**

Most significant with respect to the immediate neighborhood is the commercial development at and near the intersection of State Line and Texas Boulevard approximately 1 to 2 blocks east of subject, but the neighborhood is fully developed from the intersection west for several blocks west of subject. There is no supply of vacant land sites available in the immediate neighborhood, and some sites have been re-developed after razing existing improvements.

The general subject neighborhood, especially at the State Line intersection is one of the most commercially developed corridors and intersections in the city with major retail uses in each direction. One of the most significant developments is the Super Wal-Mart located about 2 blocks west of subject on Arkansas Boulevard. This property was originally a large Wal-Mart Store and was renovated and expanded a few years ago as a Super Wal-Mart. A new Walgreen's Pharmacy was completed a few years ago, one block southwest of Wal-Mart, and immediately east of subject. An older Albertson's Grocery Store is immediately across Arkansas Boulevard from Wal-Mart. Also, a new CVS pharmacy at the NE corner of State Line and Arkansas Boulevard was built about 2012.

CONCLUSION:

Subject neighborhood is considered stable and improving and additional business development within the neighborhood is expected in the future. The general neighborhood has seen significant recent development and more is expected. The general neighborhood is one of the most developed and prominent retail and commercial centers in the city, and the recent developments near the immediate neighborhood will serve as additional support for continued aggressive development in the area. Market appeal and demand is considered to be good.