

3912 Stateline Ave

3912 Stateline Ave  
Texarkana, AR 71854



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# Property Description

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Now available in Texarkana, Arkansas:

Stabucks/Smallcakes building for sale

Located on Stateline Avenue, this 2,749sf building currently leases to Starbucks and Smallcakes.

Nearby businesses include CVS, Walgreens, Walmart Supercenter, KFC, Whataburger, Long John Silver's, and Albertson's.

Located near the high traffic intersection of Stateline and Arkansas/Texas Blvd.

PRICE: \$2,287,719



# Property Photos

3912 Stateline Ave  
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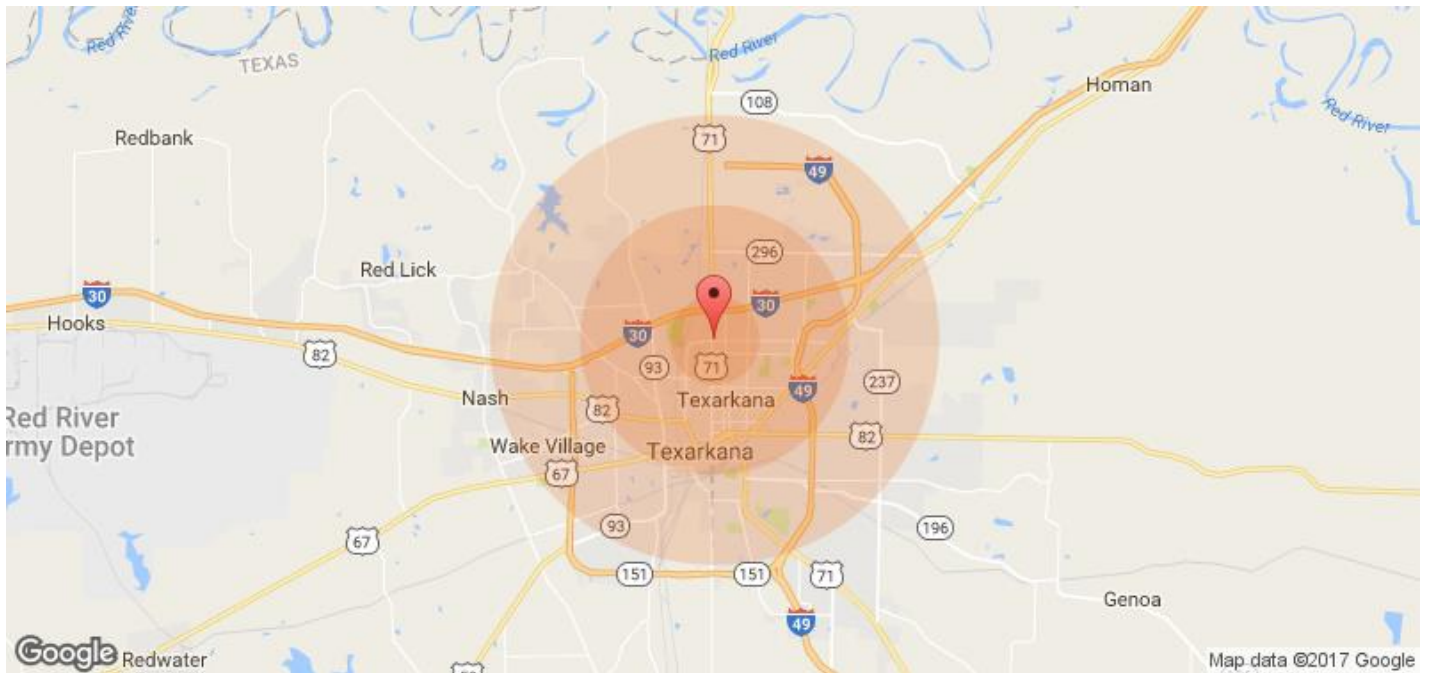
# Aerial Map

3912 Stateline Ave  
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# Demographics

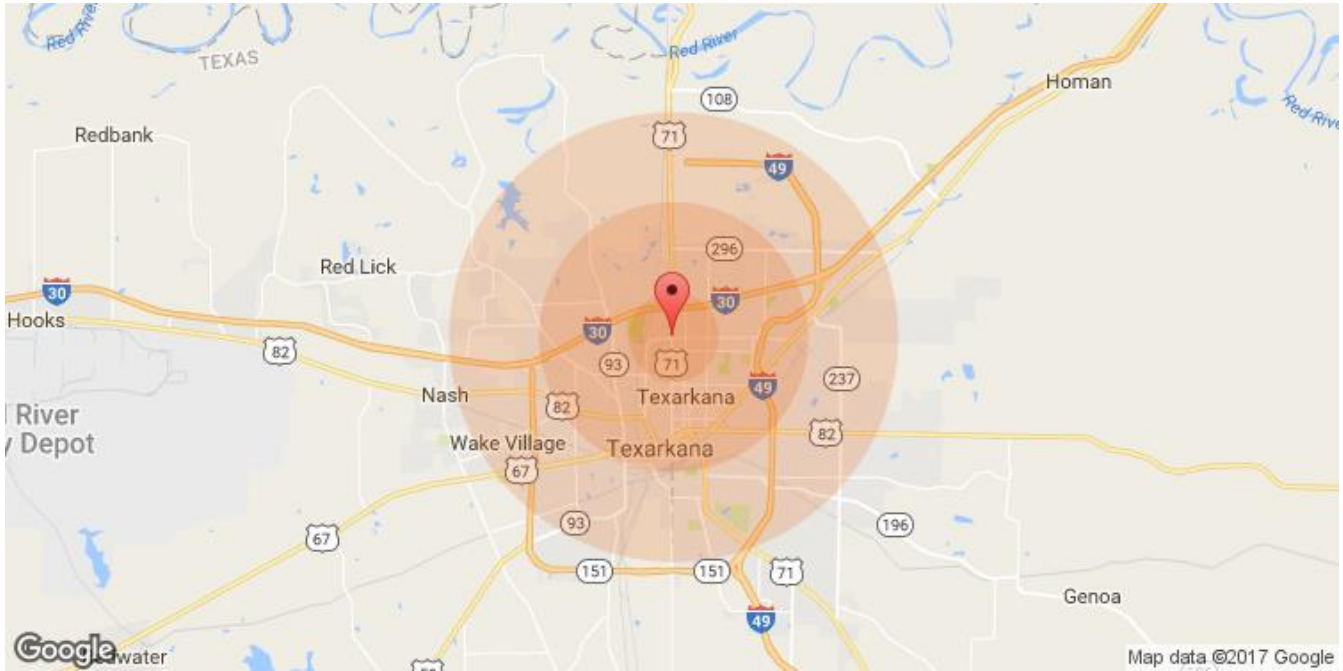
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<b>Population Characteristic</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>Household Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
AGES 0-4	307	2,364	3,784	Median Household Income	\$35,393	\$38,894	\$40,211
AGES 5-9	458	3,184	5,152	< \$10000	298	2,174	3,379
AGES 10-14	433	2,929	4,786	\$10000-\$14999	219	1,219	2,098
AGES 15-19	409	2,862	4,618	\$15000-\$19999	205	1,091	1,702
AGES 20-24	346	2,726	4,346	\$20000-\$24999	135	1,064	1,665
AGES 25-29	306	2,673	4,150	\$25000-\$29999	234	1,140	1,669
AGES 30-34	318	2,658	3,998	\$30000-\$34999	128	970	1,248
AGES 35-39	359	2,716	3,989	\$35000-\$39999	86	836	1,327
AGES 40-44	378	2,687	3,982	\$40000-\$44999	162	1,044	1,461
AGES 45-49	385	2,789	4,171	\$45000-\$49999	161	959	1,244
AGES 50-54	338	2,658	4,033	\$50000-\$60000	176	1,498	2,399
AGES 55-59	285	2,486	3,816	\$60000-\$74000	186	1,483	2,508
AGES 60-64	256	2,133	3,340	\$75000-\$99999	150	1,377	2,084
AGES 65-69	227	1,737	2,720	\$100000-\$124999	78	918	1,471
AGES 70-74	177	1,370	2,132	\$125000-\$149999	N/A	321	505
AGES 75-79	144	1,034	1,588	\$150000-\$199999	14	415	591
AGES 80-84	122	746	1,108	> \$200000	56	284	394
AGES 85+	342	1,625	2,227				
<b>Race Characteristic</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>Characteristic Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Non Hispanic White	3,449	23,734	37,207	Housing Units	2,280	17,708	26,619
Population Black	1,965	15,651	23,790	Occupied Housing Units	2,076	15,721	23,859
Population Am In/AK Nat	3	33	47	Owner Occupied Housing Units	928	7,783	12,524
				Renter Occupied Housing Units	1,148	7,938	11,335
				Vacant Housing Units	204	1,987	2,760

# Demographics

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## POPULATION

	1 MILE	3 MILE	5 MILE
Male	2,539 (45.42 %)	19,906 (48.11 %)	30,678 (47.98 %)
Female	3,051 (54.58 %)	21,471 (51.89 %)	33,262 (52.02 %)
Total Population	5,590	41,377	63,940

## AGE BREAKDOWN

	1 MILE	3 MILE	5 MILE
Ages 0-4	307 (5.49 %)	2,364 (5.71 %)	3,784 (5.92 %)
Ages 5-9	458 (8.19 %)	3,184 (7.70 %)	5,152 (8.06 %)
Ages 10-14	433 (7.75 %)	2,929 (7.08 %)	4,786 (8.06 %)
Ages 15-19	409 (7.32 %)	2,862 (6.92 %)	4,618 (7.22 %)
Ages 20-24	346 (6.19 %)	2,726 (6.59 %)	4,346 (6.80 %)
Ages 25-29	306 (5.47 %)	2,673 (6.46 %)	4,150 (6.49 %)
Ages 30-34	318 (5.69 %)	2,658 (6.42 %)	3,998 (6.25 %)
Ages 35-39	359 (6.42 %)	2,716 (6.56 %)	3,989 (6.24 %)
Ages 40-44	378 (6.76 %)	2,687 (6.49 %)	3,982 (6.23 %)
Ages 45-49	385 (6.89 %)	2,789 (6.74 %)	4,171 (6.52 %)
Ages 50-54	338 (6.05 %)	2,658 (6.42 %)	4,033 (6.31 %)
Ages 55-59	285 (5.10 %)	2,486 (6.01 %)	3,816 (5.97 %)
Ages 60-64	256 (4.58 %)	2,133 (5.16 %)	3,340 (5.22 %)
Ages 65-69	227 (4.06 %)	1,737 (4.20 %)	2,720 (4.25 %)
Ages 70-74	177 (3.17 %)	1,370 (3.31 %)	2,132 (3.33 %)
Ages 75-79	144 (2.58 %)	1,034 (2.50 %)	1,588 (2.48 %)
Ages 80-84	122 (2.18 %)	746 (1.80 %)	1,108 (1.73 %)
Ages 85+	342 (6.12 %)	1,625 (3.93 %)	2,227 (3.48 %)

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## HOUSEHOLD INCOME

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Median Income	\$35,393	\$38,894	\$40,211
Less than \$10,000	298	2,174	3,379
\$10,000 - \$14,999	219	1,219	2,098
\$15,000 - \$19,999	205	1,091	1,702
\$20,000 - \$24,999	135	1,064	1,665
\$25,000 - \$29,999	234	1,140	1,669
\$30,000 - \$34,999	128	970	1,248
\$35,000 - \$39,999	86	836	1,327
\$40,000 - \$44,999	162	1,044	1,461
\$45,000 - \$49,999	161	959	1,244
\$50,000 - \$59,999	176	1,498	2,399
\$60,000 - \$74,999	186	1,483	2,508
\$75,000 - \$99,999	150	1,377	2,084
\$100,000 - \$124,999	78	918	1,471
\$125,000 - \$149,999	N/A	321	505
\$150,000 - \$199,999	14	415	591
Greater than \$200,000	56	284	394

## HOUSING

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Housing Units	2,280	17,708	26,619
Occupied Units	2,076	15,721	23,859
Owner Occupied Units	928	7,783	12,524
Renter Occupied Units	1,148	7,938	11,335
Vacant Units	204	1,987	2,760

## RACE DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population Non Hispanic White	3,449	23,734	37,207
Population Black	1,965	15,651	23,790
Population Am In/Ak Nat	3	33	47