INVESTMENT OPPORTUNITY

CMP

VACANT LAND

2998 University Ave | Texarkana, TX

PROPERTY INFORMATION

Property Address	2298 University Ave
City/Township	Texarkana, TX
Land Size	1.0 AC
Zoning	Commercial
Sale Price	Contact Broker

HIGHLIGHTS

- Parcel located at the front entrance of a newly developed hospital with a 24/7 emergency room, expanded bed capacity, orthopedics, cardiovascular area, neurosurgery, maternity care, and other outpatient services.
- Benefits from direct I-30 frontage with 45,500+ VPD.
- Located in a high-demand retail-corridor anchored by national tenants, driving consistent consumer traffic and high visibility.

DEMOGRAPHICS (5-MILE RADIUS)

64,605
PEOPLE

$72,217
AVG. HOUSEHOLD INCOME

25,512
HOUSEHOLDS

$650.5M
OF CONSUMER SPENDING

AREA TENANTS

STARBUCKS COFFEE · TARGET · THE HOME DEPOT · Walmart · BEST BUY · KOHL'S

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