



**LOCATION:** 406 Arkansas Blvd.  
3805 & 3807 County  
Texarkana, Arkansas

**LAND SIZE:** 276' Frontage x 138'

**PRICE:** \$450,000.00

**ZONED:** C-1

**TRAFFIC COUNT:** 15,316 ADT (per 2008 MPO)

**OTHER:** Total of four lots. Two rent houses:  
3805 County and 3807 County.

**FOR INFORMATION CONTACT:**



210 N. State Line Avenue • Suite 502 • Texarkana, AR 71854  
Ph: (870) 779-8000 • (870) 779-8444 Fax

The Broker is submitting the information contained herein in its capacity as an agent or representative. The information was obtained from services believed reliable; however, Legacy Group makes no guarantees or warranties, express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment; and the Broker urges that you consult your business, tax and legal advisors before making a final determination.

LG  
SR