

# REYNOLDS REALTY MANAGEMENT INC.

## EXCLUSIVELY LISTED

### I-30 FRONTAGE @ NORTH PARK ROAD TEXARKANA, TEXAS

TRAFFIC COUNT: 65,206  
(PER TXDOT)

SUBJECT  
PROPERTY



### I-30 FRONTAGE @ N. PARK RD. TEXARKANA, TEXAS

- ACCESSED FROM EAST BOUND I-30 FRONTAGE OR NORTH PARK ROAD
- APPROXIMATELY 8,750 SF SHOWROOM WITH ± 10,500 SF SHOP
- APPROXIMATELY ± 7.8 ACRE LOT
- TRAFFIC COUNT OF 65,206 PER TXDOT
- CURRENTLY USED AS A CAR LOT FACILITY.
- EXCELLENT VIEW CORRIDOR FROM I-30 WITH EASY ACCESS.
- \$3,100,000 OR \$7.10 PSF



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I-30 FRONTAGE  
5445 NORTH PARK ROAD  
TEXARKANA, TEXAS

LOCATION: ACCESSED FROM EAST BOUND I-30 FRONTAGE OR  
NORTH PARK ROAD

LOT SIZE: + 7.8 ACRE

IMPROVEMENTS: ± 8,750 SF SHOWROOM  
+ 10,500 SF SHOP

PRICE: \$3,100,000 OR \$7.10 PSF

REMARKS: CURRENTLY USED AS A CAR LOT FACILITY.

EXCELLENT VIEW CORRIDOR FROM I-30 WITH EASY  
ACCESS.

**FOR INFORMATION CONTACT:**



5502 Cowhorn Creek Road · Suite C · Texarkana, TX  
(903) 832-3700 · (903) 832-3701 Fax

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, Reynolds Realty Management, Inc. 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.

# I-30 FRONTAGE @ NORTH PARK ROAD

## TEXARKANA, TEXAS



± 8,750 SF SHOWROOM

± 10,500 SF SHOP

± 10 ACRES

NORTH PARK ROAD

FAIR OAKS DRIVE



# I-30 FRONTAGE @ NORTH PARK ROAD TEXARKANA, TEXAS

TRAFFIC COUNT: 65,206  
(PER TXDOT)

SUBJECT  
PROPERTY

MOORES LANE

STATELINE AVE.

NORTH PARK ROAD

SUMMERHILL ROAD



REYNOLDS  
REALTY  
MANAGEMENT  
INCORPORATED  
903.832.3700