

# REYNOLDS REALTY MANAGEMENT INC.

## EXCLUSIVELY LISTED



### I-30 SHOPPING CENTER NET-LEASE OPPORTUNITY TEXARKANA, TEXAS

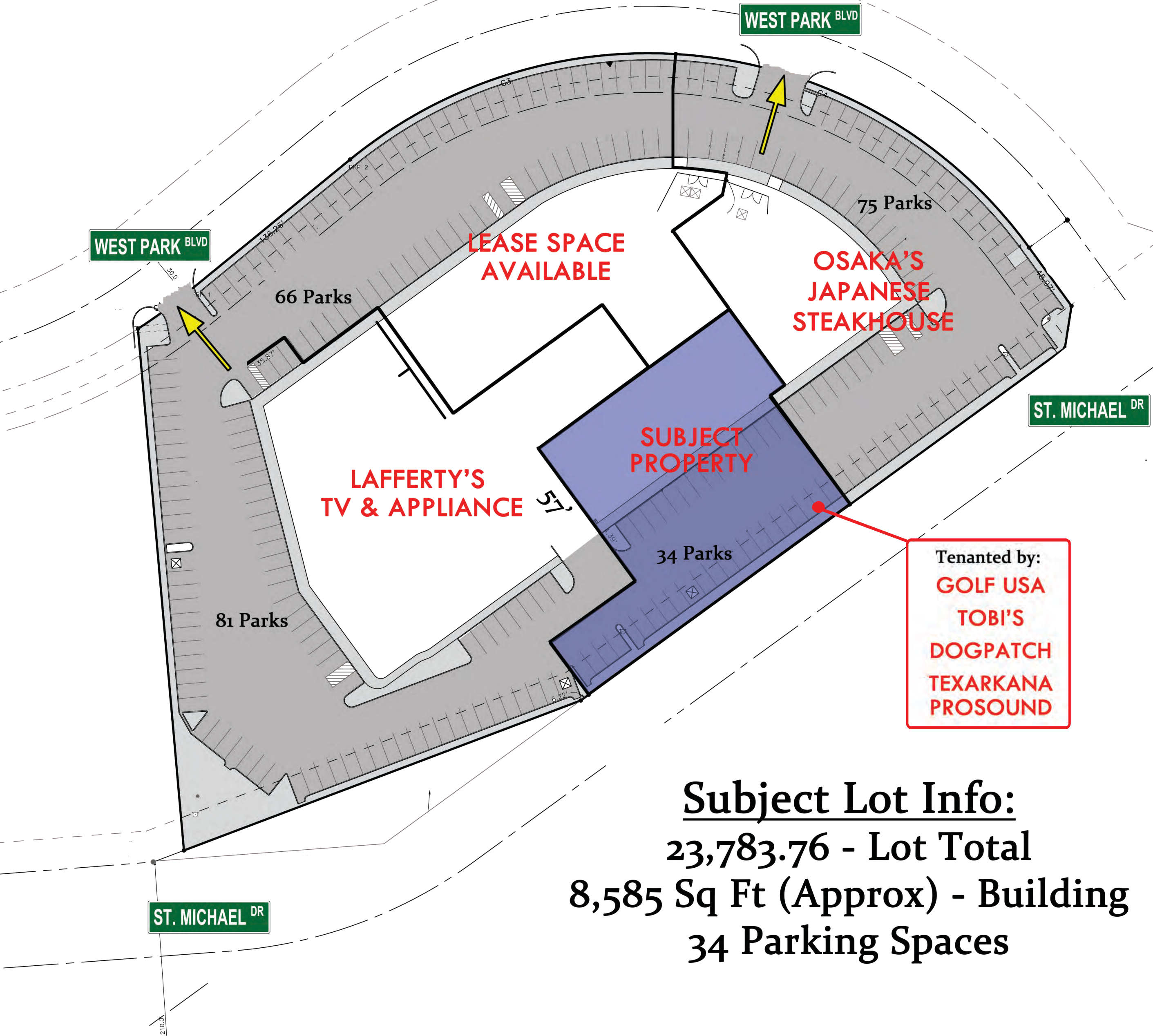
- STRATEGICALLY LOCATED ALONG NORTH I-30 FRONTAGE, WEST PARK PLAZA IS DIRECTLY EAST OF THE UNIVERSITY AVENUE INTERCHANGE.
- APPROXIMATELY 8,585 SF 100% LEASED
- TRAFFIC COUNT OF 82,445 (I-30, PER TXDOT)
- TENANTED BY GOLF USA, TOBI'S, DOGPATCH, AND TEXARKANA PROSOUND
- ANCHORED BY LAFFERTY'S AND OSAKA'S JAPANESE RESTAURANT.
- ABUTS +/- 800,000 SF OF NEW RETAIL IN RICHMOND RANCH AND TEXARKANA PAVILION POWER CENTERS, ANCHORS ARE TARGET, HOME DEPOT, AND KOHL'S.
- NOI: \$126,400.00
- 9% CAP RATE
- \$1,399,000.00



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REYNOLDSREALTYMGMT.COM



# West Park Plaza Texarkana, Texas



Tenanted by:  
**GOLF USA**  
**TOBI'S**  
**DOGPATCH**  
**TEXARKANA**  
**PROSOUND**

**Subject Lot Info:**  
**23,783.76 - Lot Total**  
**8,585 Sq Ft (Approx) - Building**  
**34 Parking Spaces**



**AMENDED  
WAGGONER CREEK PLAZA  
BEING A REPLAT OF  
LOT NO. 2, BLOCK NO. 2,  
WAGGONER CREEK  
CROSSING TWO**

A SUBDIVISION OF A PART OF THE  
GEORGE BRINLEE HEADRIGHT SURVEY,  
ABSTRACT 18, BOWIE COUNTY, TEXAS  
FOR: HACKLEMAN BROTHERS

Date	Revision/Description
4/24/08	REVISED LOT LINES

Drawn By	Checked By	Project No.	Dwg. Date
T.B.W.	M.G.	076025	6/15/2007

**MTG**  
*engineers & surveyors*

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# WEST PARK PLAZA TEXARKANA, TEXAS



RED RIVER FEDERAL  
CREDIT UNION



GANDER MOUNTAIN

UNIVERSITY AVE.

W. PARK BLVD.

WALTON DRIVE

Academy



LOWE'S

WAL-MART  
Always Low Prices

GIBSON LANE  
Kohl's

BED BATH & BEYOND

THE HOME DEPOT

BEST BUY



TEXAS INSTRUMENTS

ON THE BORDER



GREGG ORRAUTO.com



RICHMOND RD.

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REALTY  
MANAGEMENT  
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