

Holiday Springs Water Park Outlot

Crossroads Parkway Texarkana, Arkansas



Demographics

	<u>20 mi</u>	<u>40 mi</u>	<u>60 mi</u>
Est. Population	134,239	225,389	429,792
Avg. HH Income	\$54,860	\$52,490	\$52,913
Total Housing Units	59,054	101,519	196,116
Med. Home Value (O/O)	\$100,959	\$90,458	\$89,700

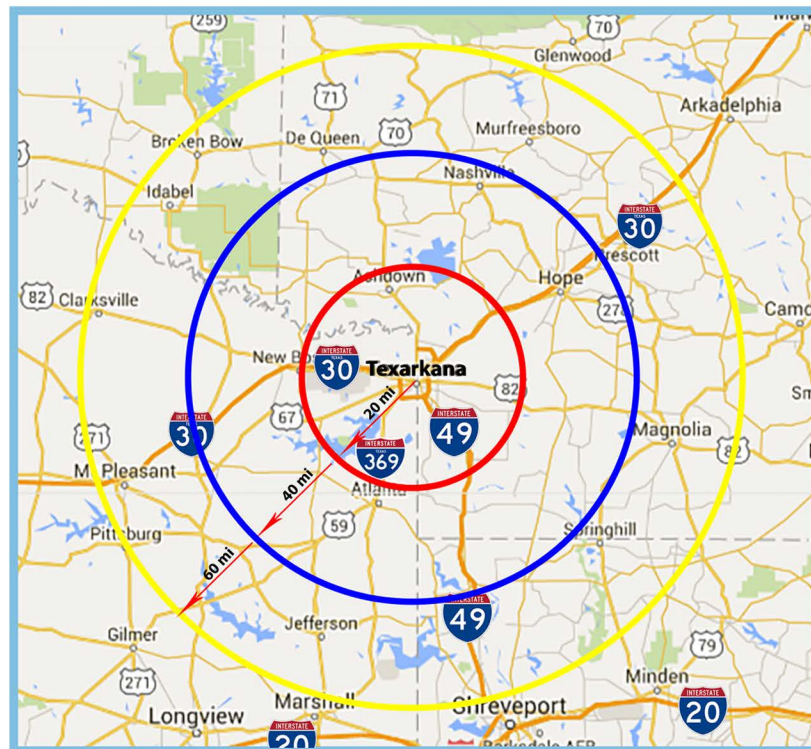
Traffic Counts



86,611 Vehicles Per Day (TXDOT)



13,482 Vehicles Per Day (TXDOT)



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Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

The information contained herein was obtained from sources deemed to be reliable. However, Reynolds Realty Management, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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Crossroads Parkway Texarkana, Arkansas



Details

Located at the entrance of Holiday Springs Water Park, a 4,000 person capacity seasonal water park.

Approximately \pm 1.797 Acres

Great location! Highest I-30 traffic count of Arkansas side!

Approximately \$60M in private investment including a Holiday Inn Express, Best Western, Holiday Inn & Convention Center, Copeland's New Orleans Restaurant, Johnny Tamale's
\$6.50 PSF

Area Attractions



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WATERWAY DR.



CROSSROADS PARKWAY



HOLIDAY SPRINGS
WATER PARK

CONVENTION ST.



TEXARKANA ARKANSAS
CONVENTION CENTER





CROSSROADS PARKWAY

MCDONALD LANE

CROSSROADS PARKWAY

TRINITY BLVD.

82,410 VPD (TXDOT)

86,611 VPD (TXDOT)

FOUR STATES FAIR PKWY

Cluster of business logos including: Denny's, Super 8, Howard-Johnson, Baymont Inn & Suites, Ramada Inn, Waffle House, Wyndham Garden, Pizza Inn, and Cooper Tires.

Cluster of business logos including: IHOP, Holiday Springs Waterpark, Best Western, Holiday Inn, La Quinta Inns & Suites, Holiday Express, JoJo's Tamar, Copeland's, Comfort Suites, and Hampton Inn.

Cluster of business logos including: Walgreens, McDonald's, Taco Bell, U-Haul, Burger King, Fuzzy's, and Hooters.

Cluster of business logos including: Popeyes, Wendy's, Starbucks, Albertsons, Subway, Whataburger, El Chicho, Schlitzsky's, CVS, Walmart, and KFC.

CROSSROADS NORTH

HOME OF HOLIDAY SPRINGS WATERPARK

