Waggoner Creek Crossing

N&S of I-30 @ I-369, Texarkana, Texas

PROJECT SCOPE

500 + ACRES abutting over ONE MILLION square feet of retail at the Shoppes at Pavilion, Richmond Ranch, and the Walmart Supercenter development to the south.

A continuation of the RETAIL GROWTH surrounding the Richmond Road interchange, revolving around the University Avenue interchange - a direct connect to TEXAS A&M UNIVERSITY TEXARKANA to the north.

Interstate-30 TRAFFIC COUNT of 85,000 + per TxDOT with ample INTERSTATE-30 FRONTAGE opportunities and ideal depth for retail development.

AREA ATTRACTIONS

Walmart, Sam's Club, Target, Academy Sports + Outdoors, Harley-Davidson, Texas Roadhouse, Buffalo Wild Wings Grill & Bar, Lowe's, Gander Mtn., KIA, Chrysler, Jeep, Dodge, RAM, On The Border Mexican Grill & Cantina, Starbucks Coffee, Ruby Tuesday, Office Depot, Cinemark The Best Seat In Town, Country Inns & Suites by Carlson, Chick-fil-A, Best Buy, The Home Depot, Red River Federal Credit Union

Richard Reynolds - RichardHReynoldsJr@gmail.com
Skylar Rogers - BlakeSkylarRogers@gmail.com

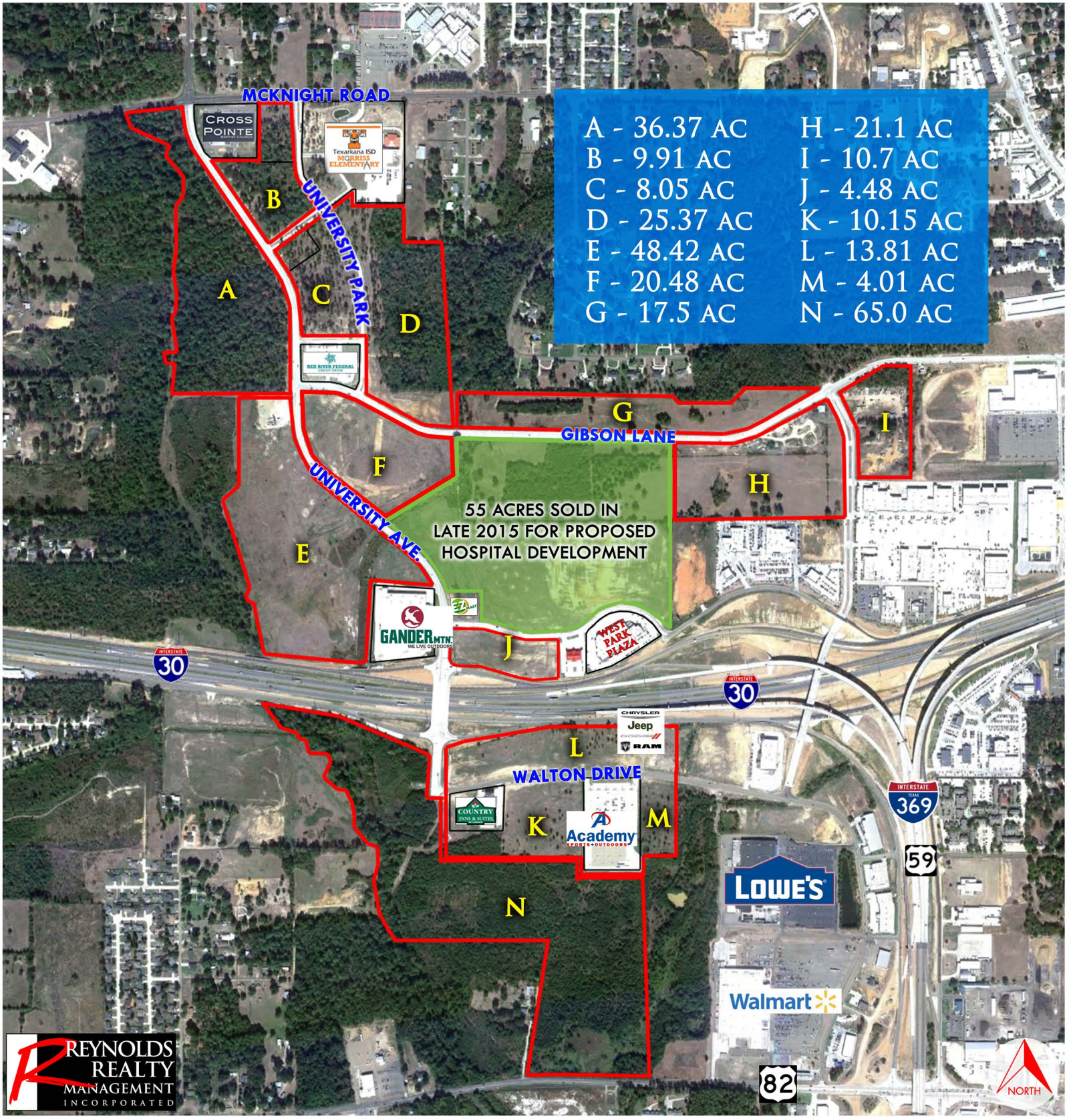
REYNOLDS REALTY MANAGEMENT INCORPORATED

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. mkes no guarantees, warranties or representations as to the completeness or accuracy therof.

Waggoner Creek Crossing

N&S of I-30 @ I-369, Texarkana, Texas



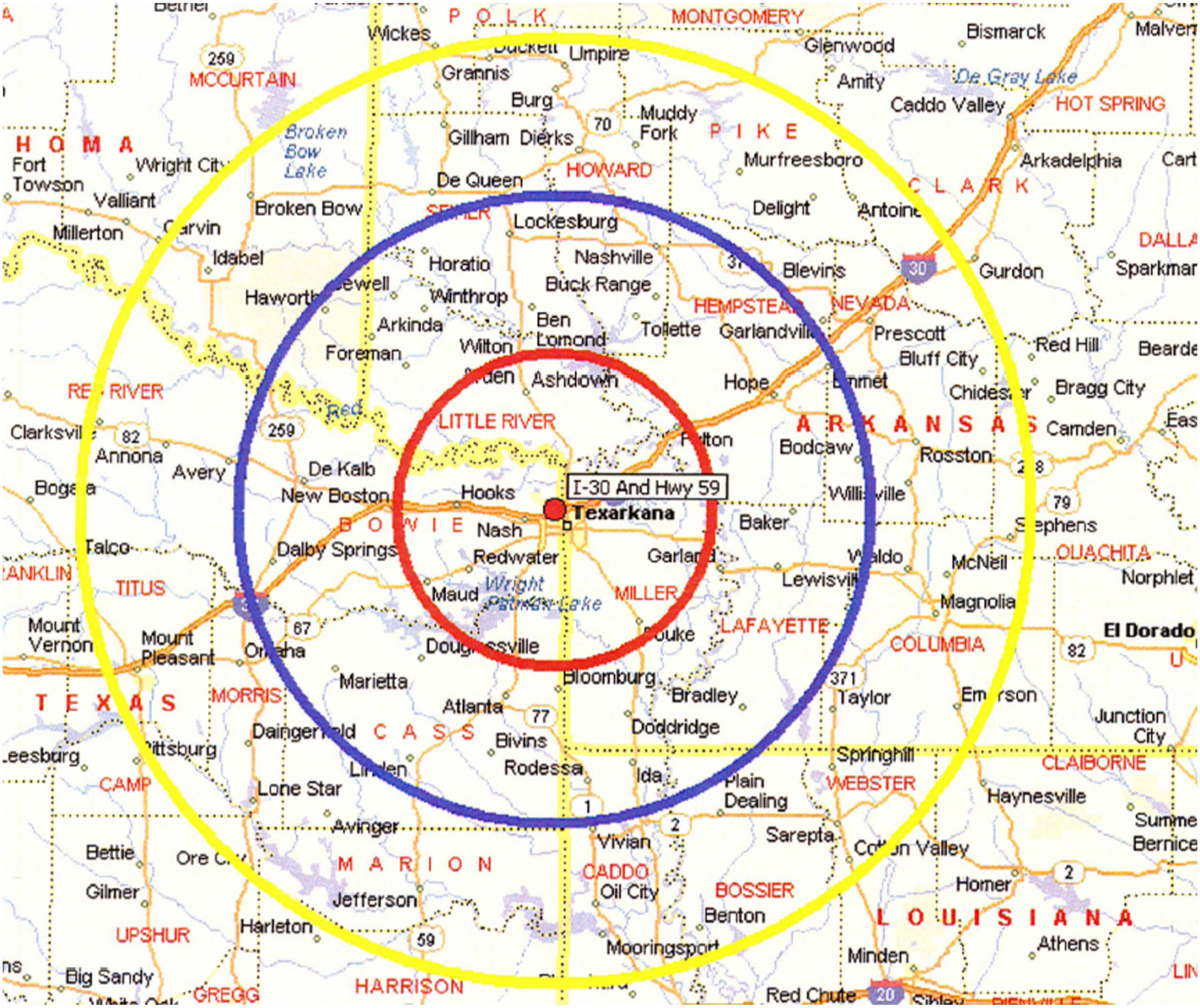
Richard Reynolds - RichardHReynoldsJr@gmail.com

Skylar Rogers - BlakeSkylarRogers@gmail.com

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. mkes no guarantees, warranties or representations as to the completeness or accuracy therof.

Waggoner Creek Crossing
N&S of I-30 @ I-369, Texarkana, Texas



Demographics

	20 mi	40 mi	60 mi
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
Median Home Value (O/O)	$100,959	$90,458	$89,700

Traffic Counts

Interstate Texas 30 — **82,445 VPD (TxDOT)**

Interstate Texas 369 — **37,340 VPD (TxDOT)**

Richard Reynolds - RichardHReynoldsJr@gmail.com
Skylar Rogers - BlakeSkylarRogers@gmail.com

REYNOLDS REALTY MANAGEMENT INCORPORATED

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. mkes no guarantees, warranties or representations as to the completeness or accuracy therof.