Interstate 30 Frontage @ Pecan Street

South I-30 Frontage at Pecan Street Texarkana, Texas

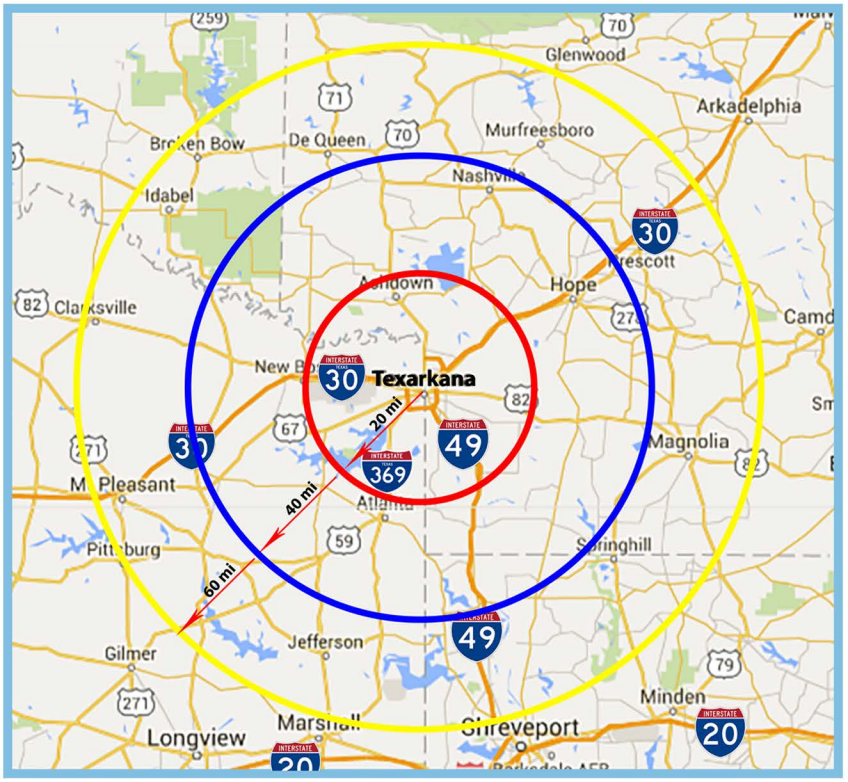
Demographics

	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
Med. Home Value (O/O)	$100,959	$90,458	$89,700

Traffic Counts

INTERSTATE 30 TEXAS — 82,445 Vehicles Per Day (TXDOT)

INTERSTATE 369 TEXAS — 37,340 Vehicles Per Day (TXDOT)



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REYNOLDS REALTY MANAGEMENT INCORPORATED

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Details

I-30 frontage west of the new University Exit and East of the proposed Pecan Street overpass

Approximately 7.16 acre lot

Two buildings on-site: ± 12,000 SF AND ± 3,233 SF

Traffic count of 49,018 per TxDOT

Approximately 1,985' prime I-30 frontage

$7.50 psf

Area Attractions

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

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GALLERIA OAKS DRIVE
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COWHORN CREEK ROAD
MCKNIGHT ROAD
RICHMOND ROAD
GIBSON LANE
2016 COMPLETION
GIBSON LANE (PROPOSED)
GIBSON LANE
55 ACRES
PROPOSED WADLEY REGIONAL MEDICAL CENTER DEVELOPMENT
82,445 VPD (TXDOT)
82,445 VPD (TXDOT)
KINGS HIGHWAY
UNIVERSITY AVE.
RICHMOND ROAD
INTERSTATE TEXAS 30
INTERSTATE TEXAS 30
INTERSTATE TEXAS 369
59
Collom & Carney Clinic ASSOCIATION
CHRISTUS ST. MICHAEL
NORTH
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