

Multifamily Property @ Gibson Lane

Multi-family Land, Pleasant Grove Road Texarkana, Texas



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

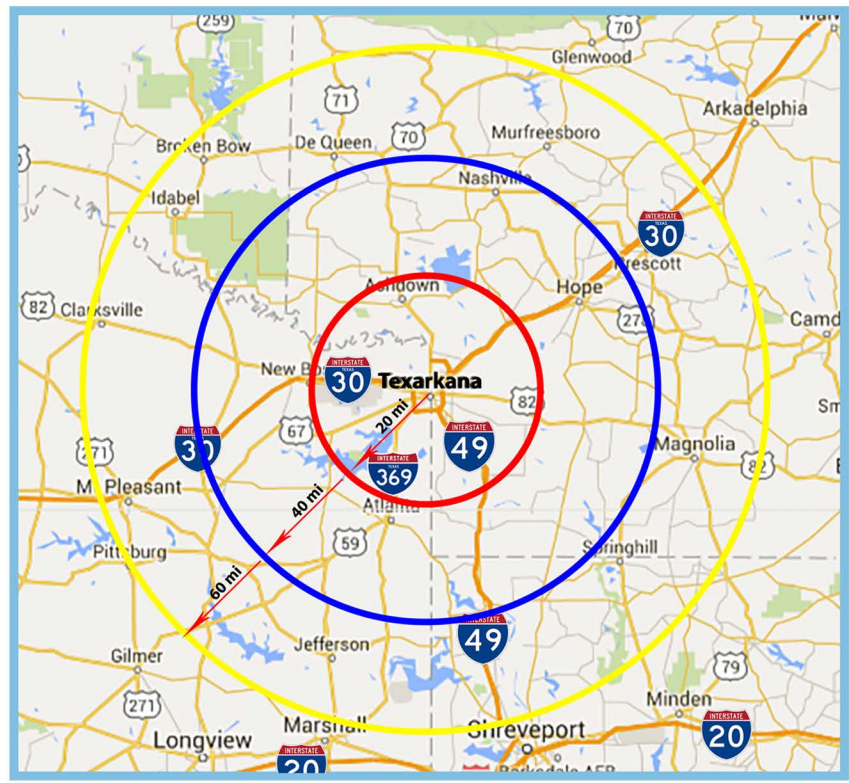
Traffic Counts



82,445 Vehicles Per Day (TXDOT)



37,340 Vehicles Per Day (TXDOT)



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

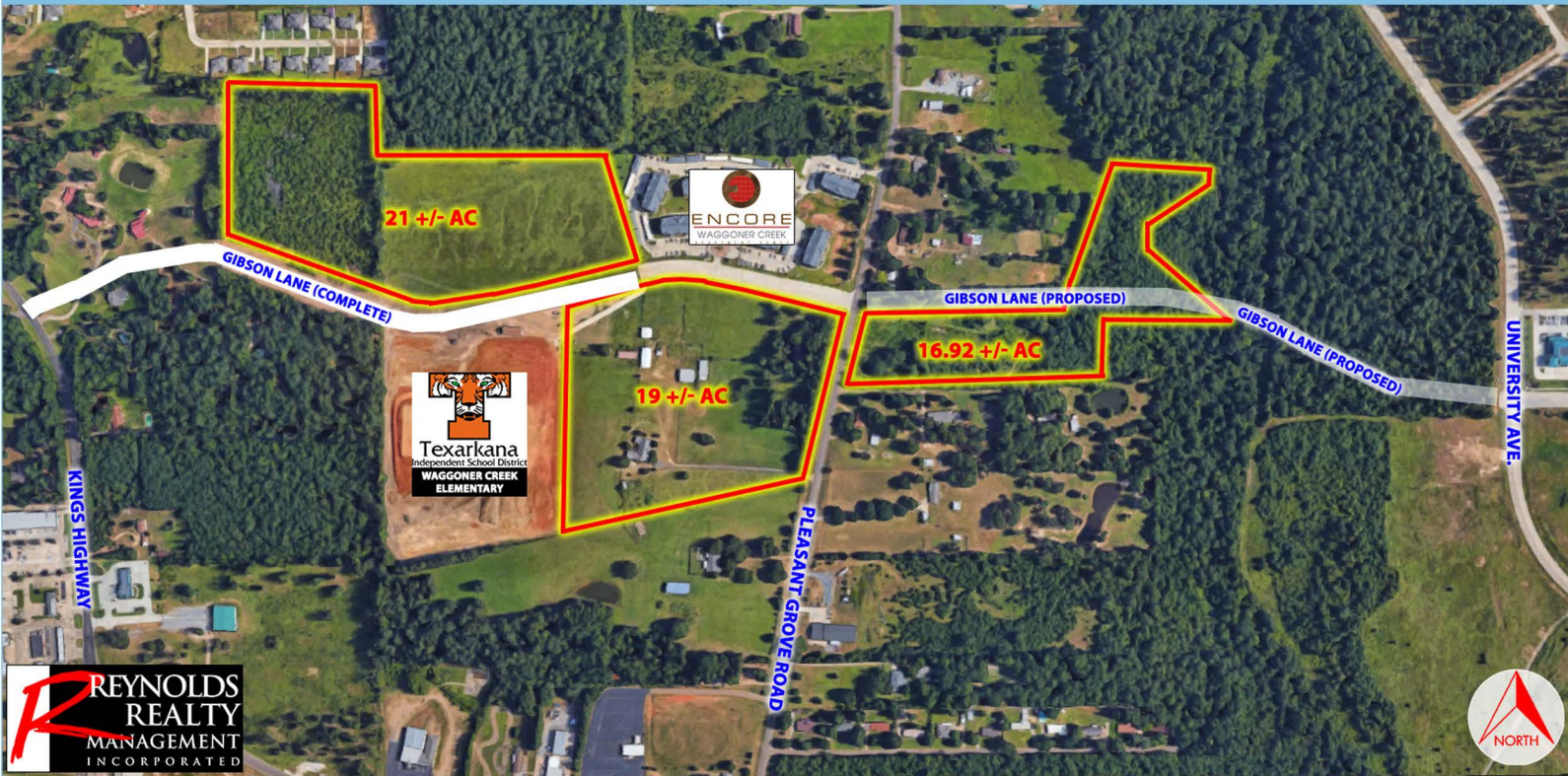


Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

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Details

Just north of Interstate 30 and east & west of Pleasant Grove Road, along the complete Gibson Lane extension to Kings Highway.

± 65.16 acres

Ideal for multi-family and senior housing.

Approximately one mile west of 1,000,000 + sq. ft. of retail development including Walmart, Target, Starbuck's Home Depot, Best Buy, Cinemark 14, etc.

Neighbored by Encore Waggoner Creek, a 168-unit market rate apartment complex, and Texarkana Independent School District's new Waggoner Creek Elementary, opening in August 2016.

\$2.50 psf

Nearby Attractions

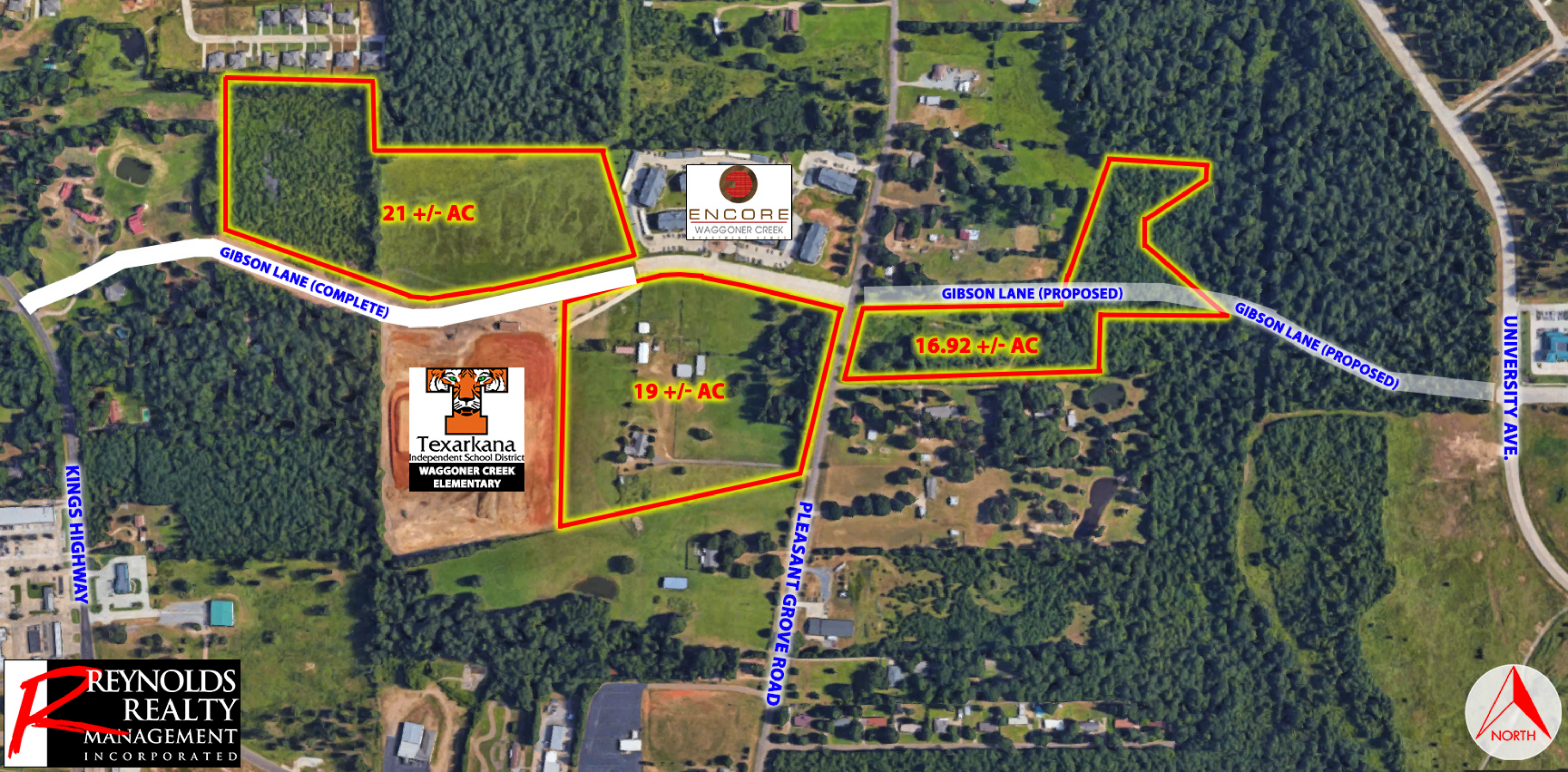


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21 +/- AC



16.92 +/- AC

19 +/- AC



GIBSON LANE (COMPLETE)

GIBSON LANE (PROPOSED)

GIBSON LANE (PROPOSED)

KINGS HIGHWAY

PLEASANT GROVE ROAD

UNIVERSITY AVE.





GALLERIA OAKS DRIVE

GALLERIA OAKS DRIVE

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)

RICHMOND ROAD

RICHMOND ROAD

KINGS HIGHWAY



82,445 VPD (TXDOT)

UNIVERSITY AVE.





AVAILABLE

AVAILABLE

AVAILABLE

TEXARKANA INDEPENDENT
SCHOOL DISTRICT
PROPOSED ELEMENTARY



GIBSON LANE

GIBSON LANE EXTENSION

GIBSON LANE EXTENSION

NORTH KINGS HIGHWAY

PLEASANT GROVE ROAD