

University Avenue Out-Parcel

NW of I-30, University Avenue, Texarkana, Texas



DETAILS

Just northwest of the University Avenue & Interstate 30 interchange

Approximately 1.9 acre lot

Directly abuts Gander Mountain to the south

Neighbored by 1,000,000+ SF retail including Texarkana Pavilion, Richmond Ranch Shopping Center to the east, and the Walmart Supercenter & Lowe's development to the south.

Immediately south of 360 AC Texas A&M University Texarkana campus.

\$10.00 psf

AREA ATTRACTIONS

Walmart



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. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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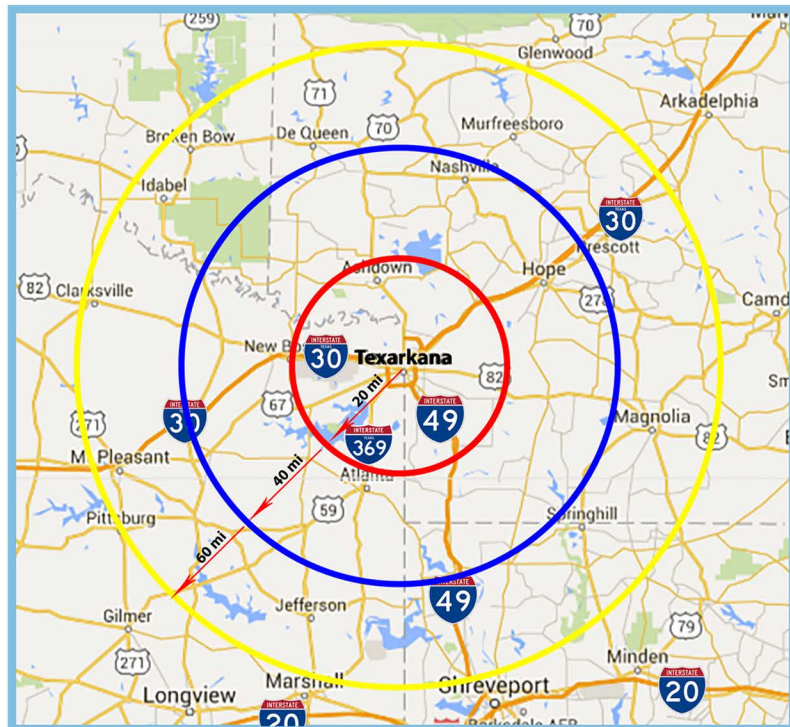


Demographics

	<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
Median Home Value (O/O)	\$100,959	\$90,458	\$89,700

Traffic Counts

Interstate 30	82,445 VPD (TxDOT)
Interstate 369	37,340 VPD (TxDOT)



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55 ACRES

**PROPOSED WADLEY REGIONAL
MEDICAL CENTER DEVELOPMENT**

GANDER MTN.
WE LIVE OUTDOORS

EZ MART

WEST PARK BLVD.

Edward Jones
MAKING SENSE OF INVESTING

9ROUND
30 MIN KICKBOX FITNESS

Lafferty's
Home Center

**GOLF
USA**

**OSAKA'S
JAPANESE
STEAKHOUSE**

**SILVER STAR
SMOKEHOUSE**

ST. MICHAEL DRIVE



UNIVERSITY AVE.



82,445 VPD (TXDOT)

MALL DRIVE





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)

Walmart

CASH STORE

Academy

SUBWAY

COUNTRY INNS & SUITES

LOWE'S

HARLEY-DAVIDSON

GameStop

Ivan Smith FURNITURE

ASHLEY FURNITURE

State Farm

Cleo's furniture

HANK'S FINE FURNITURE

THE HOME DEPOT

PET SMART

KOHL'S

BEST BUY

STARBUCKS COFFEE

TACO BELL

BOOT BARN

OLD NAVY

Office DEPOT

BED BATH & BEYOND

TJ-maxx

Kirklands

JOS A BANK

CINEMARK

ON THE BORDER

Carle's

Chick-fil-A

TEXAS ROADHOUSE

LONGHORN STEAKHOUSE

TARGET

Sams CLUB

MODERN

COURTYARD

CHIPOTLE

To Mollie's

BUCKLE UP

Starbucks

Super Foods

FARMERS

LARRY'S

Red Lobster

Jason's deli

COMFORT SUITES

Marriott

Red Lobster

Jason's deli

Dillard's

CVS

Hilton Garden Inn

Walgreens

WELLS FARGO

Albertsons

Capital One Bank

Regions

rue21

ULTA

Olive Garden

Taco Bueno

BEALLS

OUTBACK STEAKHOUSE

charlie's

Buckle

JPenney

Sears

Express

