

Gibson Lane at University Park

Gibson Lane @ University Park 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

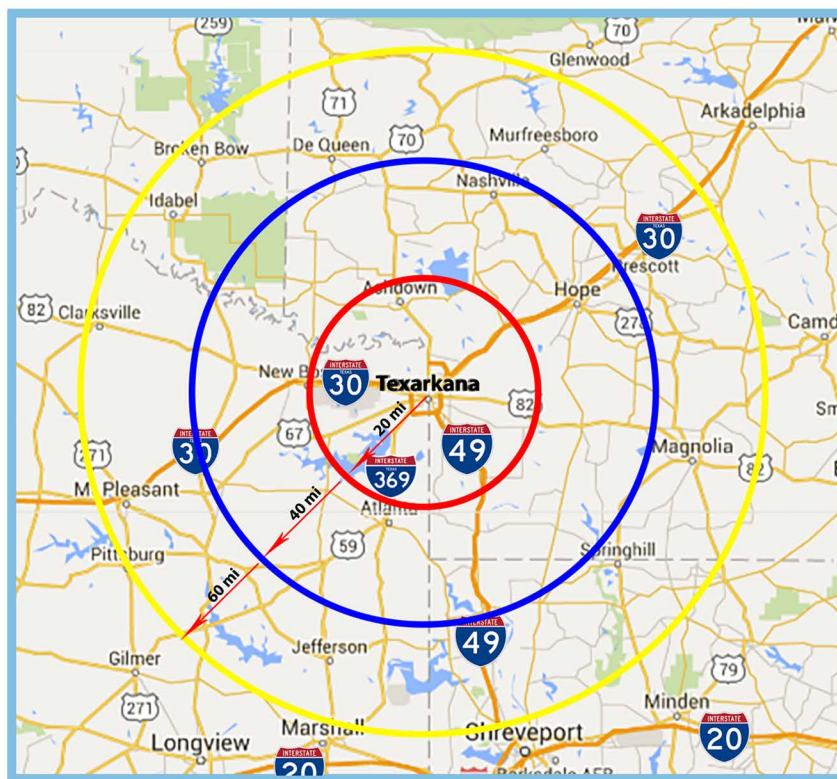
Traffic Counts



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

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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Details

High elevation at the corner of Gibson Lane and University Park, directly east of Red River Federal Credit Union's corporate headquarters.
Approximately 55 acres sold south of Gibson Lane for Wadley Regional Medical Center's new hospital campus.

Temporary General Retail zoning

760' Frontage on Gibson Lane.

Directly south of Martha & Josh Morriss Mathematics & Engineering Elementary

Will sell all or part.

Approximately 3.2 Acres

\$9.00 psf

Neighbored by Red River Federal Credit Union



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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)

Logos for retail and service businesses including: THE HOME DEPOT, PETSMART, KOHL'S, BEST BUY, STARBUCKS COFFEE, TACO BELL, BOOT BARN, OLD NAVY, Office DEPOT, BED BATH & BEYOND, TJ-maxx, JO'S A BANK, CINEMARK, ON THE BORDER, Cane's, TARGET, Chick-fil-e, TEXAS ROADHOUSE, and LONGHORN STEAKHOUSE.

Logos for retail and service businesses including: Sam's CLUB, MODA, COURTNEY, BURGER KING, To Mollie's, RUCKER SARGENT, TACO BELL, Red Lobster, JASON'S DELI, and Super 1 Foods.

Logos for medical and healthcare services including: Collom & Carney Clinic ASSOCIATION and CHRISTUS ST MICHAEL.

Logos for retail and service businesses including: Walmart, CASH STORE, Academy, SUBWAY, COUNTRY INNS & SUITES, LOWE'S, GameStop, Ivan Smith FURNITURE, ASHLEY FURNITURE, State Farm, Cleo's furniture, and HANK'S FINE FURNITURE.

Logos for retail and service businesses including: Dillard's, CVS, Hilton Garden Inn, Walgreens, WELLS FARGO, Albertsons, JCPenney, Capital One Bank, REGIONS, rue21, ULTA, Sears, Olive Garden, TACO BUENO, charming charlie, OUTBACK STEAKHOUSE, BEALLS, and Buckle B.



Red River
CREDIT UNION

UNIVERSITY AVE.

GIBSON LANE

REYNOLDS
REALTY
MANAGEMENT
INCORPORATED



695.98'
S 87°06'58"W 735.41'
(S 87°06'58"W 734.03' PREVIOUSLY RECORDED)

LOT 1, BLOCK 2
139,944.99 SQ. FT.
3.213 ACRES

25' BLDG. SETBACK

173.36'

10' UTIL. ES'MT.

S 05°31'20"E 291.32'

RAYFIELD WALSH, JR.
VOL. 2928, PG. 191

10' UTIL. ES'MT.

BRP#3

L8

C3