

Brand New East-End Strip Center @ JEFFERSON AVE. & I-30, Texarkana, AR

PRE-LEASING NOW



space plan can be modified



Details

Now pre-leasing for the new East-End Strip Center at Jefferson Avenue & I-30

Great location at the exit for the Texarkana Arkansa Convention Center

Highest I-30 traffic count in Texarkana, AR

Approximately \$60M in private investment including a Holiday Inn Express, Best Western, Holiday Inn, a few restaurants, Holiday Springs Waterpark, and the brand new T ASD Middle School (2021).

Ideal location for retail, office, medical, community services, or branded restaurant changes.

Inquire for leasing rates - TI negotiable

Area Attractions



Richard Reynolds

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Skylar Rogers

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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>
Est. Population	134,239	225,389
Avg. HH Income	\$54,860	\$52,490
Total Housing Units	59,054	101,519
Med. Home Value (O/O)	\$100,959	\$90,458

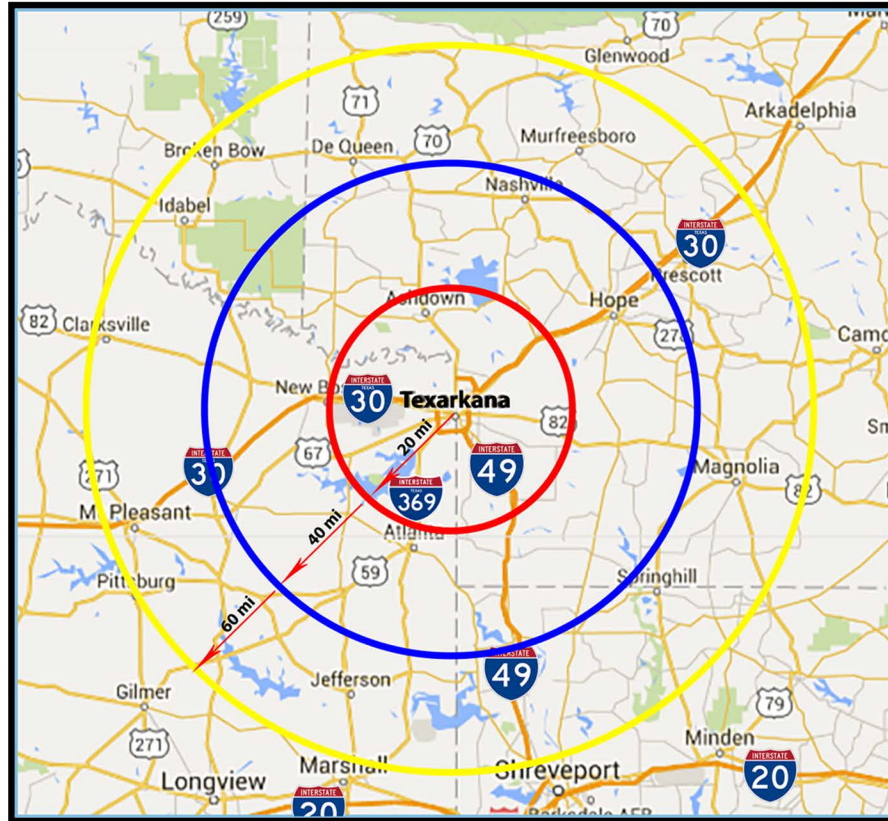
Traffic Counts



86,611 Vehicles Per Day (TXDOT)



13,482 Vehicles Per Day (TXDOT)



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