

# West Park Plaza Shopping Center

West Park Boulevard Texarkana, Texas

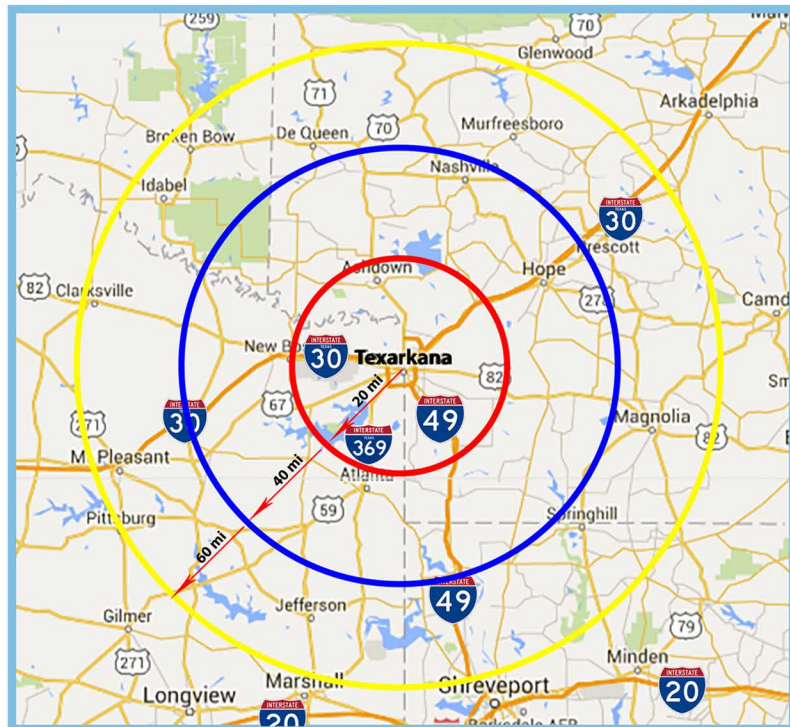


## Demographics

	<u>20 mi</u>	<u>40 mi</u>	<u>60 mi</u>
<b>Est. Population</b>	134,239	225,389	429,792
<b>Avg. HH Income</b>	\$54,860	\$52,490	\$52,913
<b>Total Housing Units</b>	59,054	101,519	196,116
<b>Median Home Value (O/O)</b>	\$100,959	\$90,458	\$89,700

## Traffic Counts

<b>Interstate 30</b>	82,445 VPD (TxDOT)
<b>Interstate 369</b>	37,340 VPD (TxDOT)



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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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## Details

Excellent Interstate 30 visibility, strategically located just east of the University Avenue interchange.

Approximately 11,100 total SF available

Abuts 1,000,000 +/- SF of retail at Richmond

Ranch and Texarkana Pavillion to the east, and the Walmart Supercenter development to the south.

\$18.00 PSF/YR NNN

\$10.00 PSF Tenant Allowance

## Tenants

**Lafferty's**  
Home Center

**Edward Jones**  
MAKING SENSE OF INVESTING

**GOLF**  
**USA**

Texarkana  
ProSound

  
**OSAKA**  
Japanese Steak House

**Dogpatch**  
**Pet Shop**

**9ROUND**  
30 MIN KICKBOX FITNESS

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**REYNOLDS**  
**REALTY**  
MANAGEMENT  
INCORPORATED

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# SITE PLAN

LOT NO. 1  
BLOCK NO. 1

LOT NO. 3  
BLOCK NO. 1

66

75

LOT NO. 4  
1.039 ACRES  
45271.94 SQ. FT.

LOT NO. 3  
0.964 ACRES  
41995.09 SQ. FT.

LOT NO. 2  
0.544 ACRES  
23701.48 SQ. FT.

LOT NO. 1  
1.729 ACRES  
75335.05 SQ. FT.

81

34

LOT NO. 14  
BLOCK NO. 2  
APPROXIMATE SPLIT OF  
LOT NO. 1, BLOCK NO. 1  
W/ADJACENT LOT 14, BLOCK NO. 2  
BEFORE LINE 1, PAGE 100  
DEAL 2000000000000000  
BLVD COUNTY, TEXAS

NEL INTERSTATE HPT. NO. 30

EXISTING C/A INTERSTATE HPT. NO. 30 SERVICE ROAD

EXISTING C/A WEST PARK BOULEVARD

CITY OF DALLAS TEXAS  
PLANNING DEPARTMENT  
2000000000000000

