

# Waggoner Creek Crossing

N&S of I-30 @ I-369, Texarkana, Texas



## PROJECT SCOPE

**500 + ACRES** abutting over **ONE MILLION** square feet of retail at the Shoppes at Pavilion, Richmond Ranch, and the Walmart Supercenter development to the south.

A continuation of the **RETAIL GROWTH** surrounding the Richmond Road interchange, revolving around the University Avenue interchange - a direct connect to **TEXAS A&M UNIVERSITY TEXARKANA** to the north.

**Interstate-30 TRAFFIC COUNT** of **85,000 +** per TxDOT with ample **INTERSTATE-30 FRONTAGE** opportunities and ideal depth for retail development.

## AREA ATTRACTIONS



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



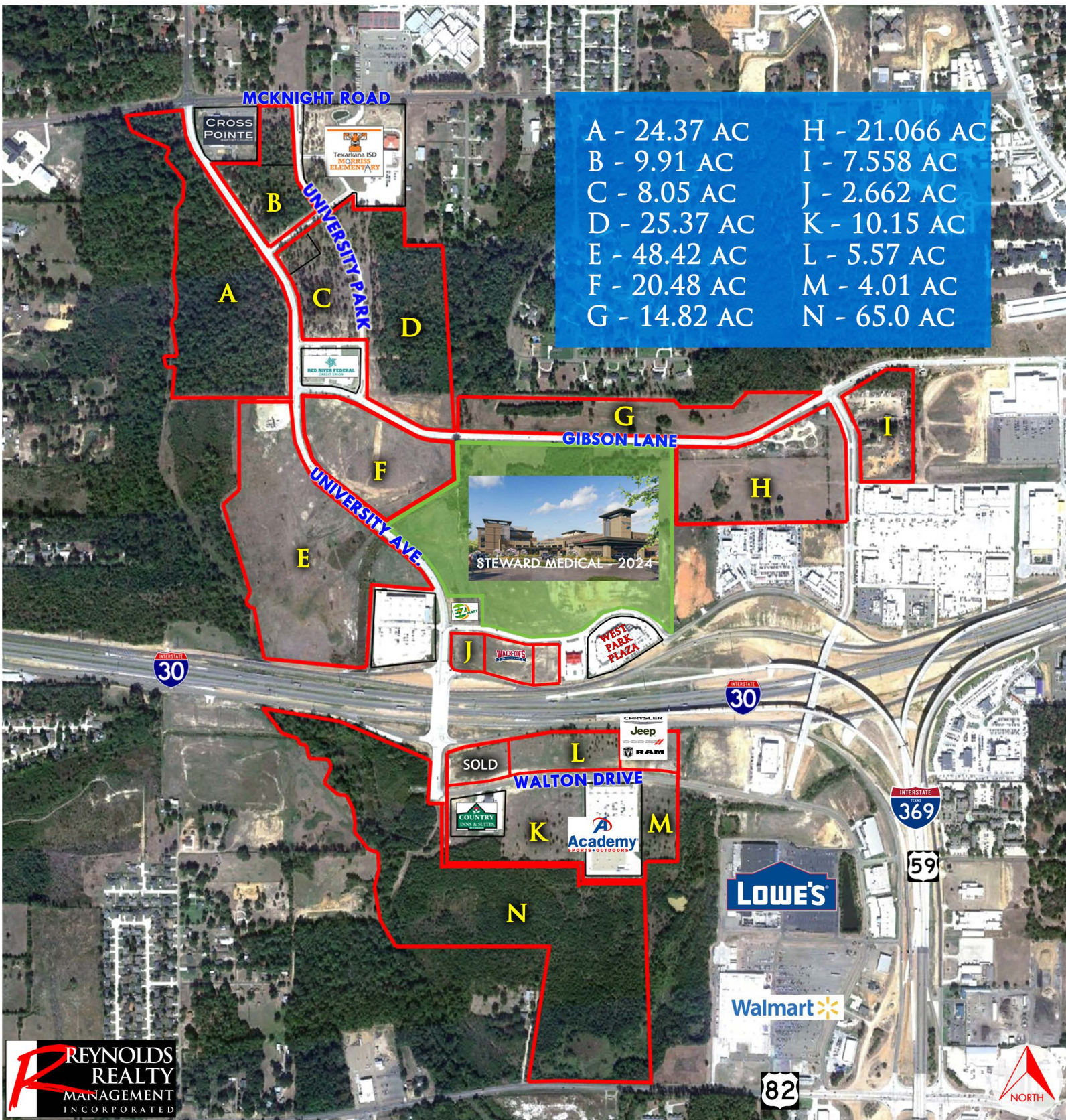
**Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com**

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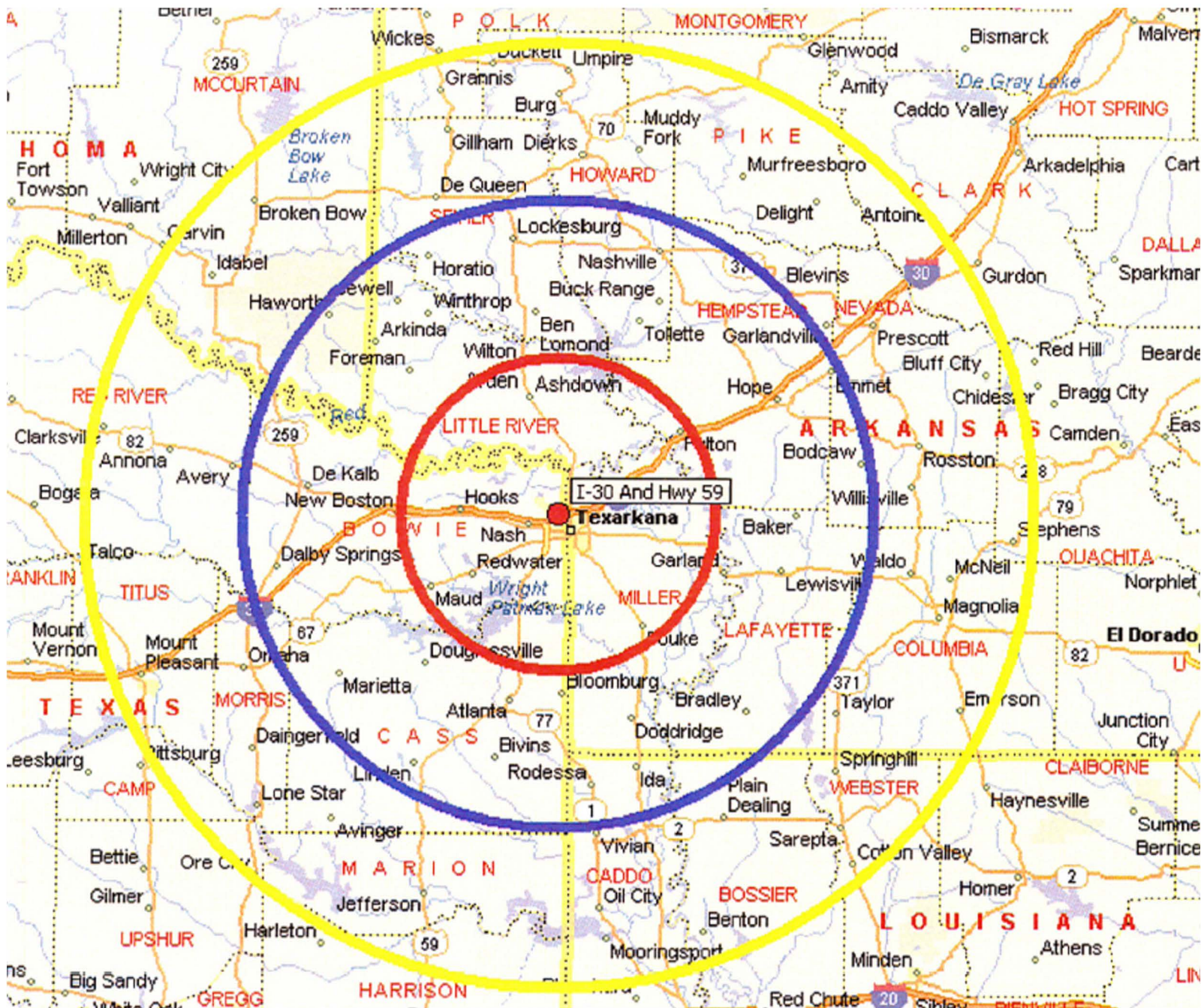
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## DEMOGRAPHICS

	<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



**82,445 VPD (TxDOT)**



**37,340 VPD (TxDOT)**

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