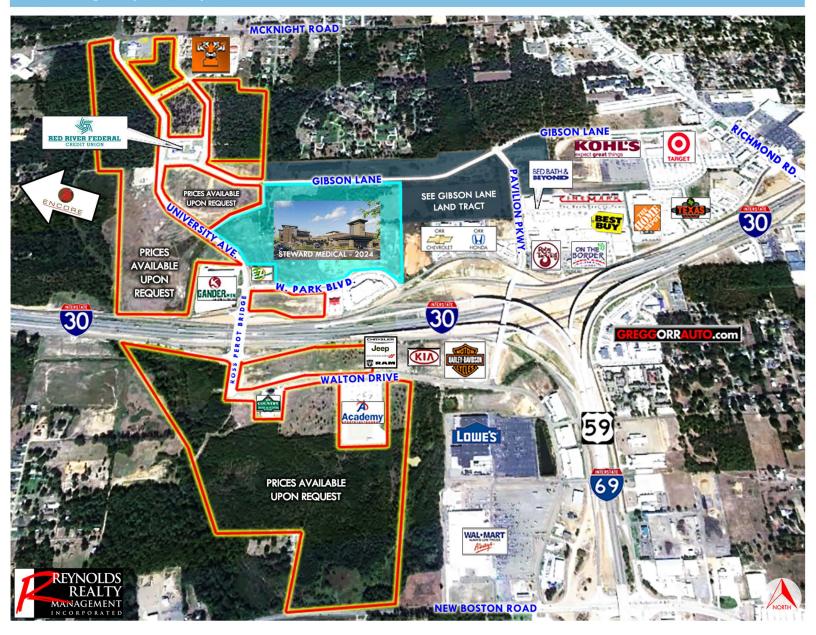
Waggoner Creek Crossing

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































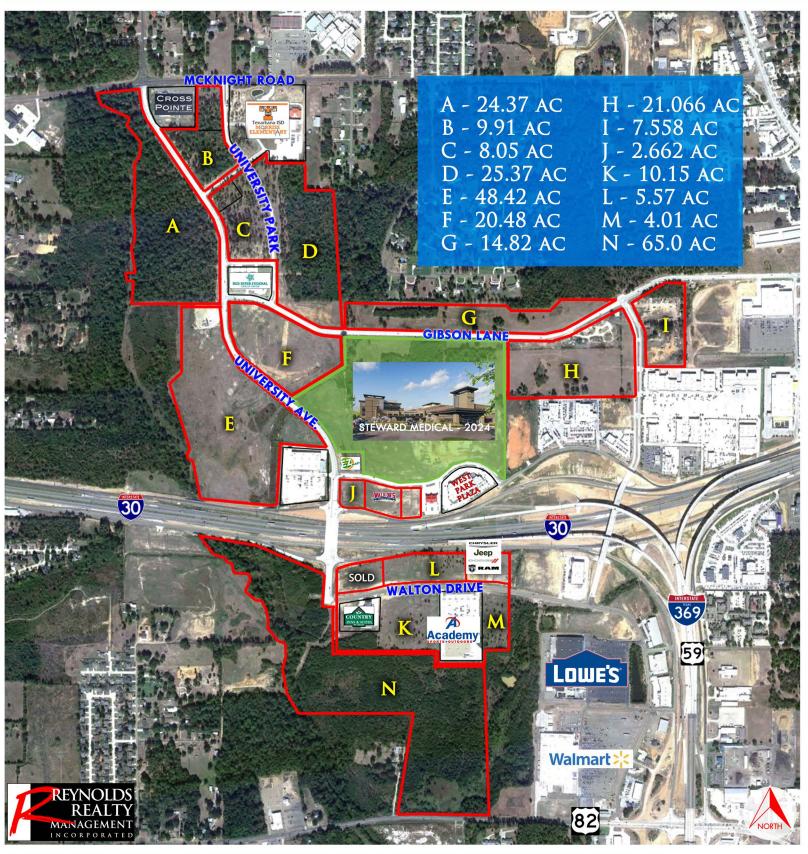
Richard Reynolds - RichardHReynoldsJr@gmail.com Skylar Rogers - BlakeSkylarRogers@gmail.com



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Waggoner Creek Crossing N&S of I-30 @ I-369, Texarkana, Texas Malven **Bismarck** Glenwood **Раскен Umpire** 259 Grannis De Gray Lake MCCURTAIN Amity Burg Caddo Valley HOT SPRING ...Muddy Broken Fork Gillham Diérks Bow Murfreesboro Arkadelghia Cart Fort Wright City Lake De Queen Towson Valliant Broken Bow Delight Antoine Lockesburg Carvin Millerton Nashville Idabel Horatio Sparkman Blevins Buck Range Winthrop Haworth Ben Arkinda Tollette Garlandvill Prescott Lomond Red Hill Wilton Bearde Foreman Bluff City Ashdown Hope nmet Bragg City RIVER Chides Eas 259 Camden Clarksvil 82 Bodcaw Rosston De Kalb Avery I-30 And Hwy 59 Bogs a Hooks V/Villi: New Boston 79 Texarkana Baker ephens Nash Falco-Dalby Springs OUACHITA Garlan aldo Redwater McNeil ANKLIN Norphlet Lewisvill Maud Wright : Magnolia Mount El Dorado ouke Mount COLUMBIA Vernon Doug. ssville Bloomburg Bradley Marietta Taylor rson Atlanta Junction Doddridge Dainger C **Bivins** ittsburg Springhill eesburg

DEMOGRAPHICS

Bettie

Gilmer

Big Sandy

UPSHUR

TRAFFIC COUNTS

WEBSTER

Minder

Cot un Valley

	<u>20 mi</u>	<u>40 mi</u>	<u>60 mi</u>		
Est. Population	134,239	225,389	429,792	NTERSTATE TEXAS	82,445 VPD (TxDOT)
Avg. HH Income	\$54,860	\$52,490	\$52,913		
Total Housing Units	59,054	101,519	196,116	INTERSTATE TEXAS 169	37,340 VPD (TxDOT)
Median Home Value (O/O)	\$100,959	\$90,458	\$89,700	369	

Rodessa

Ida:

Mooringsport

Vivian

Oil City

DADDO

lain

Dealing

BOSSIER Benton

Sarepta.

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Lone Star

Avinger

59

HARRISON



Haynesville

Athens

Homer

Summe

Bernice

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