



Details

Formerly a Budget Host Inn, this ~ 4.814 AC site been redeveloped into an ideally placed commercial lot at the state border of Texas and Arkansas, in the NWQ of the Stateline Ave. interchange with Interstate 30.

Highest I-30 traffic count of Arkansas & Texas side, and an ideal location for retail or fuel service.

Approximately \$60M in private investment including a Holiday Inn Express, Best Western, Holiday Inn & Convention Center, Copeland's New Orleans Restaurant, Johnny Tamale's \$15.00 PSF

Area Attractions

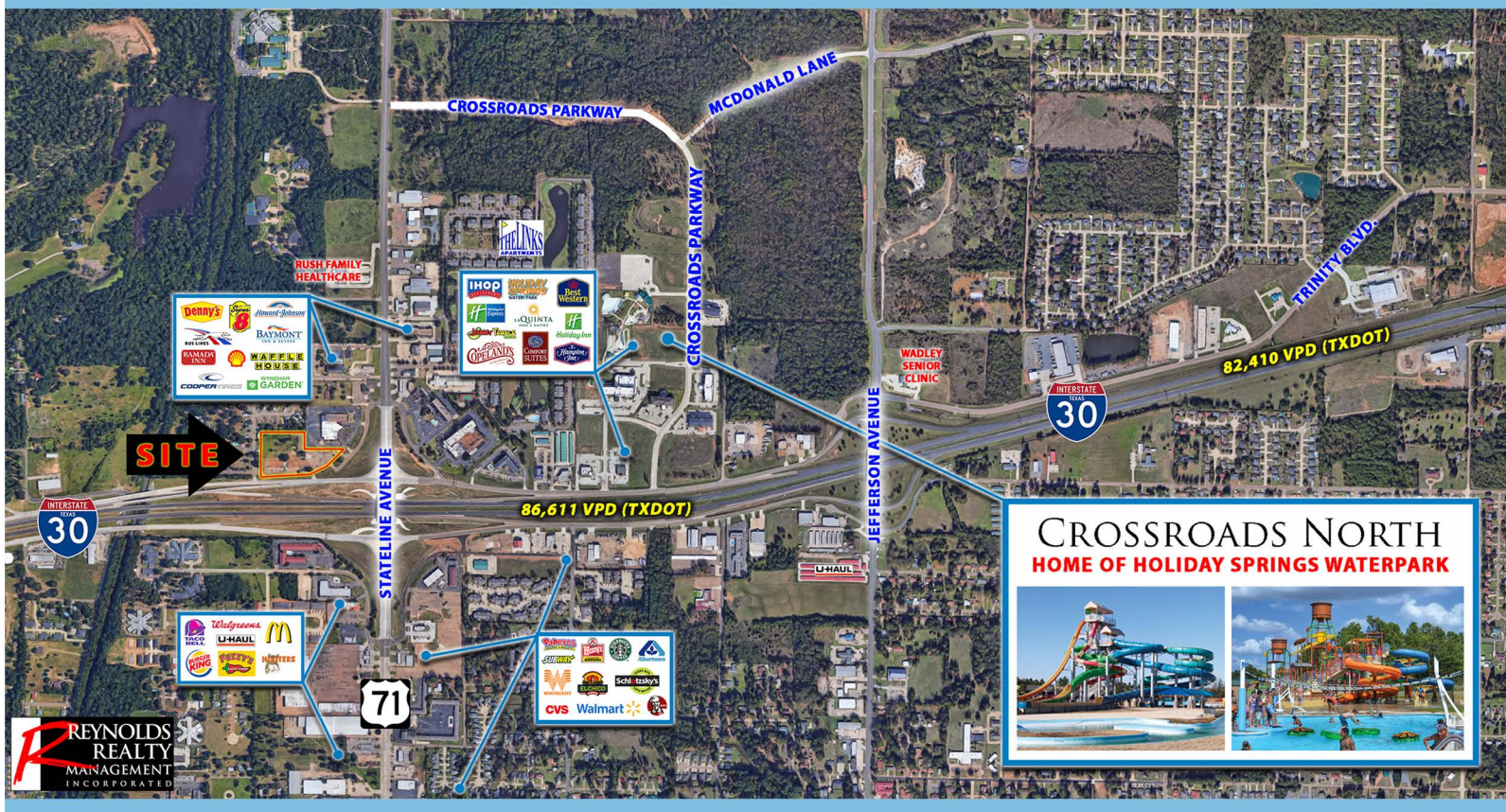


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Demographics

	<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

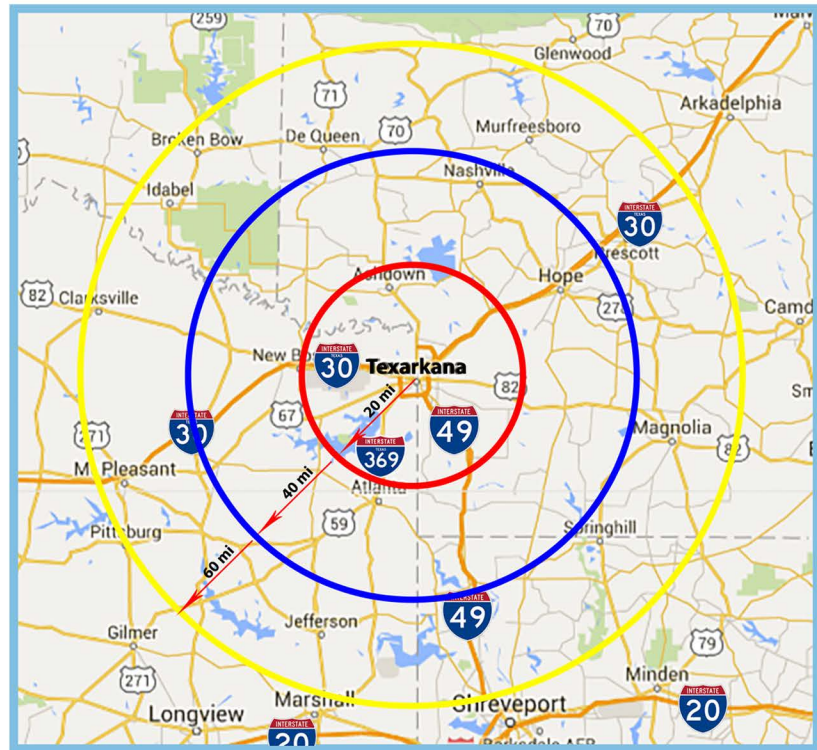
Traffic Counts



86,611 Vehicles Per Day (TXDOT)



13,482 Vehicles Per Day (TXDOT)



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