



Details

The NWQ of Interstate 30 and Kings Highway is mature for commercial development, and ideal for retail, multi-family, senior housing, warehousing, light industrial, etc.

+ 12.86 acres - includes 2,827 SF residence and 216 SF barn in rear of property.

Approximately one mile west of the new \$228M hospital campus (2024 completion) and 1,000,000 + sq. ft. of retail development including Walmart, Target, Starbuck's Home Depot, Best Buy, Cinemark 14, etc.

Neighbored by Texarkana Aluminum, Lonestar Truck Group, Waggoner Creek Apartments, and Texarkana Independent School District's newest campus - Waggoner Creek Elementary.

\$3.50 PSF, approximately \$1,960,635.60

Nearby Attractions

Wadley Regional Medical Center
Coming 2024



Waggoner Creek Elementary School



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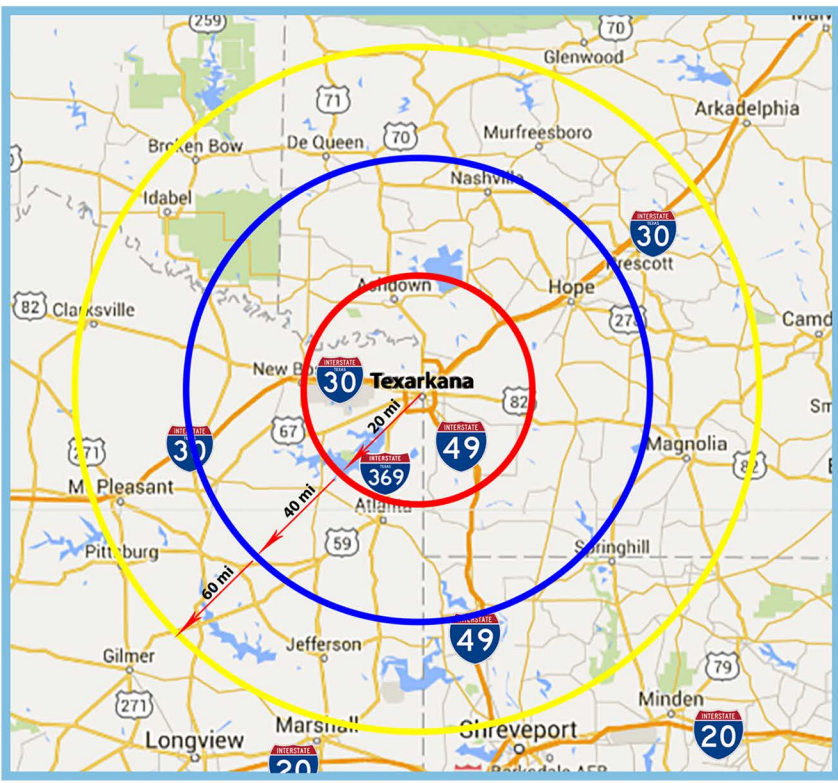
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Demographics

	<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



82,445 Vehicles Per Day (TXDOT)



37,340 Vehicles Per Day (TXDOT)

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989 SHOPPING CENTER

ROADRUNNER GAS STATION

KINGS HIGHWAY

HAMPTON ROAD

KINGS HIGHWAY

HAMPTON ROAD

HAMPTON ROAD

