

Texas Medical Portfolio

1000 Pine Street, Texarkana, Texas



Wadley Regional Medical Center

Project Scope

Texas Medical Portfolio includes two assets:

Wadley Regional Medical Center - 539,007 SF

Wadley Medical Plaza (M.O.B) - 79,967 SF

Steward Medical is building a replacement campus north of Interstate 30 at University Avenue, with a projected completion date of 2026.

Ideal location for medical (license not included), behavioral medicine, higher education, a state or federal building, film studio, etc.

\$10,500,000.00



Medical Office Building

Richard Reynolds - RichardHReynoldsJr@gmail.com

Skylar Rogers - BlakeSkylarRogers@gmail.com



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.

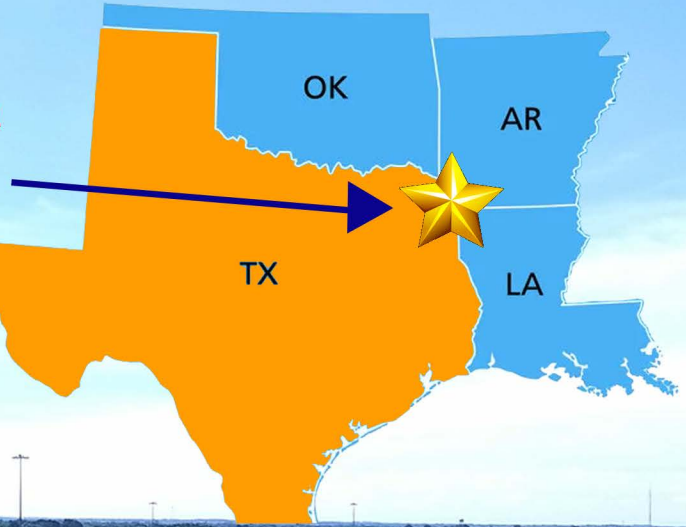
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1000 Pine Street, Texarkana, Texas

TEXARKANA

33.4302087,-94.0495019

TEXAS



**STRATEGICALLY POSITIONED AT THE CONVERGENCE OF
4 STATES & 3 INTERSTATES**



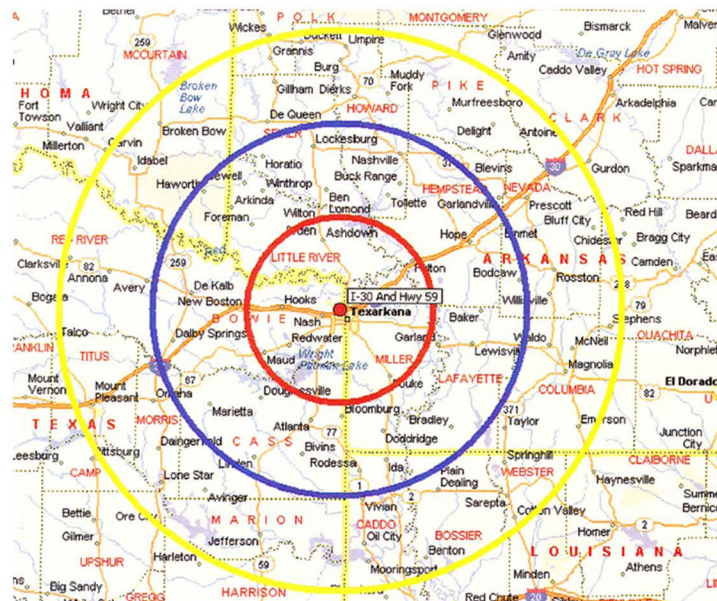
Demographics

	20 mi	40 mi	60 mi
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
Median Home Value (O/O)	\$100,959	\$90,458	\$89,700

Traffic Counts



82,445 Vehicles Per Day



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Texas Medical Portfolio

a community enriched by
world class education



Texas A&M University of Texarkana



U of A Medical Sciences

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University of Arkansas



Texarkana College



Martha and Josh Morriss Elementary

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a region strengthened by
a diversified industry base



Red River Army Depot, est. 1941



Cooper Tire

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Ledwell Machinery



Graphic Packaging Plant, Domino, Texas



Domtar Paper Plant, Ashdown, Arkansas

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