

Interstate 30 Frontage East of University Avenue

West Park Boulevard, Texarkana, Texas



PROJECT SCOPE

A 1-ACRE out-parcel in the Waggoner Creek Crossing development, a master-planned mixed-use development abutting over ONE MILLION square feet of retail at the Shoppes at Pavilion, Richmond Ranch, and the Walmart Supercenter development to the south.

Directly at the entrance of Steward Healthcare's \$228 million Wadley Regional Medical Center hospital campus

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

Ideal for retail, medical, restaurants, etc.

\$22.00 PSF

AREA ATTRACTIONS



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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.

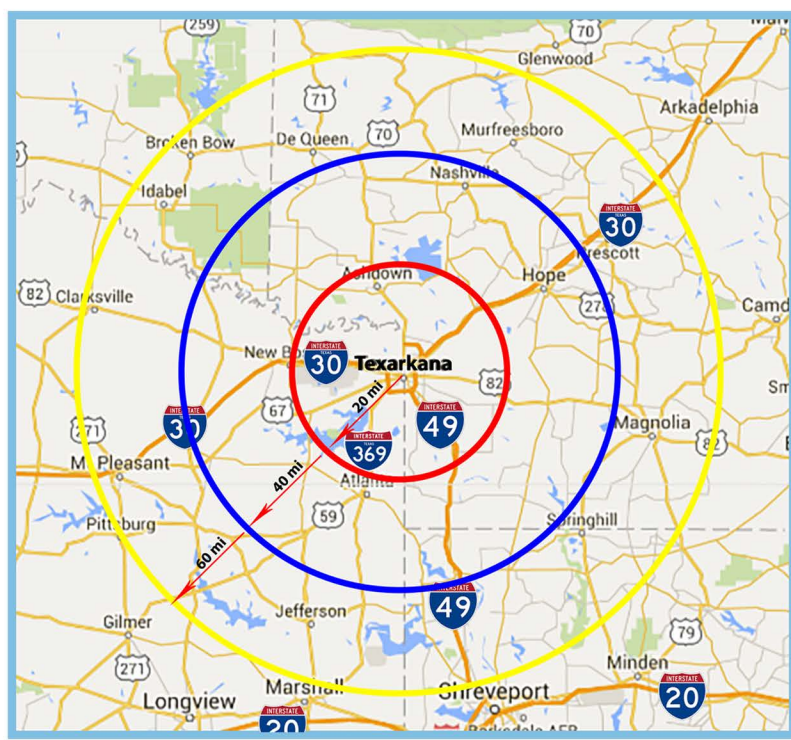
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Demographics

	<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
Median Home Value (O/O)	\$100,959	\$90,458	\$89,700



Traffic Counts

Interstate 30	82,445 VPD (TxDOT)
Interstate 369	37,340 VPD (TxDOT)

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LOT No. 1
BLOCK No. 1
WAGGONER CREEK CROSSING TWO
VOL. 4701, PG. 84
52.637 ACRES

LOT No. 1C
BLOCK No. 2
WAGGONER CREEK
CROSSING TWO
VOL. 5376, PG. 1
4.484 ACRES

LOT No. 1B,
BLOCK No. 2
WAGGONER
CREEK CROSSING
TWO
VOL. 5376, PG. 1
0.999 ACRES

LOT No. 1A
BLOCK No. 2
WAGGONER CREEK
CROSSING TWO
VOL. 5198, PG. 173
1.415 ACRES

(V. 3776, P. 181)

C6

60'

S 75°07'01" E 171.85'

C7

15' UTILITY EASEMENT 40.61'

25' BUILDING SETBACK LINE

15' UTILITY EASEMENT

SRM 10

PARK

SRM 11

N 85°29'04" E

145.20'

40.41'

25' BUILDING SETBACK LINE

S 04°30'56" E 299.99'

S 04°30'56" E 299.99'

W

15' UTILITY EASEMENT

595.09'

20' WATER & SEWER EASEMENT

123.05'

145.20'

180.17'