

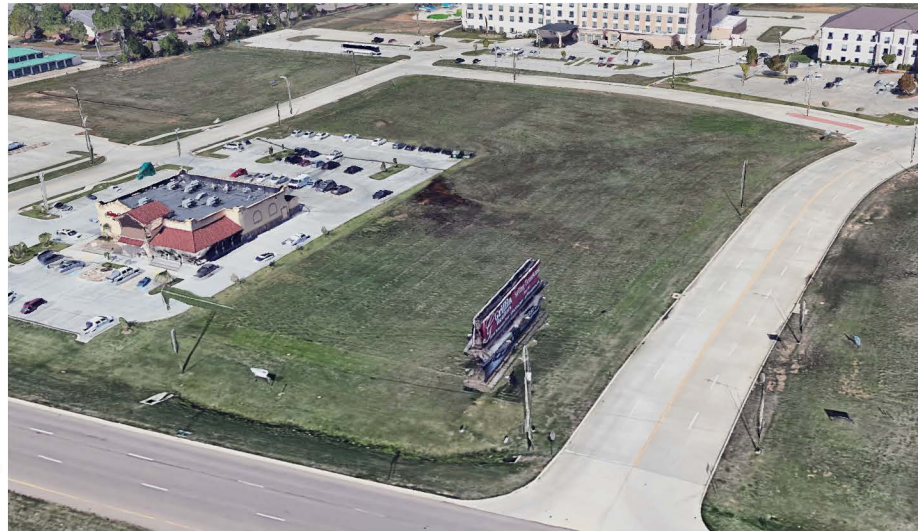


Details

The property sits along I-30 alongside many attractions and accommodations.

+/- 3.236 acres

It's Texarkana Arkansas Premiere Business Park with 5 hotels: Best Western, Comfort Suites, Hampton Inn, Holiday Inn Express, and Holiday Inn, and adjoining the Texarkana, Arkansas's Convention Center.



This promising realty space is also surrounded by Texarkana's local water park and adjacent to two restaurants.

\$8 PSF



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Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

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I-30 Frontage @ Crossroads Parkway

5119 Crossroads Parkway Texarkana, Arkansas



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

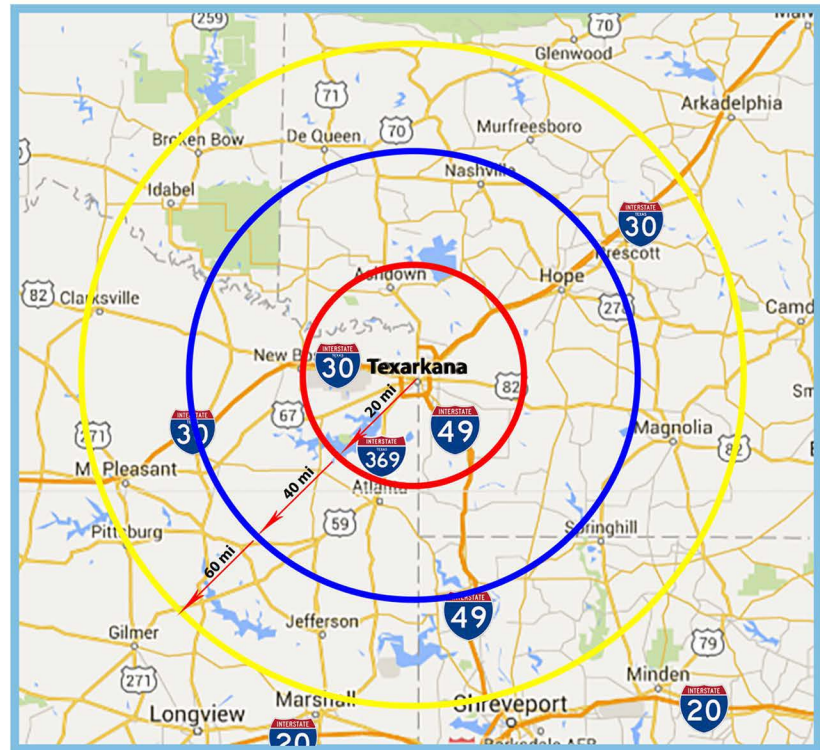
Traffic Counts



86,611 Vehicles Per Day (TXDOT)



13,482 Vehicles Per Day (TXDOT)



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