

NWQ I-30 and North king

4113 Kings HWY N & 6870 Hampton Rd



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.

±29.68 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, Starbucks, Home Depot, Best Buy, Cinemark 14, etc.

Neighboring businesses and institutions include Texarkana Aluminum, Lonestar Truck Group, Wagoner Creek Apartments, and Texarkana Independent School District's newest campus – Wagoner Creek Elementary.

Bulk land pricing available upon request.

NEW HOSPITAL CAMPUS
Coming 2025



Wagoner Creek Elementary School



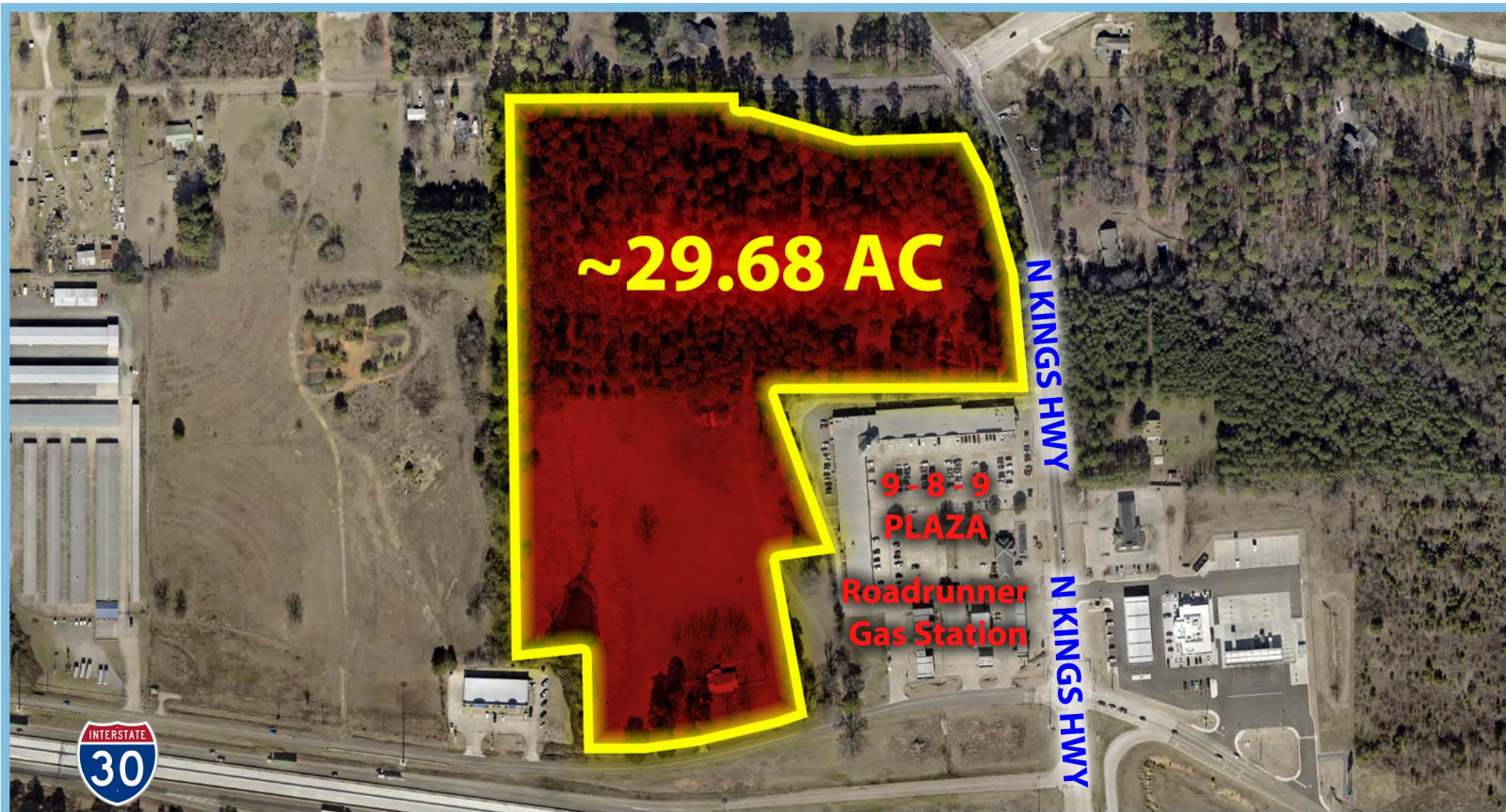
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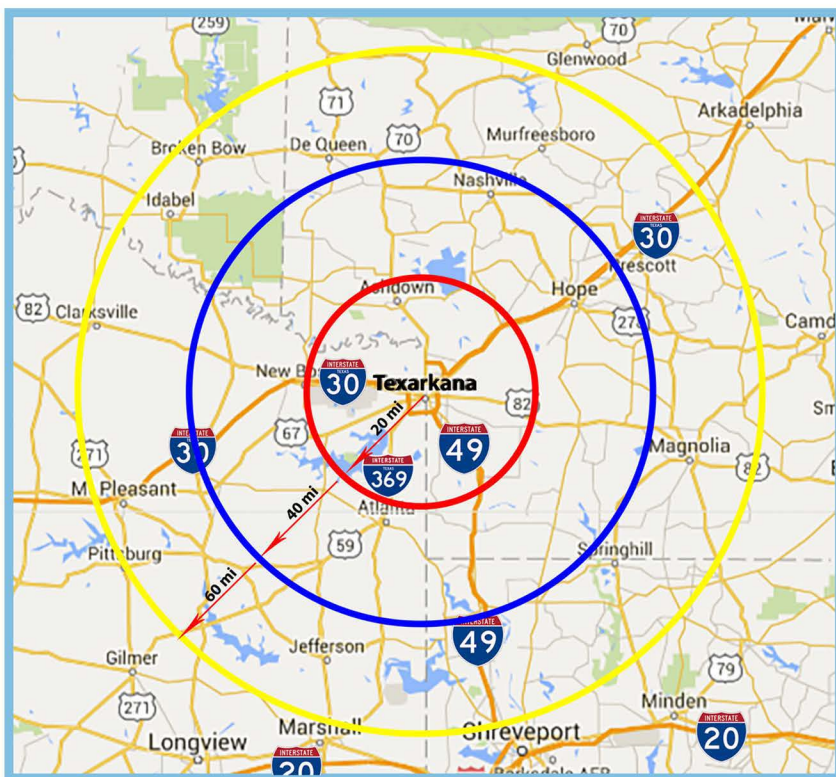
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Demographics

	<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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~29.68 AC

**9-8-9
PLAZA**

**Roadrunner
Gas Station**

N KINGS HWY

N KINGS HWY

