



New Hospital Campus - Est. Completion: 2025



Christus St. Michael - Est. Completion 2023



PROJECT SCOPE

- ★ **500 + ACRES** abutting over **ONE MILLION** square feet of retail at the Shoppes at Pavilion, Richmond Ranch, and the Walmart Supercenter development to the south.
- ★ A continuation of **RETAIL GROWTH** surrounding the Richmond Road interchange, revolving around University Avenue – a direct connect to **TEXAS A&M UNIVERSITY TEXARKANA** to the north.
- ★ Interstate-30 **TRAFFIC COUNT** of 85,000 + per TxDOT with ample **INTERSTATE-30 FRONTAGE** opportunities and ideal depth for retail development.
- ★ New Hospital Campus's 180 bed replacement hospital commenced construction in 2023, along with Christus St. Michael's 20-bed ER hospital. Encompass Health is expected to commence construction on a 50-bed rehab hospital in late 2023.
- ★ Only master-planned mixed use development in Texarkana, Texas.
- ★ Inline opportunities adjacent to Academy Sports, and outparcels available south of I-30 & along University.

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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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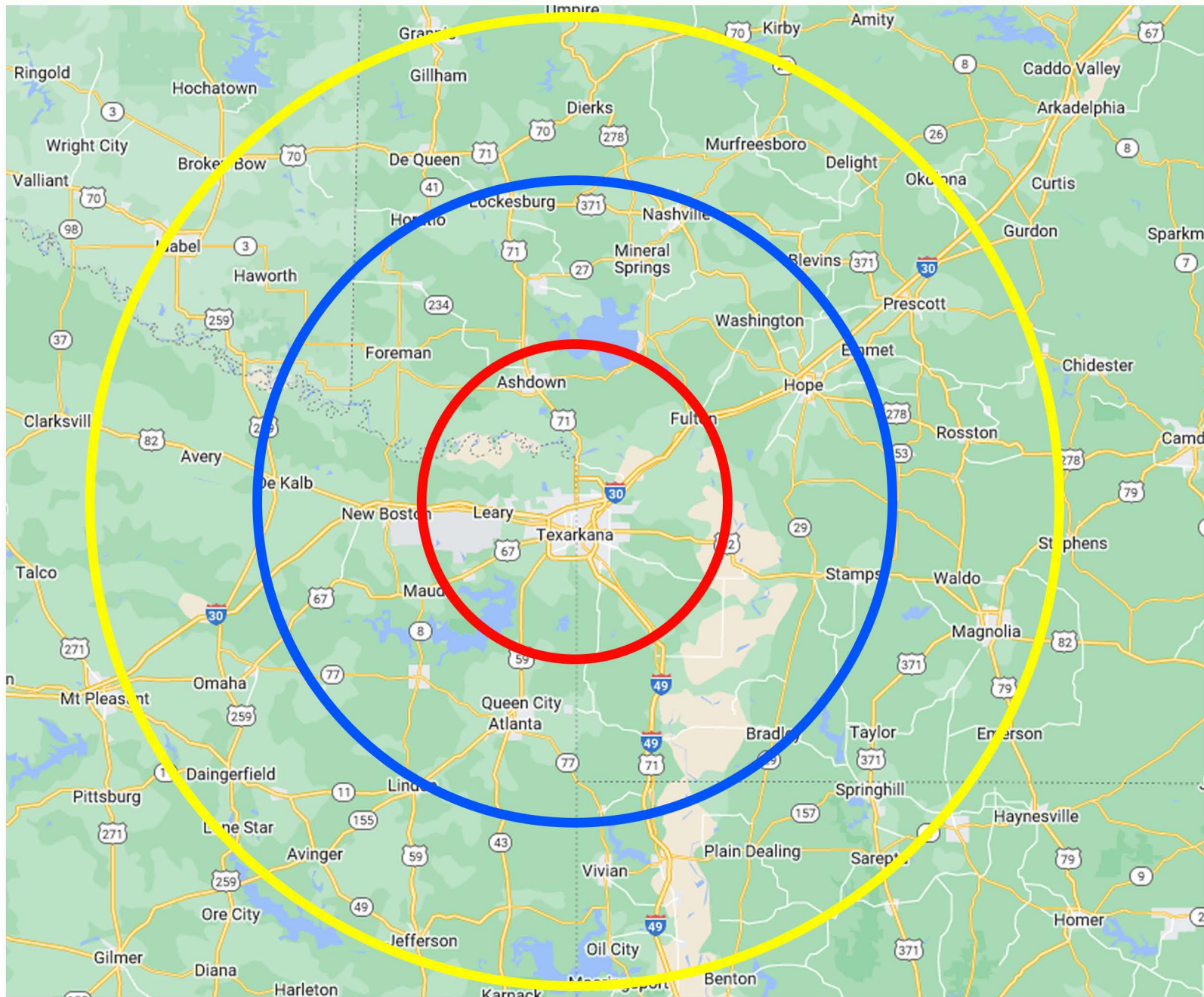


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Waggoner Creek Crossing

N&S of I-30 @ I-369, Texarkana, Texas



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 VPD (TxDOT)



37,340 VPD (TxDOT)

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