

West Park Plaza Shopping Center

West Park Boulevard Texarkana, Texas

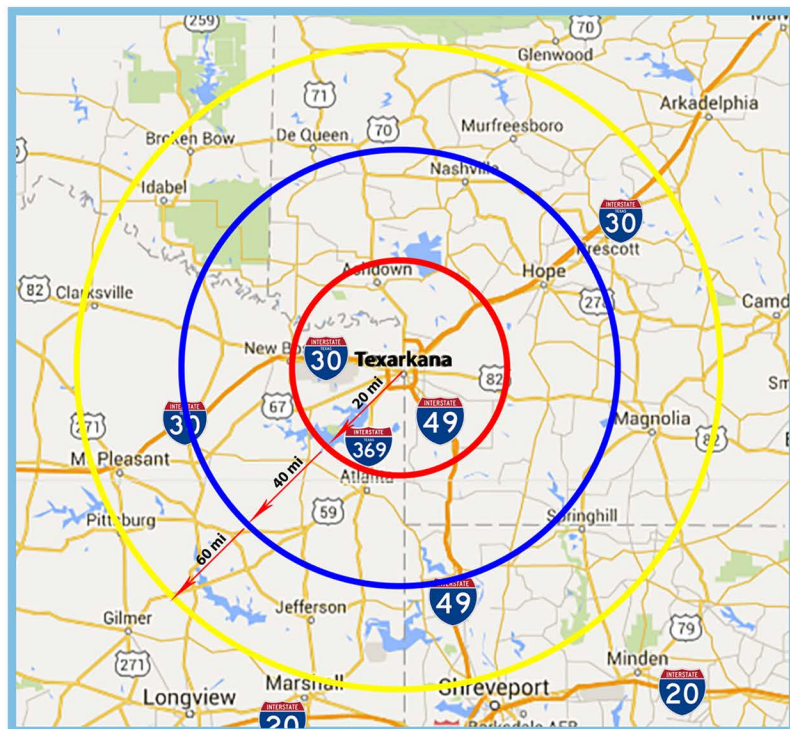


Demographics

	<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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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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Details

Excellent Interstate 30 visibility, strategically located just East of the University Avenue interchange.

Approximately 9,594 total SF available

- 2,442 SF

- 7,152 SF

Abuts 1,000,000 ± SF of retail at Richmond Ranch and Texarkana Pavillion to the east, and the Walmart Supercenter development to the South. Adjacent to a \$400M Hospital Campus.

\$18.00 PSF/YR NNN

\$10.00 PSF Tenant Allowance

Tenants

Lafferty's
Home Center

Edward Jones
MAKING SENSE OF INVESTING

GOLF
USA

Texarkana
ProSound


OSAKA
Japanese Steak House

Dogpatch
Pet Shop

9ROUND
30 MIN KICKBOX FITNESS

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REYNOLDS
REALTY
MANAGEMENT
INCORPORATED

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SITE PLAN

LOT NO. 1
BLOCK NO. 1

LOT NO. 3
BLOCK NO. 1

66

75

LOT NO. 4
1.039 ACRES
45271.94 SQ. FT.

LOT NO. 3
0.964 ACRES
41995.09 SQ. FT.

LOT NO. 2
0.544 ACRES
23701.48 SQ. FT.

LOT NO. 1
1.729 ACRES
75335.05 SQ. FT.

81

34

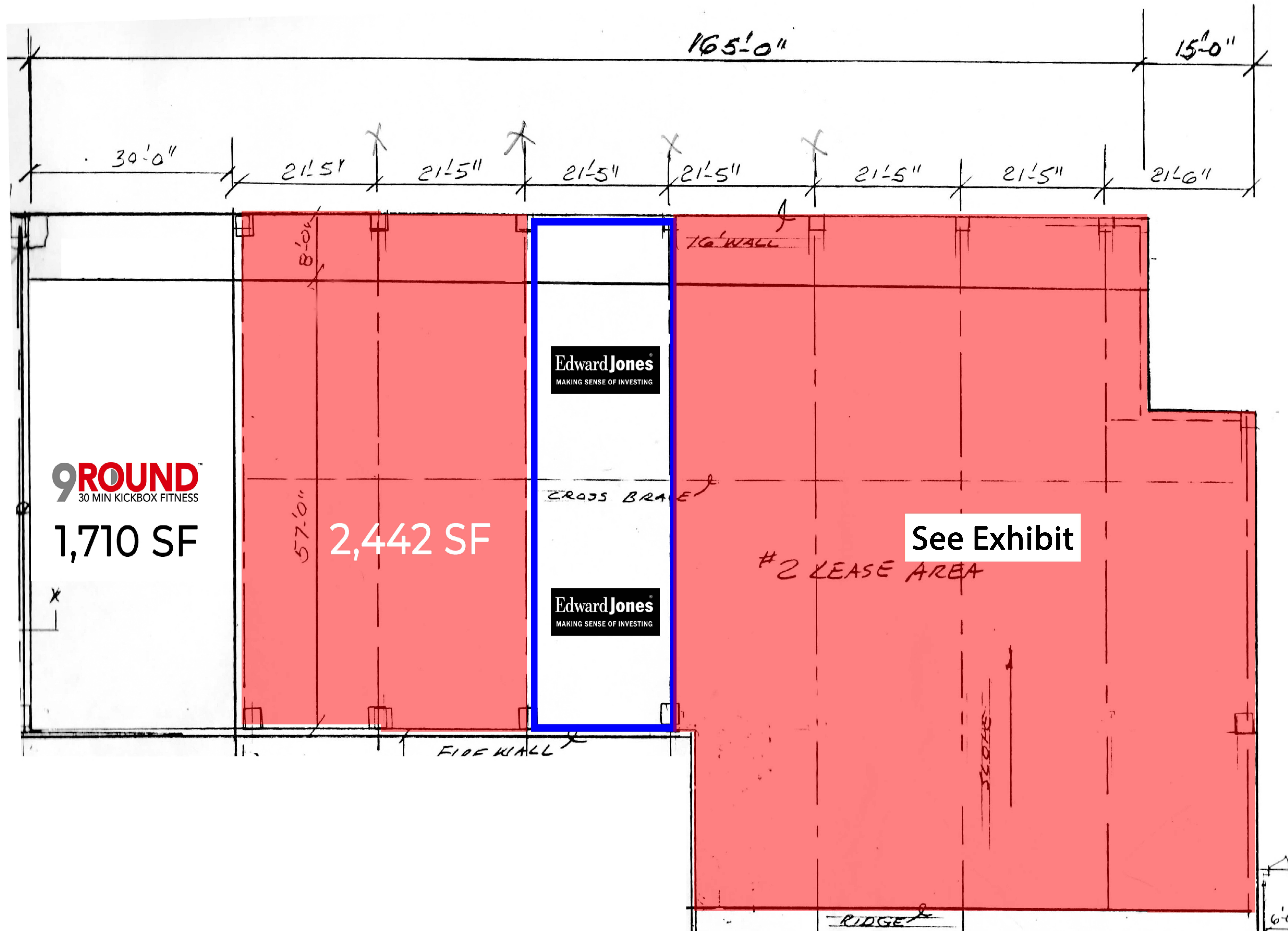
LOT NO. 14
BLOCK NO. 2
APPROXIMATE SPLIT OF
LOT NO. 1, BLOCK NO. 1
W/ADJACENT LOT 14, BLOCK NO. 2
BEFORE LINE 100
REAL PROPERTY RECORDS
BLVD COUNTY, TEXAS

NEL INTERSTATE HPT. NO. 30

CITY OF DALLAS TEXAS
PLANNING DEPARTMENT
1000 GRASSLAND BLVD
SUITE 2000 DALLAS, TEXAS 75201

EXISTING C/A INTERSTATE HPT. NO. 30 SERVICE ROAD

EXISTING C/A WEST PARK BOULEVARD



3/16" = 1'-0" (36 x 24)

7152^{SF²}

