

FORMER K-MART SHOPPING CENTER

DEVELOPER opportunity

91K SQUARE
FEET
HARD I-369 CORNER

INTERSTATE-369 & HIGHWAY 67 - 4520 W 7TH STREET, TEXARKANA, TEXAS



Property Snapshot

This unique opportunity for a developer includes a 91,024 SF Shopping Center on 6.956 acres, with ample parking for an out-parcel

Includes 71,764 SF of shell space and a 10 year corporate backed lease to AutoZone Parts, Inc.

Texarkana is a 450,000 consumer market positioned between Dallas and Little Rock with over \$4B in development underway

New TPO roof installed July 2025 with 20 year warranty from JohnsManville

Priced to sell at \$6,500,000.00



shadow center - separate ownership



TRAFFIC COUNTS



27,715 VPD

19,656 VPD

CORPORATE PROFILE



Skylar Rogers - BlakeSkylarRogers@gmail.com

Richard Reynolds - RichardHReynoldsJr@gmail.com

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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For more than 43 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry.

Today, AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the U.S.

AutoZone has 7,140 stores across the United States, Mexico, Puerto Rico, Brazil, and the US Virgin Islands.

This AutoZone is a larger "Hub" store, used for restocking all the stores in the region.



Lease Commencement: May 15, 2025

Primary Term: 10 years

Base Rent: Years 1 - 5: \$10,435.05
Years 6 - 10: \$11,478.55

Corporate Guarantee by AutoZone, Inc.
NYSE: AZO, BBB-rated, \$51B market cap

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



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