

West Park Plaza Shopping Center

West Park Boulevard Texarkana, Texas

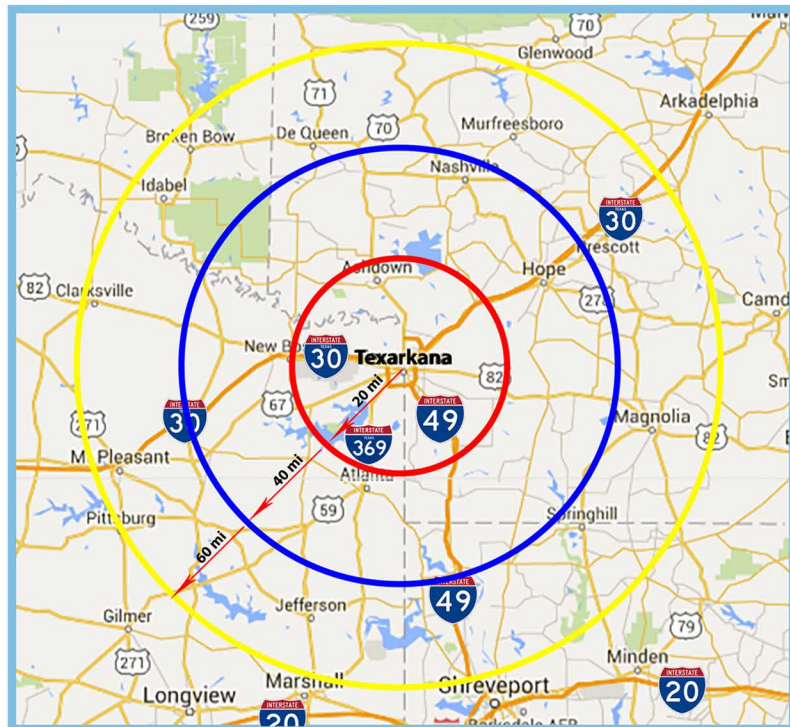


Demographics

	<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	86,611 VPD (TxDOT)
Interstate 369	37,340 VPD (TxDOT)



Richard Reynolds - RichardHReynoldsJr@gmail.com
 Skylar Rogers - BlakeSkylarRogers@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.

West Park Plaza Shopping Center

West Park Boulevard Texarkana, Texas



Details

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

Approximately 11,100 total SF available

Abuts 1,000,000 +/- SF of retail at Richmond

Ranch and Texarkana Pavillion to the east, and the Walmart Supercenter development to the south.

\$18.00 PSF/YR NNN

\$10.00 PSF Tenant Allowance

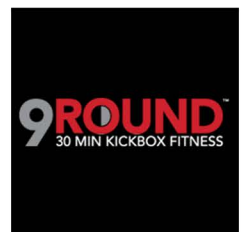
Tenants

Lafferty's
Home Center

Edward Jones
MAKING SENSE OF INVESTING

GOLF
USA

Texarkana
ProSound



Richard Reynolds - RichardHReynoldsJr@gmail.com
Skylar Rogers - BlakeSkylarRogers@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.

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
APPROVED REZONING OF
LOT NO. 1, BLOCK NO. 2
W/RETRACTED CITY COUNCILS FOR
RETRACTED CITY COUNCILS FOR
RETRACTED CITY COUNCILS FOR
RETRACTED CITY COUNCILS FOR
RETRACTED CITY COUNCILS FOR

NEL INTERSTATE HWY. NO. 30

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

EXISTING C/A WEST PARK BOULEVARD

CITY OF STAMPAH TOWN
CITY OF STAMPAH TOWN
CITY OF STAMPAH TOWN
CITY OF STAMPAH TOWN
CITY OF STAMPAH TOWN

