

# Highway 82 Frontage @ Interstate 369

4011 New Boston Road, Texarkana, Texas



**REYNOLDS REALTY MANAGEMENT INCORPORATED**

## Details

**Just Southwest of the Interstate-369 Highway 82 interchange, directly across from the Walmart Supercenter development**

**Approximately 735' of frontage**

**Will subdivide out-parcels along frontage.**

**3,694 SF Residence south of available out-parcels**

**Approximately 20.45 acres with over 1200' depth off Highway 82 along Elliott Lane**

**\$2.50 PSF**

## Attractions



Richard Reynolds - RichardHReynoldsJr@gmail.com

Skylar Rogers - BlakeSkylarRogers@gmail.com

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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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## Demographics

	20 mi	40 mi	60 mi
<b>Est. Population</b>	134,239	225,389	429,792
<b>Avg. HH Income</b>	\$54,860	\$52,490	\$52,913
<b>Total Housing Units</b>	59,054	101,519	196,116
<b>Median Home Value (O/O)</b>	\$100,959	\$90,458	\$89,700

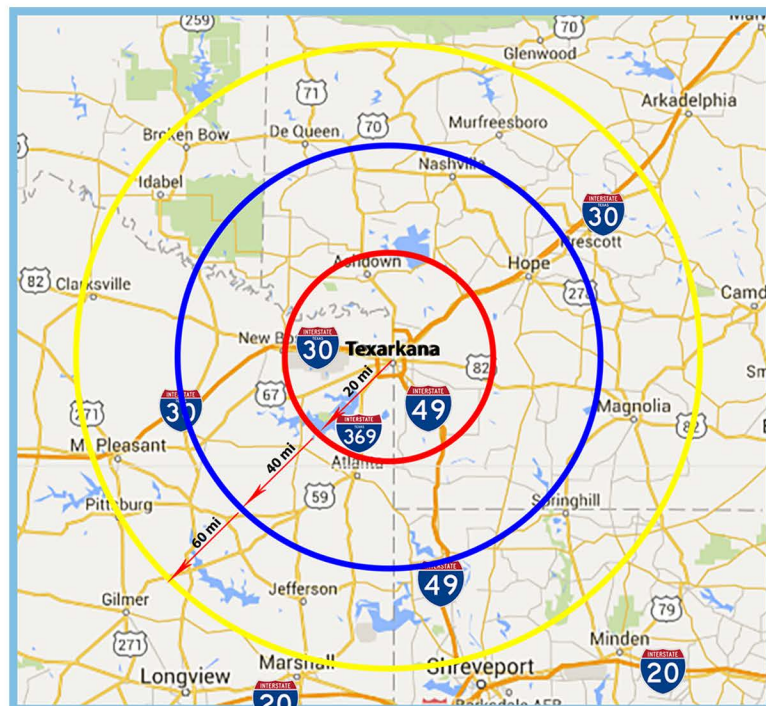
## Traffic Counts



37,340 VPD (TxDOT)



16,028 VPD (TxDOT)



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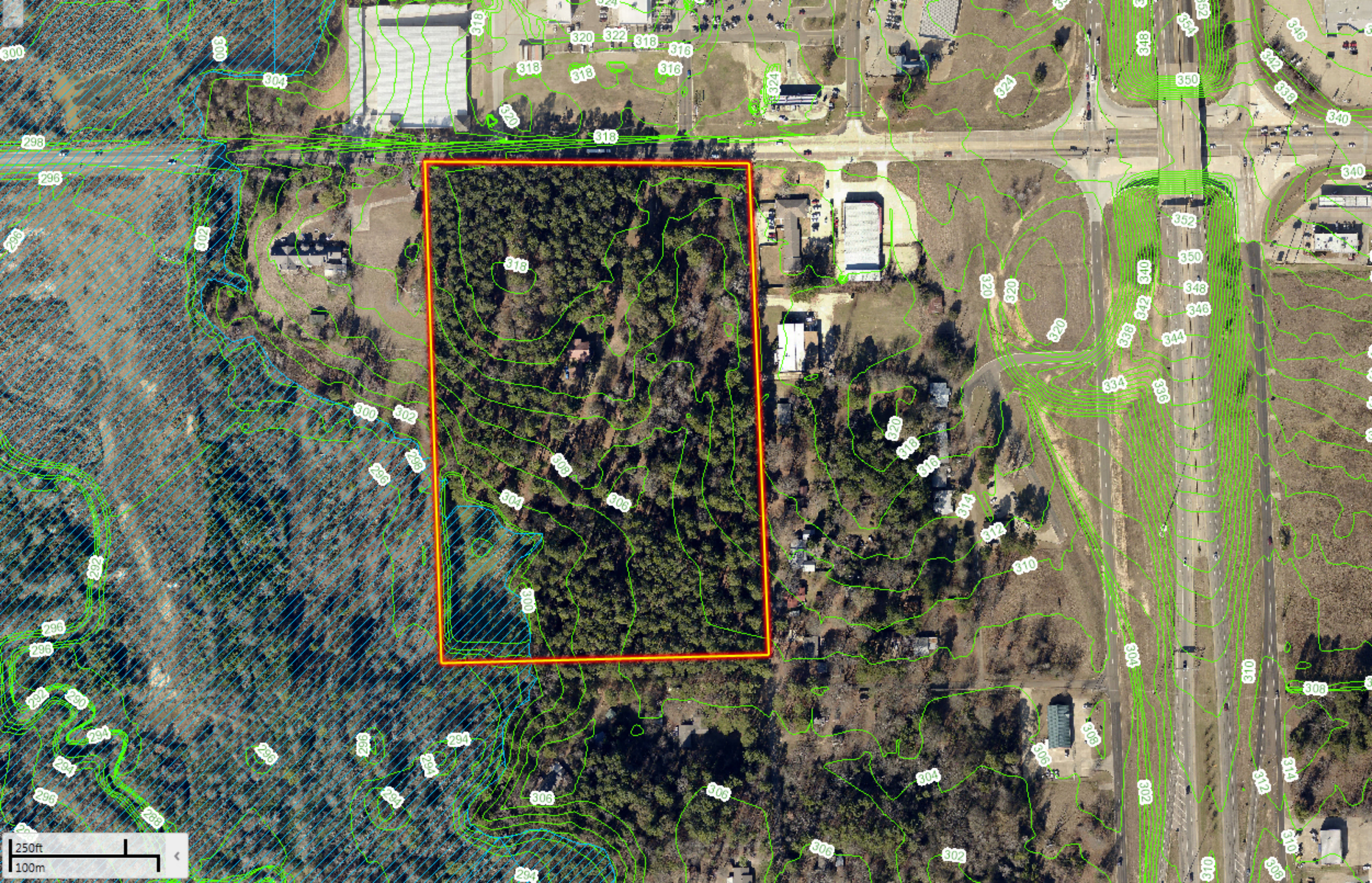
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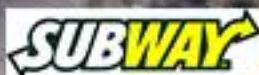




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WESTRIDGE  
APARTMENTS



16,028 VPD (TXDOT)



37,340 VPD (TXDOT)







Walmart

State Farm

CASH STORE

SUBWAY

Red River CREDIT UNION

MURPHY USA

NEW BOSTON STORAGE

NEW BOSTON ROAD

735' +/-

1200' +/-

ELLIOTT LANE

WESTRIDGE ANIMAL HOSPITAL

Wendy's HAMBURGERS

EXXON

INTERSTATE 369

59

INTERSTATE 369

59

Texas Department of Transportation

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