

Crossroads North Business Park

Crossroads Parkway Texarkana, Arkansas



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 |
| Med. Home Value (O/O) | \$100,959 | \$90,458 | \$89,700 |

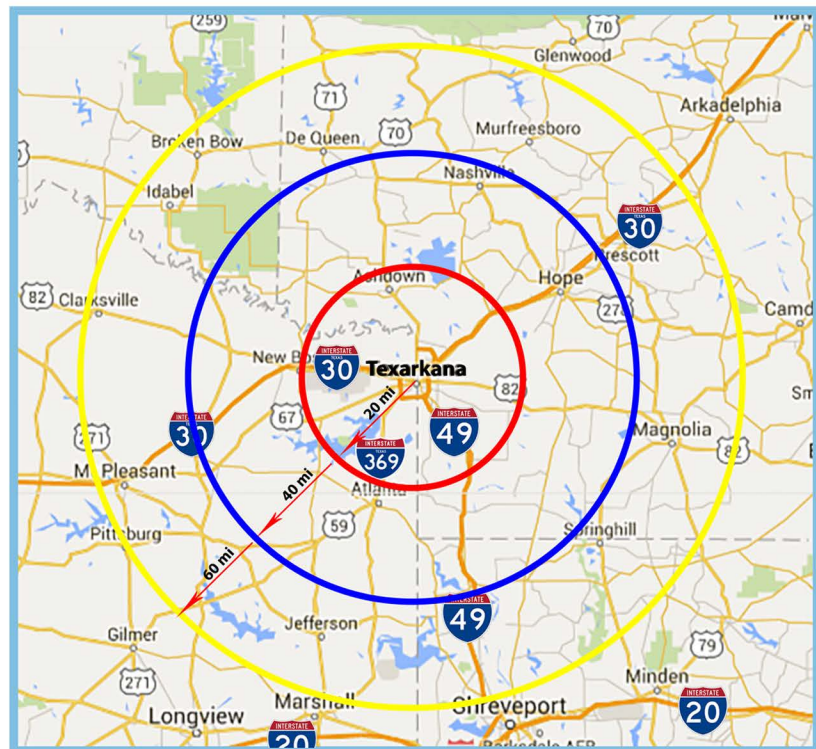
Traffic Counts



86,611 Vehicles Per Day (TXDOT)



13,482 Vehicles Per Day (TXDOT)



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

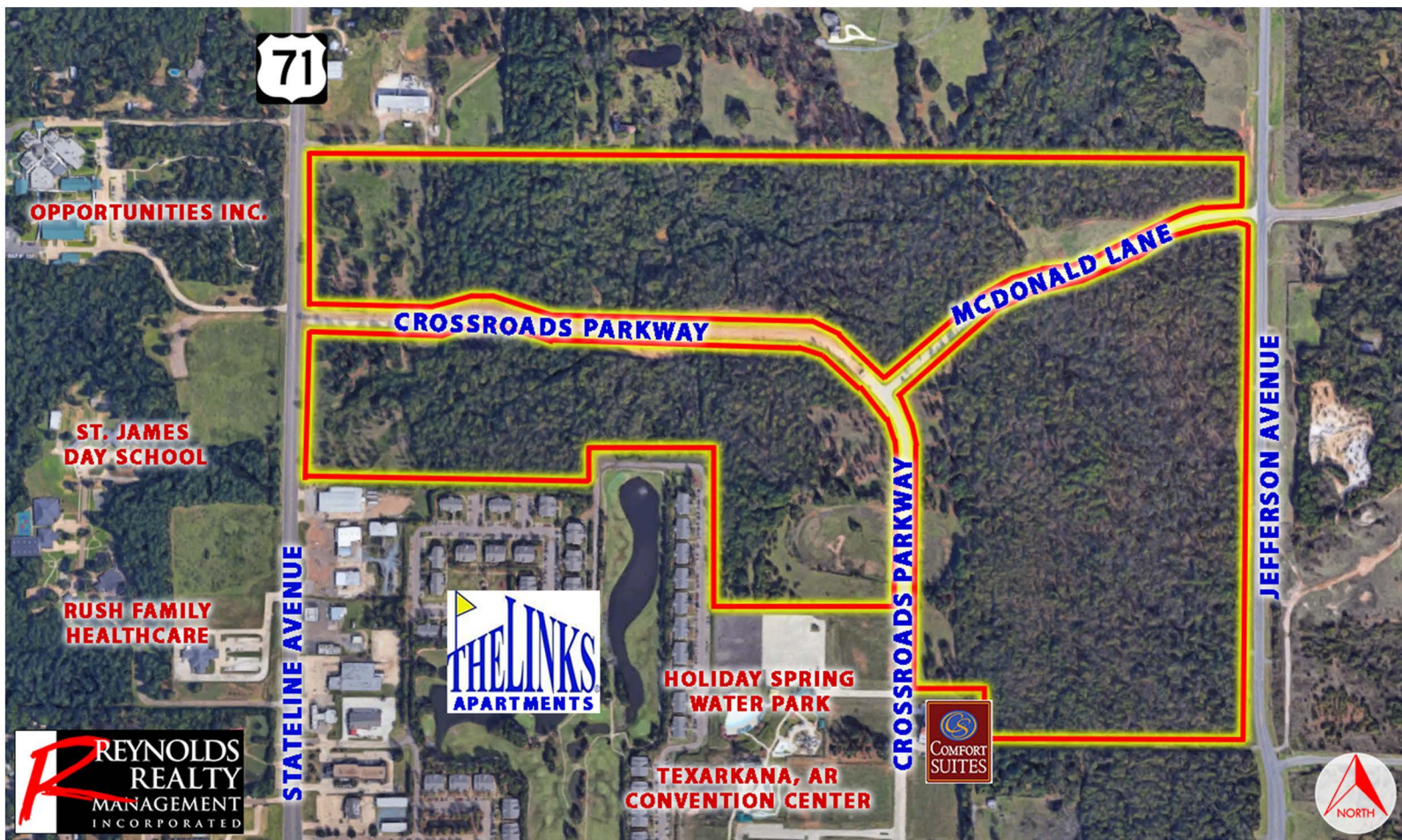


Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

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Details

Restricted master-planned development
North of I-30, East of Stateline Ave, West
of Jefferson Ave.

Approximately \pm 206.96 Acres

Great location! Highest I-30 traffic
count of Arkansas side!

Approximately \$60M in private
investment including a Holiday Inn
Express, Best Western, Holiday Inn &
Convention Center, Copeland's New
Orleans Restaurant, Johnny Tamale's
Bulk land pricing available upon request

Area Attractions



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OPPORTUNITIES INC.

**ST. JAMES
DAY SCHOOL**

**RUSH FAMILY
HEALTHCARE**

STATELINE AVENUE

CROSSROADS PARKWAY

MCDONALD LANE

JEFFERSON AVENUE

CROSSROADS PARKWAY



**HOLIDAY SPRING
WATER PARK**

**TEXARKANA, AR
CONVENTION CENTER**





CROSSROADS PARKWAY

MCDONALD LANE

CROSSROADS PARKWAY

TRINITY BLVD.

82,410 VPD (TXDOT)

86,611 VPD (TXDOT)

FOUR STATES FAIR PKWY

CROSSROADS NORTH HOME OF HOLIDAY SPRINGS WATERPARK

