

# Gibson Lane at University Park

## Gibson Lane @ University Park Texarkana, Texas



## Demographics

	<u>20 mi</u>	<u>40 mi</u>	<u>60 mi</u>
<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>Med. Home Value (O/O)</b>	\$100,959	\$90,458	\$89,700

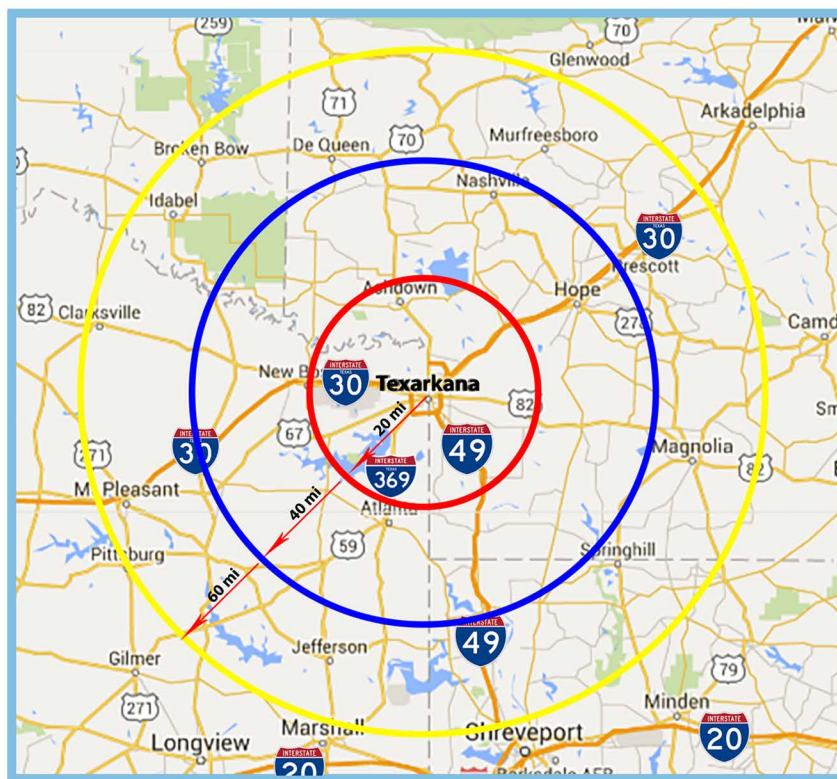
## Traffic Counts



82,445 Vehicles Per Day (TXDOT)



37,340 Vehicles Per Day (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.



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Gibson Lane at University Park Texarkana, Texas



## Details

High elevation at the corner of Gibson Lane and University Park, directly east of Red River Federal Credit Union's corporate headquarters.  
Approximately 55 acres sold south of Gibson Lane for Wadley Regional Medical Center's new hospital campus.

Temporary General Retail zoning

760' Frontage on Gibson Lane.

Directly south of Martha & Josh Morriss Mathematics & Engineering Elementary

Will sell all or part.

\$9.00 psf

*Neighbored by Red River Federal Credit Union*



Richard Reynolds - [RichardHReynoldsJr@gmail.com](mailto:RichardHReynoldsJr@gmail.com)  
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GIBSON LANE  
2016 COMPLETION

GIBSON LANE (PROPOSED)

GIBSON LANE

55 ACRES  
PROPOSED WADLEY REGIONAL  
MEDICAL CENTER DEVELOPMENT

82,445 VPD (TXDOT)

82,445 VPD (TXDOT)

Logos for retail and service businesses including: THE HOME DEPOT, PETSMART, KOHL'S, BEST BUY, STARBUCKS COFFEE, TACO BELL, BOOT BARN, OLD NAVY, Office DEPOT, BED BATH & BEYOND, TJ-maxx, JOE'S A BANK, CINEMARK, ON THE BORDER, Cane's, Chick-fil-ee, TEXAS ROADHOUSE, LONGHORN STEAKHOUSE, and TARGET.

Logos for retail and service businesses including: Sam's CLUB, MODA, COURTNEY, BURGER KING, To Mollie's, RUCKER'S SARGOL, TACO BELL, Red Lobster, JASON'S DELI, and Super Foods.

Logos for medical and healthcare services including: Collom & Carney Clinic ASSOCIATION and CHRISTUS ST MICHAEL.

Logos for retail and service businesses including: Dillard's, CVS, Hilton Garden Inn, Walgreens, CAPITAL ONE Bank, REGIONS, Olive Garden, OUTBACK STEAKHOUSE, WELLS FARGO, Albertsons, Sears, rue21, ULTA, charming charlie, BEALLS, and Buckle B.

Logos for retail and service businesses including: Walmart, CASH STORE, Academy, SUBWAY, COUNTRY INNS & SUITES, LOWE'S, GameStop, Ivan Smith FURNITURE, ASHLEY FURNITURE, State Farm, Cleo's furniture, and HANK'S FINE FURNITURE.

Logos for automotive brands including: CHRYSLER, Jeep, RAM, and KIA.

Logos for OR and CHEVROLET.





Red River  
CREDIT UNION

UNIVERSITY AVE.

GIBSON LANE

REYNOLDS  
REALTY  
MANAGEMENT  
INCORPORATED





695.98'  
S 87°06'58"W 735.41'  
(S 87°06'58"W 734.03' PREVIOUSLY RECORDED)

LOT 1, BLOCK 2  
139,944.99 SQ. FT.  
3.213 ACRES

25' BLDG. SETBACK

173.36'

10' UTIL. ES'MT.

S 05°31'20"E 291.32'

RAYFIELD WALSH, JR.  
VOL. 2928, PG. 191

10' UTIL. ES'MT.

BRP#3

L8

C3