

Holiday Springs Water Park Outlot

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

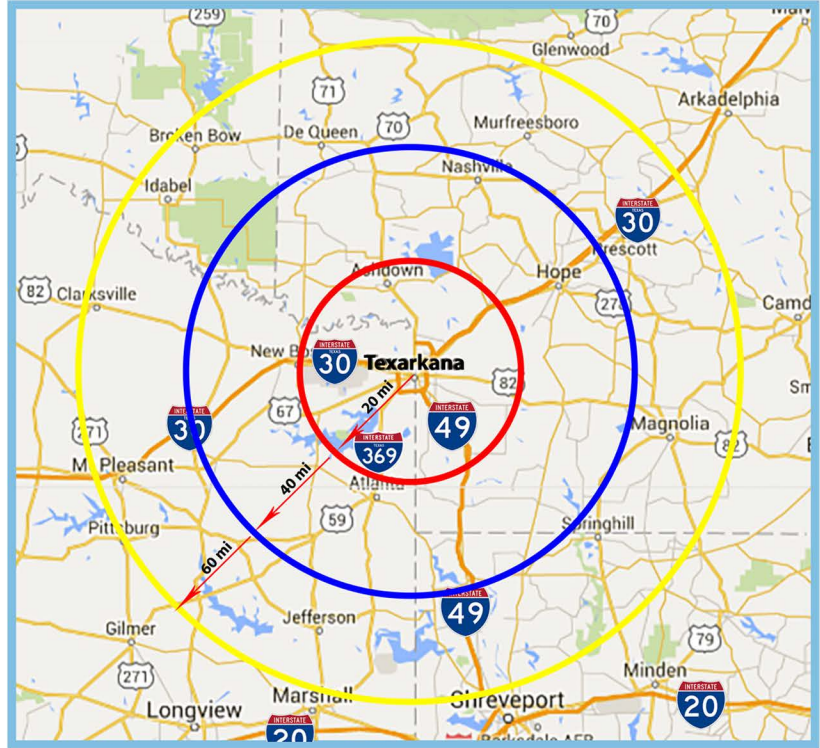
Traffic Counts



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

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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Crossroads Parkway Texarkana, Arkansas



Details

Located at the entrance of Holiday Springs Water Park, a 4,000 person capacity seasonal water park.

Approximately ± 1.797 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

\$6.50 PSF

Area Attractions



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WATERWAY DR.



CROSSROADS PARKWAY



HOLIDAY SPRINGS
WATER PARK

CONVENTION ST.



TEXARKANA ARKANSAS
CONVENTION CENTER





CROSSROADS PARKWAY

MCDONALD LANE

TRINITY BLVD.

FOUR STATES FAIR PKWY

JEFFERSON AVENUE

STATELINE AVENUE

RUSH FAMILY HEALTHCARE

WADLEY SENIOR CLINIC



86,611 VPD (TXDOT)

82,410 VPD (TXDOT)

CROSSROADS NORTH
HOME OF HOLIDAY SPRINGS WATERPARK

THE LINKS APARTMENTS

IHOP	HOLIDAY SPRINGS WATERPARK	Best Western
Holiday Express	LA QUINTA INNS & SUITES	Holiday Inn
JOHN TAMM	COMFORT SUITES	Hampton Inn
COPELAND'S		

Denny's	Super 8	Howard-Johnson
BUS LINES	BAYMONT INN & SUITES	
RAMADA INN	WAFLE HOUSE	
Pizza Inn	WYNDHAM GARDEN	
COOPER TIRES		

Walgreens	U-HAUL	McDonald's
BURGER KING	FUCKY'S	HENRIERS

ROPEY'S	WENDY'S	STARBUCKS	ALBERTSONS
SUBWAY	EL CHICO	Schlitzsky's	
WHATABURGER	CVS	Walmart	KFC

