

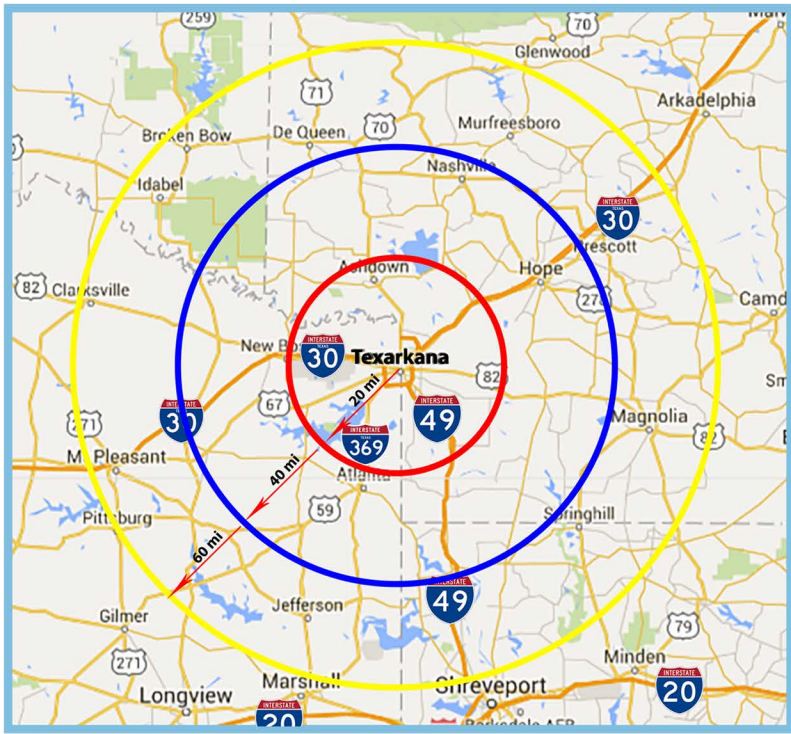
Interstate 30 Frontage @ Jefferson Avenue

East 50th Street 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

Interstate 30	86,611 VPD
Jefferson Avenue	10,939 VPD

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.

Interstate 30 Frontage @ Jefferson Avenue

East 50th Street Texarkana, Arkansas



Details

Located in the southeast corner of the Jefferson Avenue, Interstate 30 interchange with excellent visibility and easy access off of East 50th Street.

Approximately 8.48 acres

Property is bisected N-S by a drainage corridor
Ideal for multi-family, duplexes, senior housing, or a Big Box retailer.

Will sell all or part.

\$2.50 PSF or \$923,472

Area Attractions



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WADLEY SENIOR CLINIC



WHATLEY
SIGN COMPANY

JEFFERSON AVENUE

JEFFERSON AVENUE

U-HAUL





THE LINKS
at Texarkana

HOLIDAY SPRINGS
WATER PARK

CROSSROADS PARKWAY

COMFORT SUITES

Holiday Inn

Hampton Inn

Best Western

Holiday Inn Express

TEXARKANA ARKANSAS CONVENTION CENTER

WHATLEY SIGN COMPANY

Wadley Senior Clinic

IHOP

OPELAND'S

JANNY TAMALE

INTERSTATE 30

86,611 VPD (TXDOT)

JEFFERSON AVENUE

INTERSTATE 30

EL CHICO

PATRIOT TRUCK & TRAILER

CHUBBY CHEEKS LIQUOR

VA CLINIC

U-HAUL AUTHORIZED DEALER

STATELINE AVENUE

CHAPEL RIDGE APARTMENTS

FOX CREEK APARTMENTS

RESIDENTIAL

REYNOLDS REALTY MANAGEMENT INCORPORATED

