

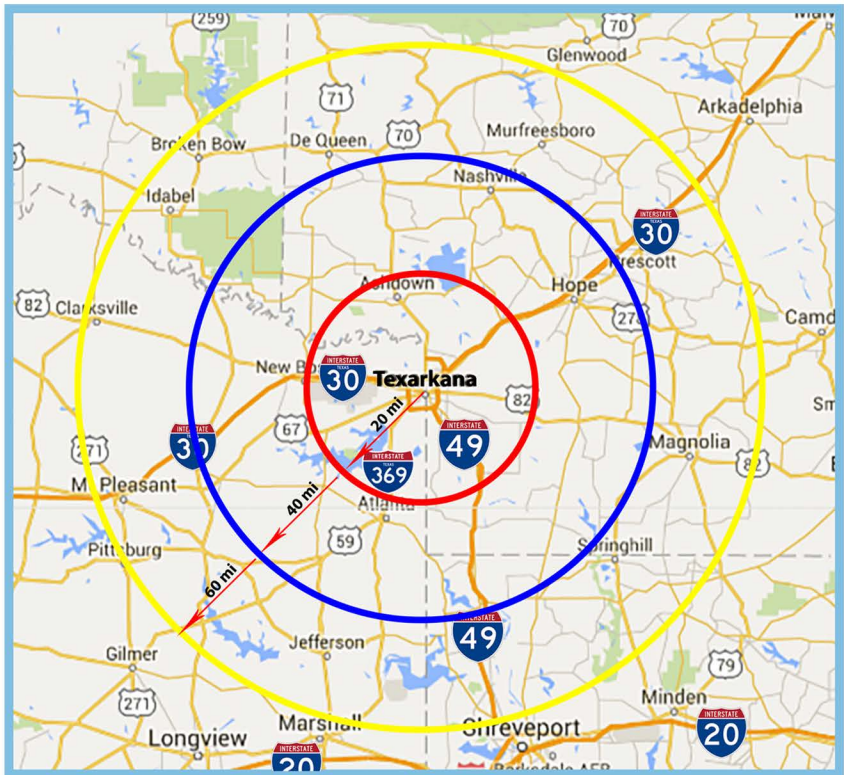
Multifamily Property @ Gibson Lane

Multi-family Land, Pleasant Grove Road Texarkana, Texas



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



82,445 Vehicles Per Day (TXDOT)



37,340 Vehicles Per Day (TXDOT)

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

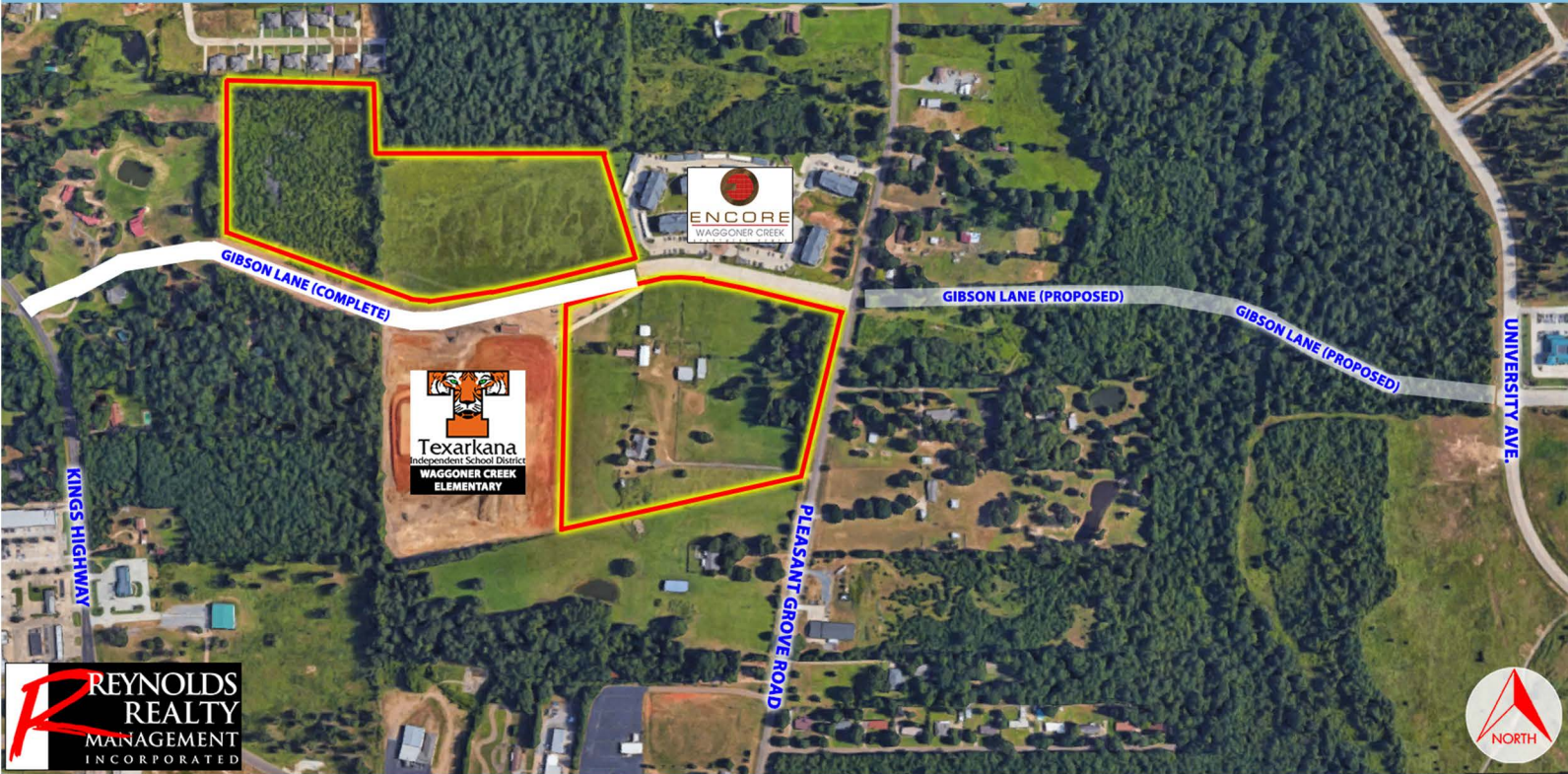


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Multi-family Land Pleasant Grove Road Texarkana, Texas



Details

Just north of Interstate 30 and east & west of Pleasant Grove Road, along the complete Gibson Lane extension to Kings Highway.

± 65.16 acres

Ideal for multi-family and senior housing.

Approximately one mile west of 1,000,000 + sq. ft. of retail development including Walmart, Target, Starbuck's Home Depot, Best Buy, Cinemark 14, etc.

Neighbored by Encore Waggoner Creek, a 168-unit market rate apartment complex, and Texarkana Independent School District's new Waggoner Creek Elementary, opening in August 2016.

\$2.50 psf

Nearby Attractions



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**PROPOSED GIBSON LANE EXTENSION
TEXARKANA, TEXAS**

AVAILABLE

AVAILABLE

AVAILABLE

**TEXARKANA INDEPENDENT
SCHOOL DISTRICT
PROPOSED ELEMENTARY**



GIBSON LANE

GIBSON LANE EXTENSION

GIBSON LANE EXTENSION

NORTH KINGS HIGHWAY

PLEASANT GROVE ROAD

**REYNOLDS
REALTY
MANAGEMENT
INCORPORATED**

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