

# Net-lease Investment, West Park Plaza Shopping Center

West Park Boulevard Texarkana, Texas



## Details

Excellent Interstate 30 visibility, strategically located just east of the University Avenue interchange.

Approximately 8,585 SF 100% leased

Traffic count of 82,445 (I-30, per TxDOT)

Tenanted by Golf USA, Tobi's, Dogpatch, and Texarkana ProSound

Anchored by Lafferty's, 9 Round Kickboxing Gym, and Osaka's Japanese restaurant.

Abuts +/- 800,000 SF of new retail in Richmond Ranch and Texarkana Pavilion Power Centers

NOI: \$126,400.00

9% CAP rate

\$1,399,000.00

## Net-lease Tenants



## Nearby Businesses



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.

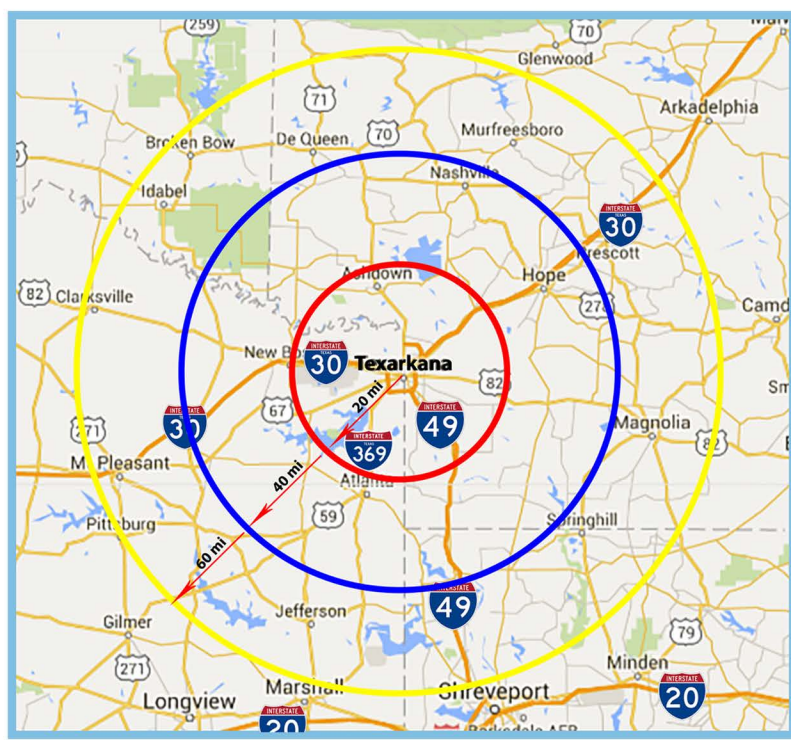
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## Demographics

	<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>Median Home Value (O/O)</b>	\$100,959	\$90,458	\$89,700



## Traffic Counts

- Interstate 30** 86,611 VPD (TxDOT)
- Interstate 369** 37,340 VPD (TxDOT)

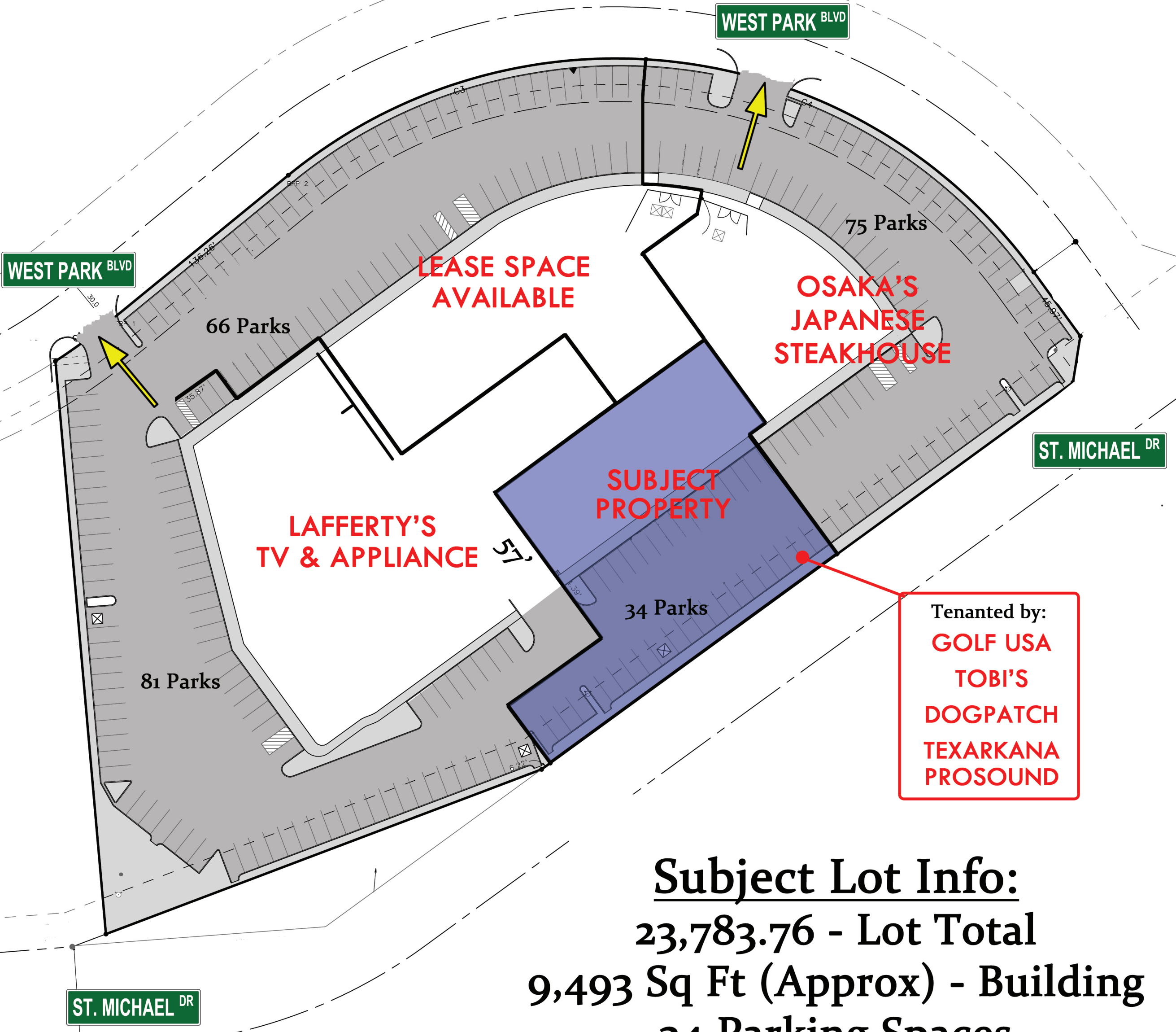
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**Subject Lot Info:**  
**23,783.76 - Lot Total**  
**9,493 Sq Ft (Approx) - Building**  
**34 Parking Spaces**



<b>AMENDED                  WAGGONER CREEK PLAZA                  BEING A REPLAT OF                  LOT NO. 2, BLOCK NO. 2,                  WAGGONER CREEK                  CROSSING TWO</b>				 P.O. BOX 3786 TEXARKANA TEXAS 75501 5930 SUMMERHILL RD TEXARKANA, TEXAS 75503 P 903.838.8533   F 903.832.4700 www.mtgengineers.com © MTG 2008			
A SUBDIVISION OF A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18, BOWIE COUNTY, TEXAS FOR: HACKLEMAN BROTHERS							
Date		Revision/Description		File No.		Sheet No.	
4/24/08		REVISED LOT LINES					
Drawn By	Checked By	Project No.	Dwg. Date				
T.B.W.	M.G.	076025	6/15/2007				



**GOLF  
USA**

**PRO SHOP**

*Tobi's*  
**SALON**

**DISCOUNT**

YETI  
GOLFUSA  
shop local  
not.com

GET IT  
TODAY

GOLFUSA  
shop local  
not.com

**GOLFUSA**

OPEN  
5035

TaylorMade



GOLF  
USA  
shop local  
not.com

WILSON

**PING**

**Mizuno**

Texarkana  
ProSound

Dogpatch  
pet shop



Tobi's  
SALON

DISCOUNT

GOLF  
USA

PRO SHOP

5029

