

WAGGONER CREEK CROSSING

N&S of I-30 @ I-369, Texarkana, Texas



PROJECT SCOPE

500 + ACRES abutting over **ONE MILLION** square feet of retail at the Shoppes at Pavilion, Richmond Ranch, and the Walmart Supercenter development to the south.

A continuation of the **RETAIL GROWTH** surrounding the Richmond Road interchange, revolving around the University Avenue interchange - a direct connect to **TEXAS A&M UNIVERSITY TEXARKANA** to the north.

Interstate-30 TRAFFIC COUNT of **85,000 +** per TxDOT with ample **INTERSTATE-30 FRONTAGE** opportunities and ideal depth for retail development.

AREA ATTRACTIONS



RICHARD REYNOLDS - RICHARDHREYNOLDSJR@GMAIL.COM

SKYLAR ROGERS - BLAKE SKYLAR ROGERS@GMAIL.COM

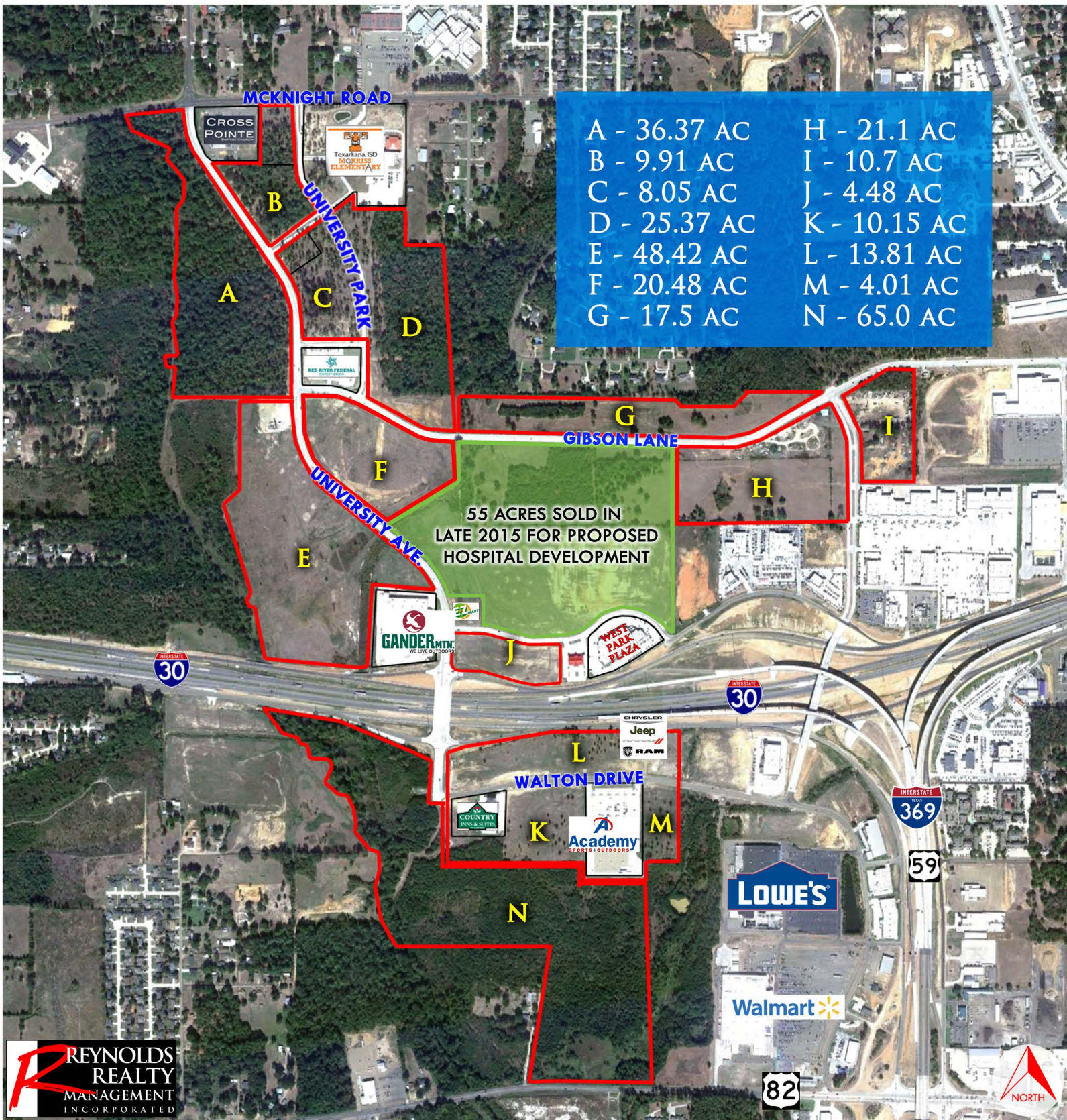


Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

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.

WAGGONER CREEK CROSSING

N&S of I-30 @ I-369, Texarkana, Texas



RICHARD REYNOLDS - RICHARDHREYNOLDSJR@GMAIL.COM
SKYLAR ROGERS - BLAKESKYLARROGERS@GMAIL.COM

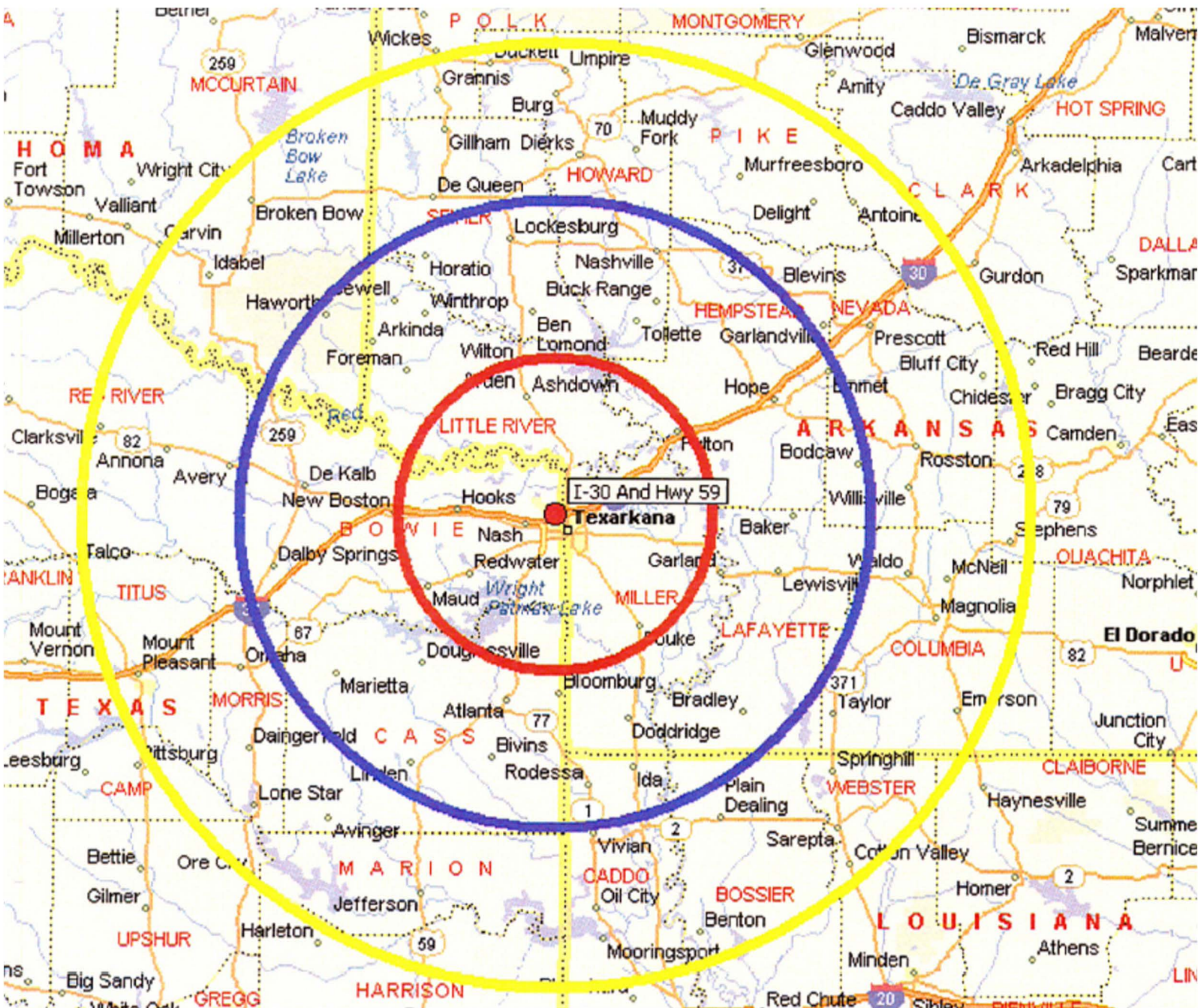


Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

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.

Waggoner Creek Crossing

N&S of I-30 @ I-369, 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
Median Home Value (O/O)	\$100,959	\$90,458	\$89,700

TRAFFIC COUNTS



82,445 VPD (TxDOT)



37,340 VPD (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.