

# TOWN WEST SHOPPING CENTER - REDEVELOPMENT

SWC I-30 & Richmond Rd, Texarkana, Texas  
232,000 SF



## Property Information

### LOCATION:

SWC I-30 & Richmond Rd, Texarkana, Texas 75503

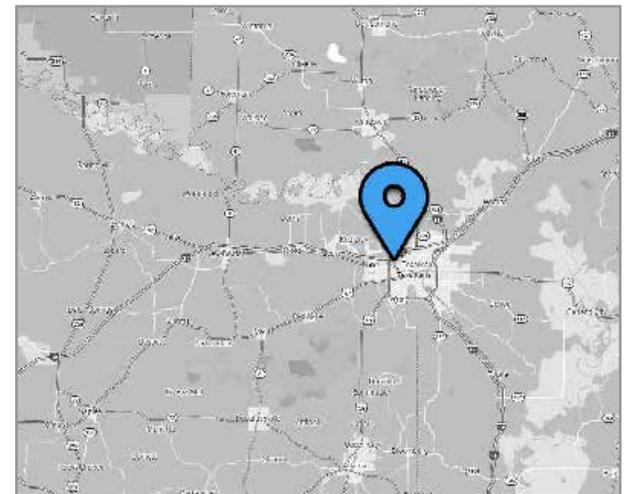
### HIGHLIGHTS:

- 232,000 SF
  - Available: ±12,000 SF & ±23,900 SF (both can be demised)
- Anchors: Aldi, Ross, & Hobby Lobby
- Hard Corner of Richmond Road and Interstate 30
- Located directly across from Central Park Mall & within a half mile of Texarkana Pavilion
- 2.75 Miles from Texas A&M University Texarkana
- One mile from new \$200,000,000 hospital development
- 1,000 - 7,200 SF office, retail, & medical use

## Traffic Counts

**I-30:** 80,006 VPD

**RICHMOND RD:** 23,749 VPD



Demographics	1 MILE	3 MILE	5 MILE
POPULATION	5,074	41,695	74,587
HOUSEHOLDS	2,028	16,991	29,916
AVG HH INCOME	\$61,555	\$73,051	\$72,915
DAYTIME POPULATION	11,413	53,199	85,801

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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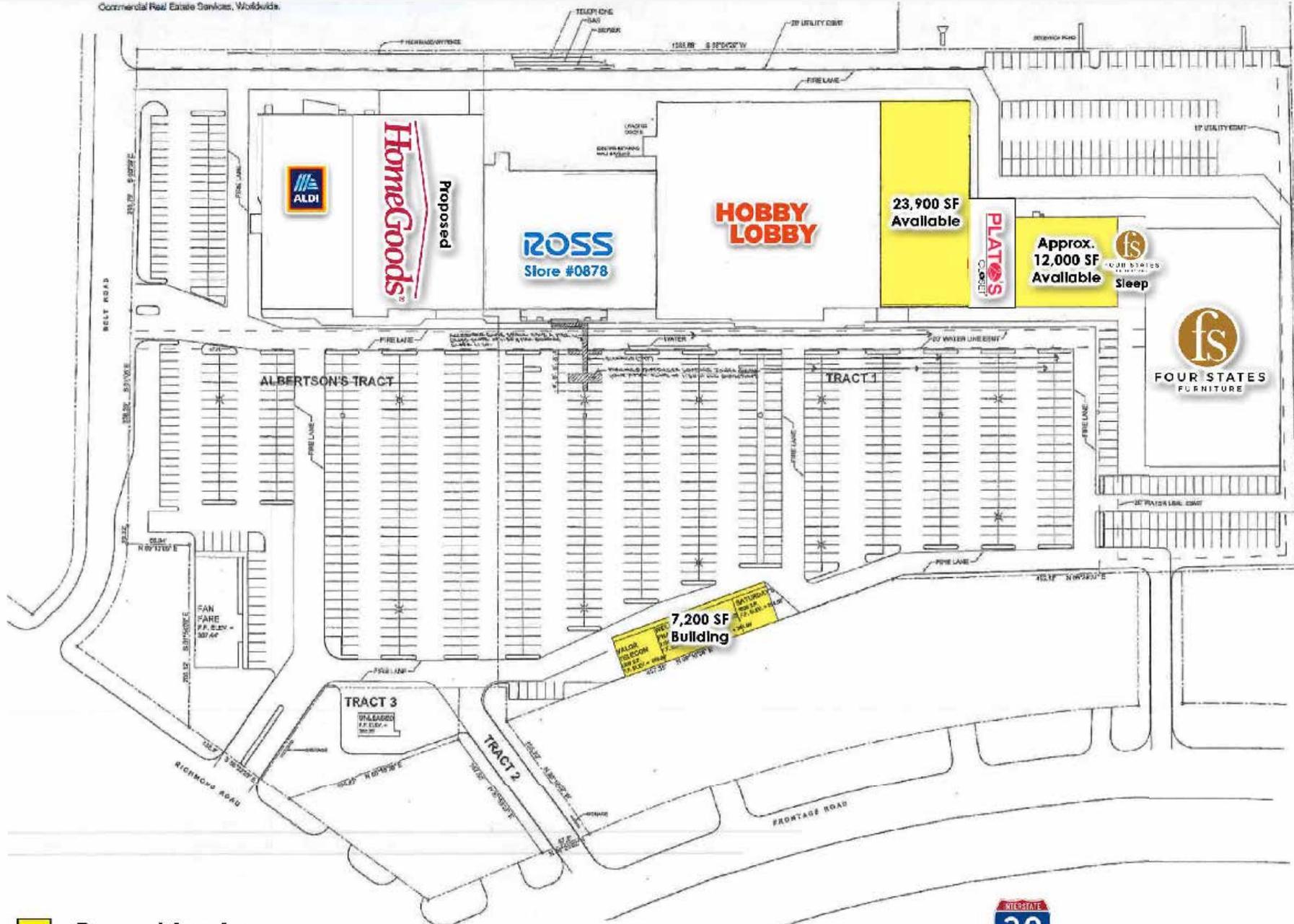
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Commercial Real Estate Services, Worldwide.



= Proposed Area for Replacement Tenants





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