



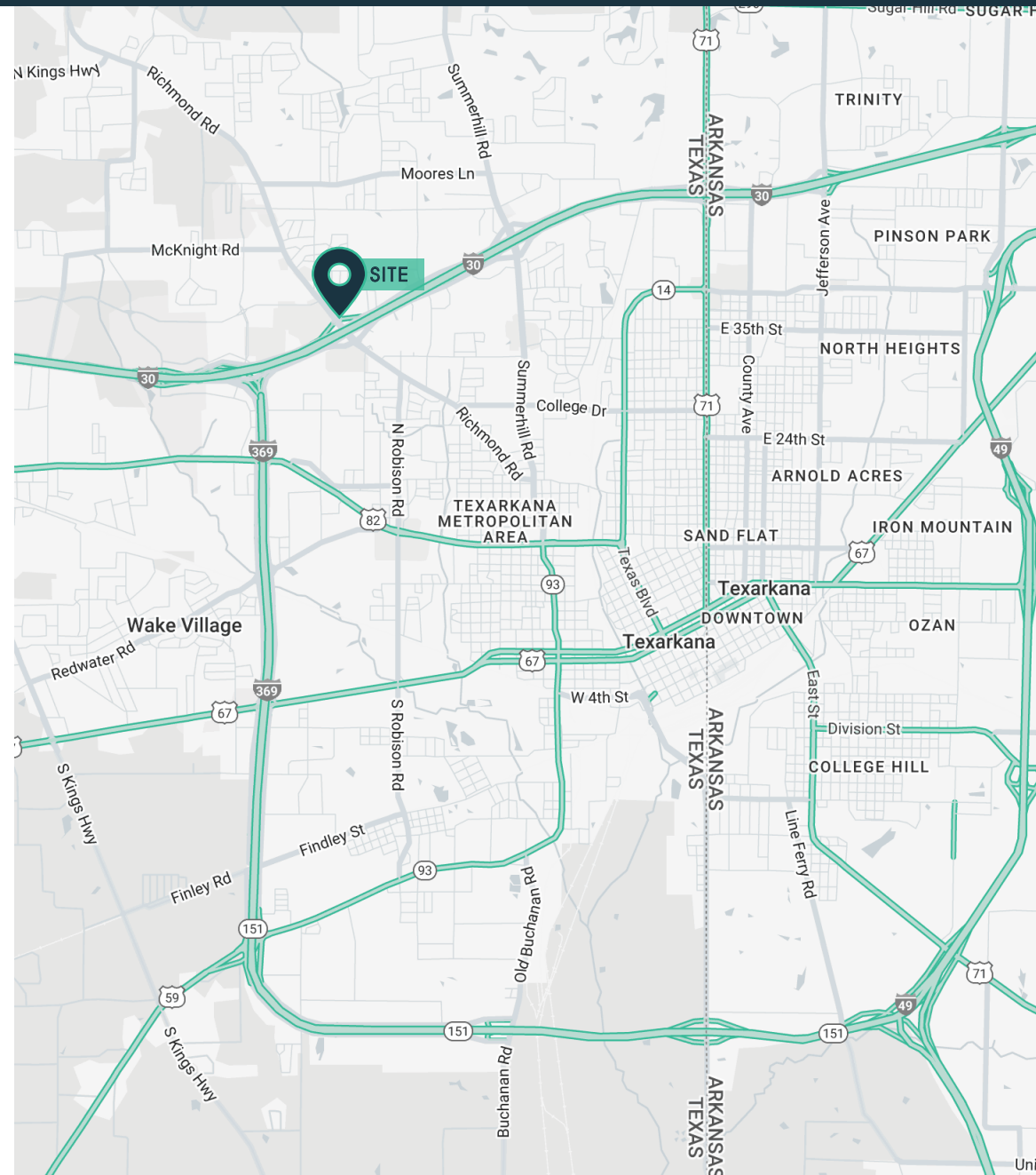
PROPERTY HIGHLIGHTS

NWC of I-30 and Richmond Road, Texarkana, Texas 74033

- > Target, Kohl's and Home Depot anchored power center
- > Last remaining space available: 2,128 SF 2nd gen retail
- > Approximately 1 million+ SF development
- > Over 6.6 million visits in last 12 months

DEMOGRAPHICS

City of Texarkana Population	65,680
Texarkana MSA	149,482
Average HH Income (3 Mile)	\$75,566





Richmond Ranch Phase I		
Unit	Tenant	SF
1	AT&T	
2	Leslie's Pool Supply	
3	Nothing Bundt Cakes	
4	Carter's	
5	Salty Boutique & Bookstore	
6	Sally Beauty Supply	
7	Vision4Less	
8	Buff City Soap	
9	Cici's Pizza	
10	Available	2,128 SF
11	SportClips	
12	Q Nail & Spa	
13	Ace Cash Express	
14	Wayback Burger	
15	Tropical Smoothie Cafe	
16	Starbucks	







#5 in Texas
Top 7% in U.S.



#1 in Texas &
#1 in U.S.



#9 in Texas
Top 5% in U.S.



#8 in Texas
Top 6% in U.S.



Top 14% in U.S.



#1 in Texas &
#9 in U.S.



#1 in Texas &
#1 in U.S.



#8 in Texas &
Top 2% in Texas



#6 in Texas
Top 8% in Texas



#1 in Texas



Top 5% in Texas



Top 7% in Texas

