

Richmond Ranch

2525 Richmond Road • Texarkana, TX 75503



PROPERTY HIGHLIGHTS

- 1,000,000 SF+ of retail space in a prime location with EXCELLENT freeway visibility.
- Anchored by Target, Office Depot, & Kohl's.
- Daily Traffic Counts:
Interstate 30: 81,740 vehicles per day
Richmond Road: 21,820 vehicles per day
- Area retailers include Bed Bath & Beyond, Best Buy, Shoe Carnival, Old Navy, T.J. Maxx, and Best Buy.

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NAI American Realty Company
Commercial Real Estate Services, Worldwide.

Jerry Brewer
903-793-2666
jerry@amreal.com



Unit	Tenant	SF
1	AT&T	2,600
2	Leslie's Pool Supply	3,048
3	H&R Block	2,400
4	Catherine's	3,991
5	Dressing Gaudy	3,600
6	Sally Beauty Supply	1,500
7	Eye Mart	1,800
8	Payless ShoeSource	2,800
9	Cici's Pizza	4,600
10	AVAILABLE	2,128
11	SportsClips	1,280
12	Q Nail & Spa	1,600
13	Ace Cash Express	1,200
14	TCBY	2,000
15	AVAILABLE	1,440
16	Starbucks	1,752

Property Photos

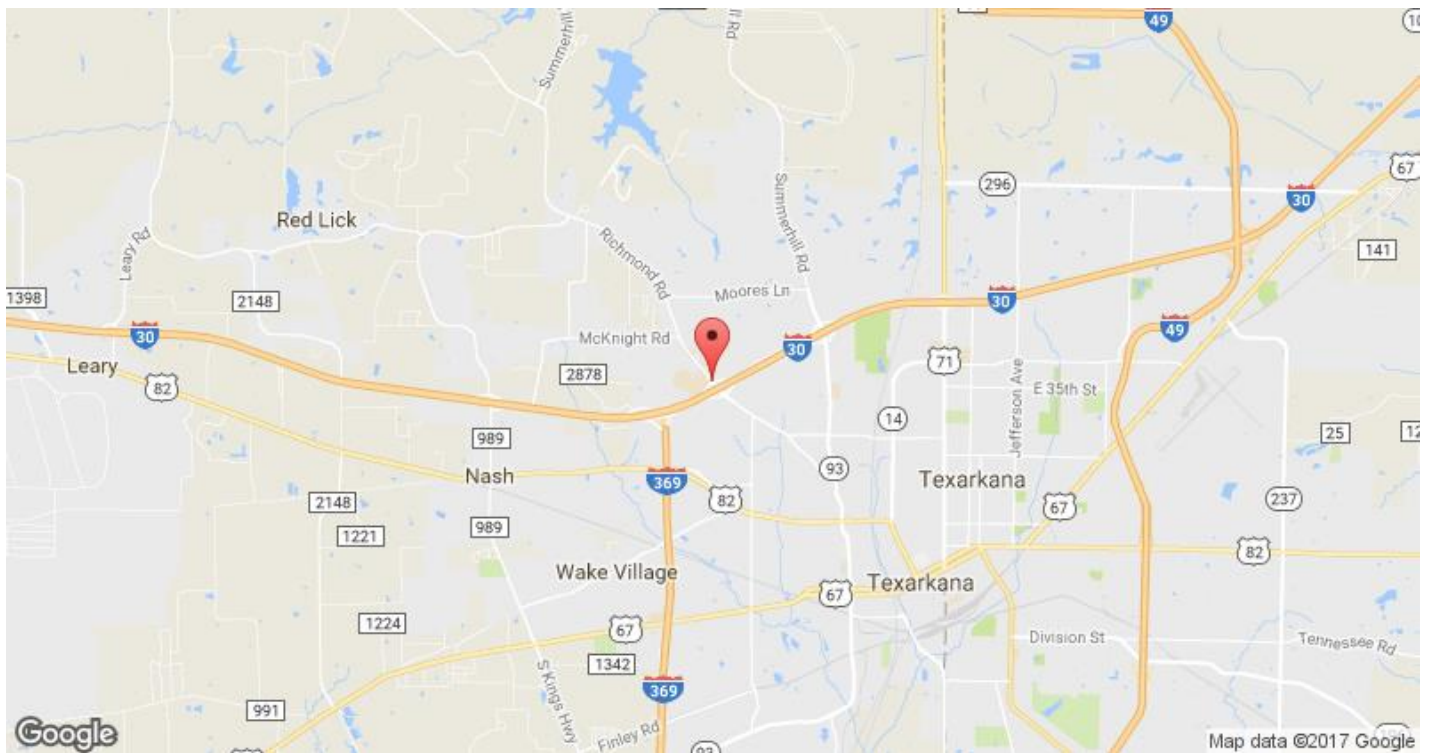
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Overhead and Nearby Businesses

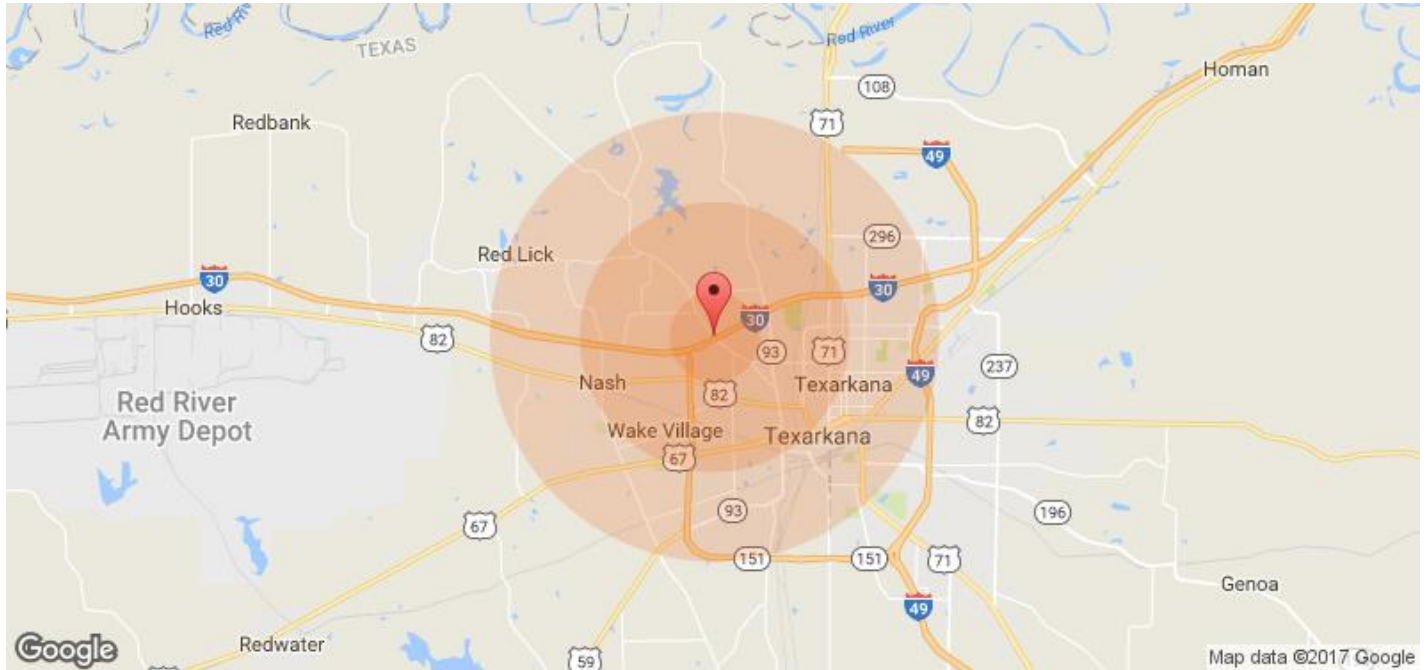
Location Map

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Demographics

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Population Characteristic	1 Mile	3 Mile	5 Mile	Household Income	1 Mile	3 Mile	5 Mile
Ages 0-4	298	2,180	3,904	Median Household Income	\$44,003	\$44,375	\$40,643
Ages 5-9	378	2,971	5,273	< \$10000	266	1,793	3,254
Ages 10-14	351	2,869	4,940	\$10000-\$14999	51	887	1,989
Ages 15-19	352	2,832	4,824	\$15000-\$19999	162	665	1,631
Ages 20-24	343	2,616	4,566	\$20000-\$24999	212	1,020	1,613
Ages 25-29	332	2,438	4,379	\$25000-\$29999	173	1,104	1,755
Ages 30-34	333	2,297	4,217	\$30000-\$34999	93	736	1,435
Ages 35-39	343	2,260	4,211	\$35000-\$39999	171	846	1,337
Ages 40-44	342	2,278	4,228	\$40000-\$44999	315	965	1,552
Ages 45-49	347	2,437	4,426	\$45000-\$49999	70	695	1,458
Ages 50-54	312	2,376	4,252	\$50000-\$60000	190	1,340	2,581
Ages 55-59	295	2,211	3,969	\$60000-\$74000	264	1,673	2,623
Ages 60-64	251	1,931	3,446	\$75000-\$99999	152	1,349	2,242
Ages 65-69	205	1,547	2,799	\$100000-\$124999	39	899	1,618
Ages 70-74	159	1,186	2,171	\$125000-\$149999	34	380	575
Ages 75-79	118	869	1,603	\$150000-\$199999	46	479	707
Ages 80-84	85	589	1,094	> \$200000	10	331	416
Race Characteristic	1 Mile	3 Mile	5 Mile	Characteristic Housing	1 Mile	3 Mile	
Non Hispanic White	2,930	22,678	39,779	Housing Units	1,994	15,208	
Population Black	1,685	12,105	23,254	Occupied Housing Units	1,823	13,710	
Population Am In/AK Nat	3	26	60	Owner Occupied Housing Units	665	7,461	
				Renter Occupied Housing Units	1,158	6,249	
				Vacant Housing Units	171	1,498	