

AVAILABLE FOR LEASE

PARK WEST RETAIL CENTER

4404 WEST 7TH STREET

Texarkana, TX 75501

ALEX PROVOST

Managing Principal

(512)-216-5495

ap@trueequityg.com

Walmart
Neighborhood Market

**Auto
Zone**
Mega Hub

← 7,352 ADT

W 7th St - 21,154 ADT

T E G

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Inquire for Pricing
LEASE TYPE:	NNN
BUILDING SIZE:	27,299 SF
AVAILABLE SF:	1,200-1,600 SF

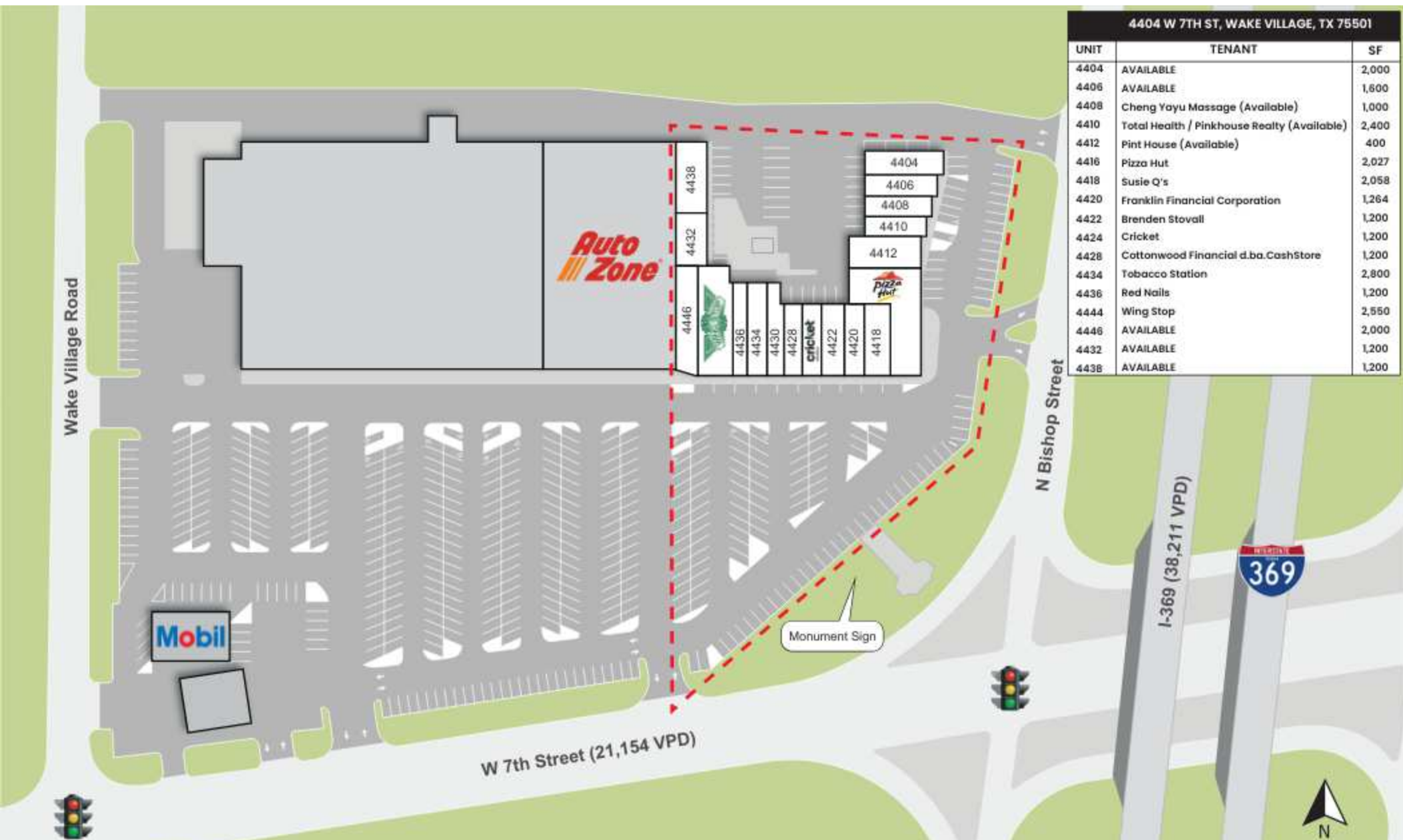
PROPERTY DESCRIPTION

True Equity Group is pleased to exclusively offer for Lease the Park West Retail Center ("The Subject Property"). The Subject property is in close proximity to many highly trafficked national retailers, delivers strong VPD counts, and is situated at a signalized intersection with multiple ingress and egress points. Other national tenants driving traffic to the center include Wingstop, The Cash Store, and Pizza Hut. New ownership recently assumed control of the property and intends to complete many capital improvements that include but are not limited to new exterior paint, roof improvements, asphalt repairs, signage upgrades, etc. Neighboring Walmart delivered over 1.3MM visits over the past 12 months per Placer.ai. Please contact the listing broker for additional information at ap@trueequityg.com or (512) 216-5495.

PROPERTY HIGHLIGHTS

- Signalized Intersection with over 90,000 average daily vehicles.
- Placer.ai data ranks many of the neighboring retailers in the upper end of their respective percentiles.
- New ownership that intends to make extensive capital improvements throughout the property.

SITE PLAN



PLEASE NOTE NOT ALL AVAILABLE UNITS ARE VACANT. PLEASE DO NOT DISTURB TENANTS



RANKINGS AND TRAFFIC:

NATIONAL: 92% Percentile

STATE: 87% Percentile

50-MILE RADIUS: 100% Percentile

The Walmart Neighborhood Market neighboring the Subject Property received over 1.3M visits in the last 12 months from 101.2k unique visitors with an average dwell time of 21 minutes. **This is the #1 highest trafficked Walmart Neighborhood Market in a 50-mile radius and it is ranked in the upper 92nd percentile nationally.**



TRAFFIC

NATIONAL: 68% Percentile

STATE: 87% Percentile

50-MILE RADIUS: 100% Percentile

The Taco Bell neighboring the Subject Property received over 249.8k visits in the last 12 months from 55.8k unique visitors with an average dwell time of 11 minutes. **This is the #1 highest trafficked Taco Bell in a 50-mile radius and it is ranked in the upper 87th percentile in Texas.**



TRAFFIC

NATIONAL: 96% Percentile

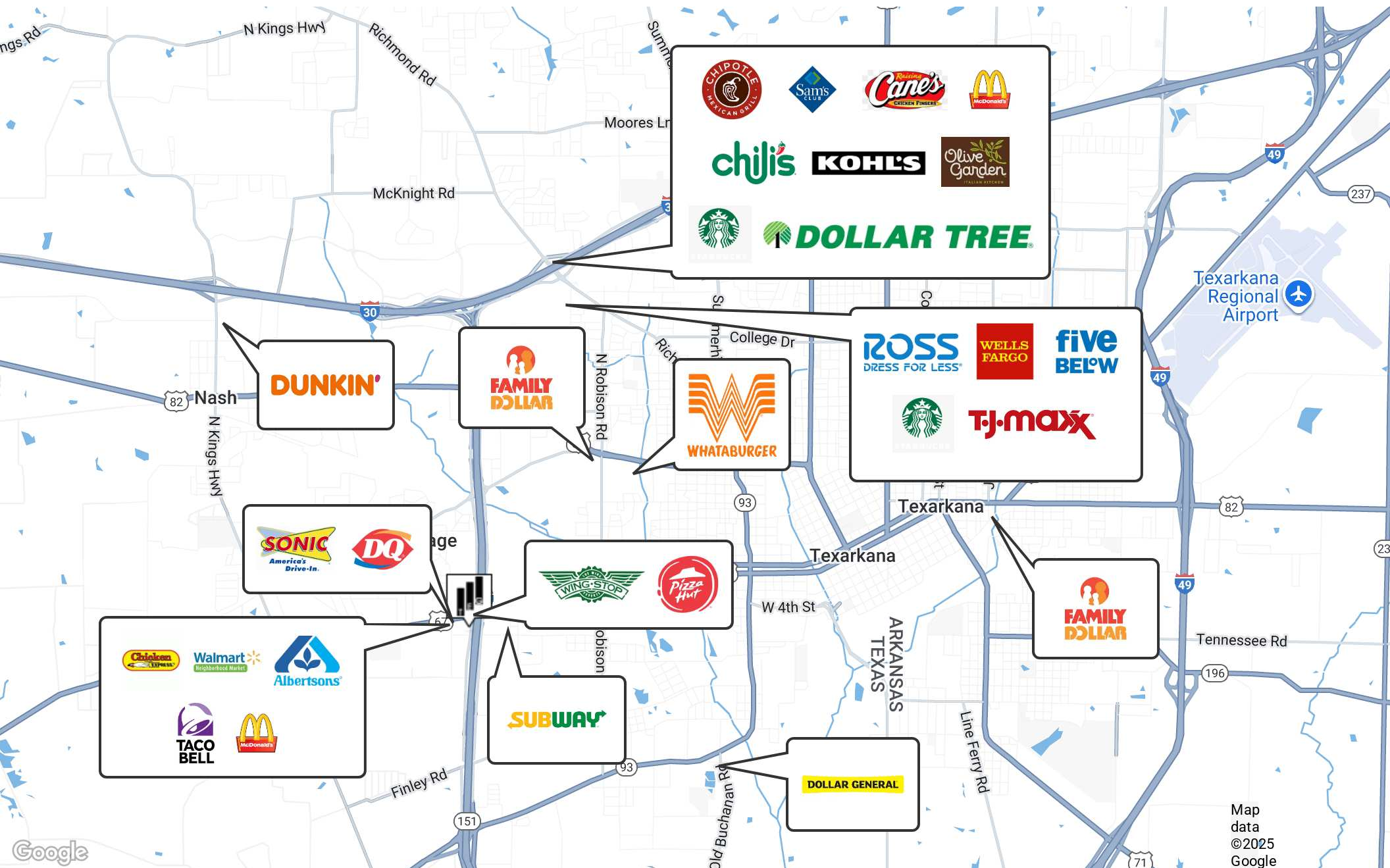
STATE: 96% Percentile

50-MILE RADIUS: 100% Percentile

The O'reilly Auto Parts neighboring the Subject Property received over 117.4k visits in the last 12 months from 37.1k unique visitors with an average dwell time of 18 minutes. **This is the #1 highest trafficked O'reilly Auto Parts in a 50-mile radius and it is ranked in the upper 96th percentile nationally.**



RETAILER MAP



REGIONAL MAP



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LOCATION MAP



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DEMOGRAPHICS

Population

	3 mile	5 mile	10 mile
2010 Population	29,968	71,168	99,196
2022 Population	31,565	73,096	101,268
2027 Population Projection	31,756	73,113	101,127
Annual Growth 2010-2022	0.4%	0.2%	0.2%
Annual Growth 2022-2027	0.1%	0%	0%
Median Age	36.7	37.6	38.6
Bachelor's Degree or Higher	13%	18%	19%
U.S. Armed Forces	0	33	45

Income

	3 mile	5 mile	10 mile
Avg Household Income	\$51,015	\$60,491	\$67,953
Median Household Income	\$36,433	\$43,599	\$48,624
< \$25,000	4,079	8,525	10,727
\$25,000 - 50,000	3,351	7,106	9,424
\$50,000 - 75,000	1,982	5,373	7,178
\$75,000 - 100,000	1,000	2,772	3,994
\$100,000 - 125,000	796	1,790	2,913
\$125,000 - 150,000	218	1,088	2,032
\$150,000 - 200,000	138	683	1,369
\$200,000+	241	960	1,783

Households

	3 mile	5 mile	10 mile
2010 Households	11,152	27,439	38,481
2022 Households	11,806	28,296	39,420
2027 Household Projection	11,880	28,305	39,365
Annual Growth 2010-2022	0.6%	0.4%	0.4%
Annual Growth 2022-2027	0.1%	0%	0%
Owner Occupied Households	6,123	15,438	23,866
Renter Occupied Households	5,757	12,867	15,499
Avg Household Size	2.5	2.4	2.5

Population By Race

	3 mile	5 mile	10 mile
White	15,782	42,985	66,040
Black	14,108	26,337	30,301
American Indian/Alaskan Native	364	739	1,003
Asian	363	1,019	1,267
Hawaiian & Pacific Islander	45	88	107
Two or More Races	902	1,927	2,551
Hispanic Origin	3,452	5,946	6,944