



**Property Summary**

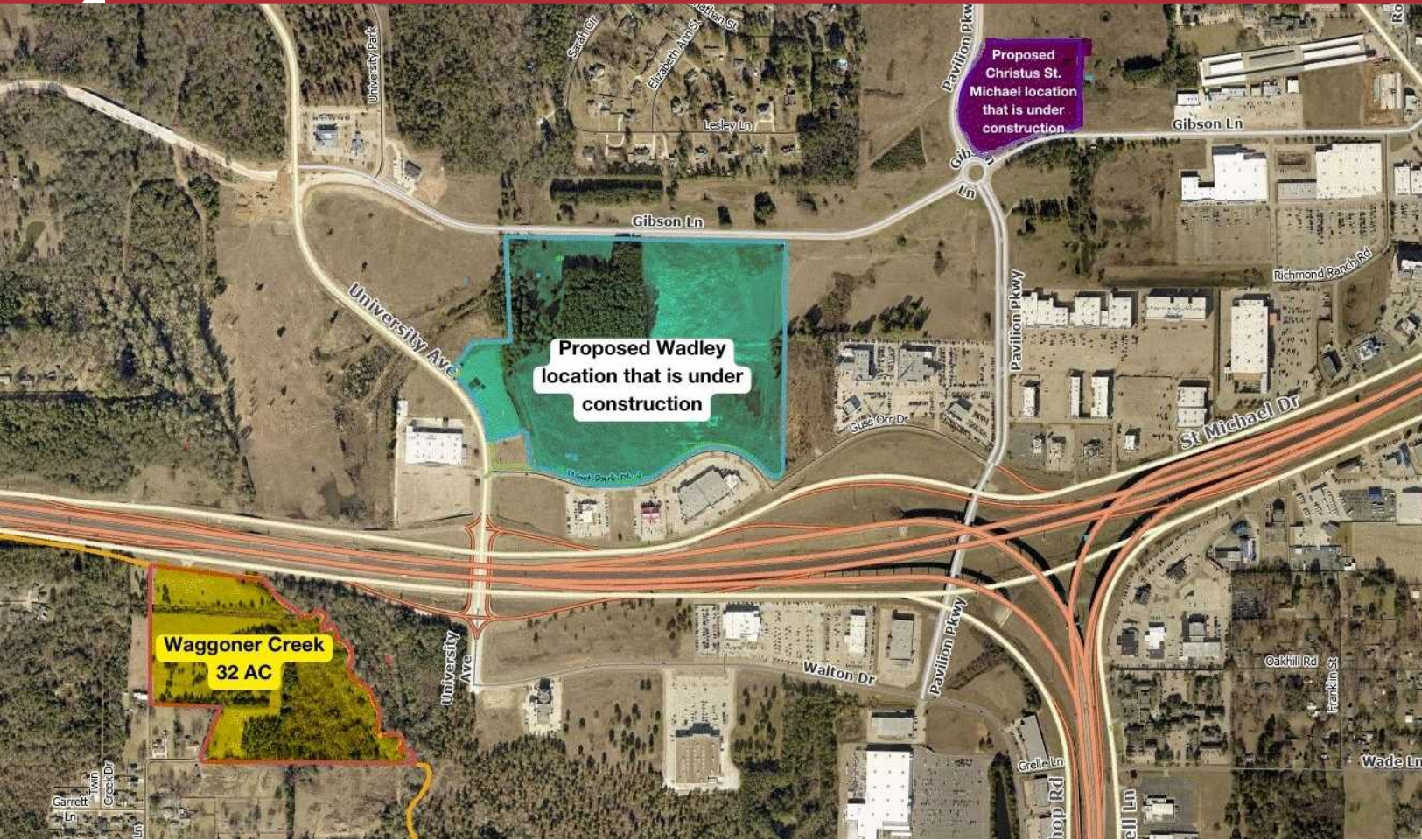
Lot Size:	Approximately 31.42 acres
Price:	\$4/SF
Type:	Land
Smaller Tracts	\$6-12 per sq. ft.

**Property Overview**

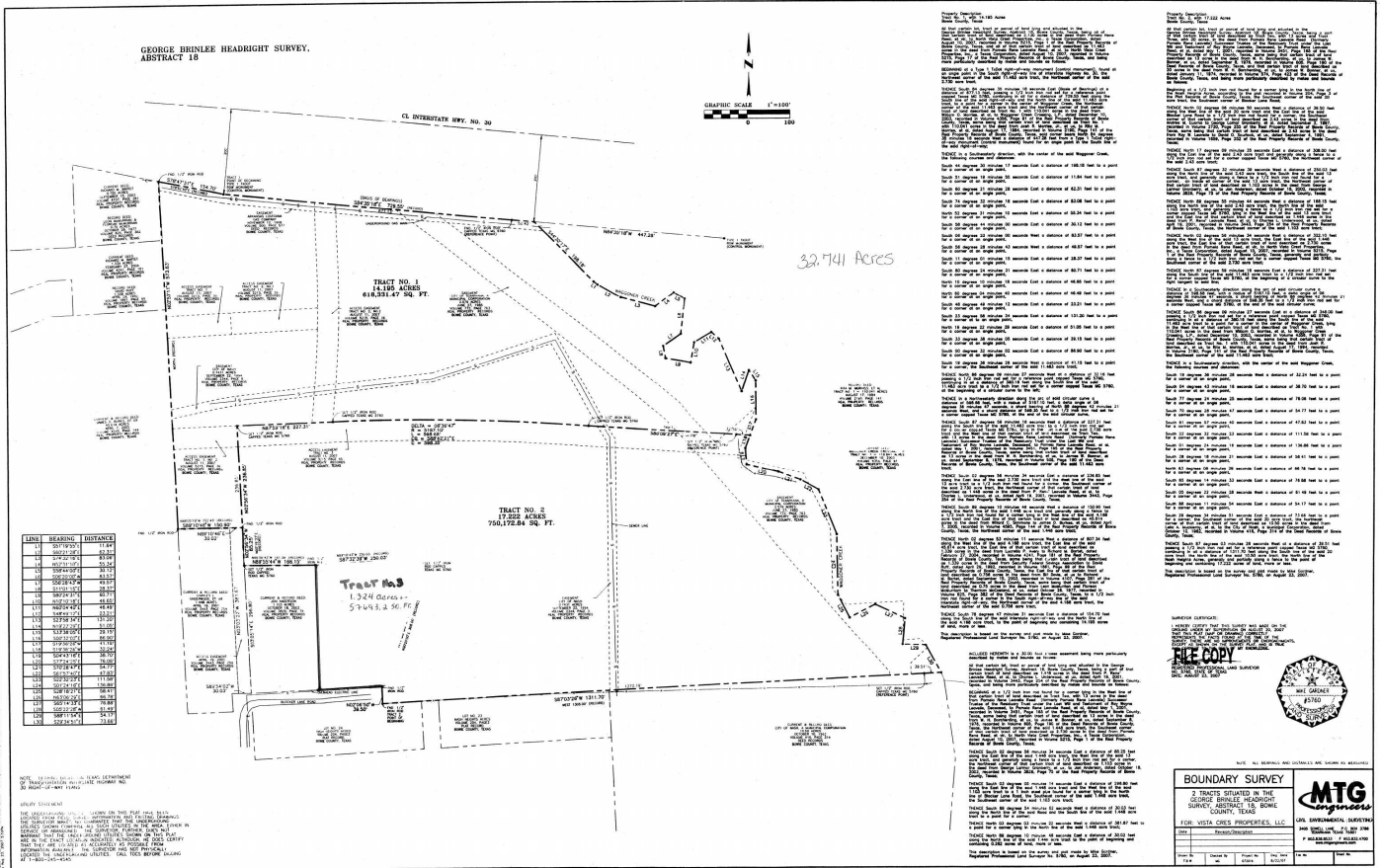
This property is slated for retail development starting at \$4.00 per square foot for approximately 31.42 acres. There is easy highway access with curb cuts to I-30 service road. Located at I-30 between University Drive and Pecan Street in Texarkana which is between Little Rock and Dallas. Texas A&M and Central Mall exit at property. New Wadley and Christus St. Michael hospitals under construction across I-30 from the property. To be open by 2025 for influx of more traffic. <https://www.wadleyhealth.org/newsroom/2021-05-11/steward-health-care-build-new-227-million-wadley-regional-medical-center>

**Location Overview**

Neighbors Interstate-30 in Texarkana, TX







Proposed Wadley Final Construction



Workers erect office buildings for Robins & Morton at the construction site of Wadley Regional Medical Center on Friday afternoon in Texarkana, Texas. The project, at University Avenue and West Park Boulevard, is expected to be complete in 2024. The hospital will remain at its current location, 1000 Pine St., until construction is complete. (Staff photo by Stevon Gamble)

# Work on new Wadley hospital is under way

## Opening expected in 2025

LORI DUNN  
TEXARKANA GAZETTE

TEXARKANA, Texas — Work is under way at the new Wadley Regional Medical Center location north of Interstate 30.

Construction on the \$227 million hospital facility is to be completed in 2025, according to information from Wadley's parent company, Steward Health Care. The new Wadley Regional Medical Center will be in northwest Texarkana, just off Interstate 30 at the corner of University Avenue and West Park Boulevard.

Steward has signed a contract with the company Robins & Morton for the construction of the facility. The construction will include the Medical Cen-

ter as well as a Medical Office Building. The new hospital is expected to be 254,000 square feet, and the medical office building should be 143,000 square feet.

"We are excited to have the health care experience of Robins & Morton as the general contractor for our new hospital. Our new facility will improve access for our entire service area," Wadley President Thomas Gilbert said.

Robins & Morton specializes in building some of the nation's leading healthcare facilities. From new to complex renovations, Robins & Morton partners with healthcare providers to create environments that enhance patient care, Gilbert said.

In the past 10 years alone, Robins & Morton has completed more than \$10 billion in healthcare projects throughout the country.

Wadley Regional Medical Center has served the Texarkana community for more than 122 years, and the construction of the new hospital combined with the ongoing impact of the hospital's employee base will result in a total economic impact of \$408 million in Miller and Bowie counties, Steward estimates.

The new hospital will offer a full range of services including a 24/7 emergency room with expanded bed capacity, orthopedics, a cardiovascular area, neurosurgery, maternity care and other outpatient services. The hospital will have 123 beds with the ability to expand to 291.

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# Wadley

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Wadley Regional Medical Center purchased the 55 acres north of Interstate 30 about five years ago. Wadley's current location at 1000 Pine St. will remain fully functional during construction of the new hospital. The hospital has been at the Pine Street

location since the late 1950s.

"This is the first step towards a new future for Wadley," Gilbert said at a September 2021 groundbreaking ceremony. "All of you who work here and have practiced here realize that this is a monumental day."

Wadley is a physician-owned and led hospital within Steward Health Care. Steward, based in Dallas, is the nation's largest phy-

sician-owned health care network and owns six other hospitals in Texas and one in West Monroe, Louisiana.

CHRISTUS St. Michael Health System is also working toward a new acute care center in Texarkana.

The new \$50 million CHRISTUS St. Michael Hospital-West will be at Gibson Lane and Arista Boulevard. Services at the new location will include emergency ser-

vices, inpatient beds, imaging and other clinical services, therapy services, and an expanded medical office space for numerous specialists.

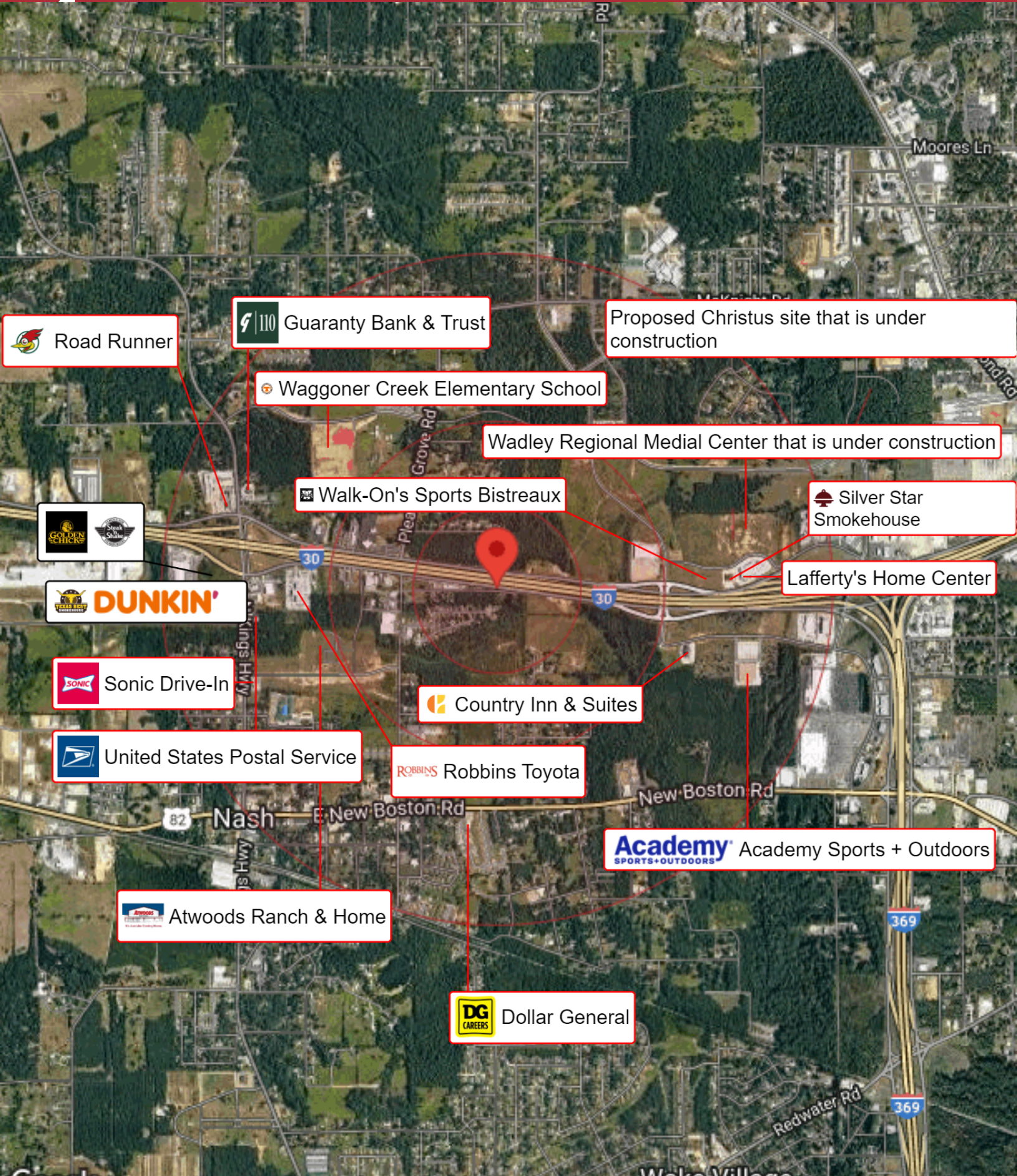
Jason Adams, president of CHRISTUS St. Michael Health System, said in a previous interview he anticipates the expansion project will create approximately 100 jobs for the community. The new site of service will allow CHRISTUS to see about

18,000 emergency patient visits a year, with anywhere from 2,000 to 3,000 admissions.

All of the services offered at the current hospital will remain the same, and Adams said CHRISTUS is also looking at growth opportunities at the main hospital.

CHRISTUS St. Michael plans to share information soon regarding the new hospital, a spokesperson said.

1. Texarkana Business Environment & Culture Overview - <https://www.youtube.com/watch?v=vqXjHWlZrU>
2. TexAmericas Center Property, Services and Location Overview - <https://youtu.be/5B5fzL0kZ2M>
3. Case study of how we helped MAXAM's ExpalUSA division expand into the USA - <https://youtu.be/LftvjBjuYB4>
4. Texas Governor Abbotts message - <https://www.youtube.com/watch?v=t9LYdNSfhK0>
5. TexAmericas Center Overview via Powerpoint - <https://texamericascenter.com/wp-content/uploads/2022/09/TAC-Overview-2022-PDF.pdf>
6. TexAmericas Center KPI's for Data Centers - <https://youtu.be/coj1g4eas3w>
7. Best Fit Industries (**missing** from document is On & Off Road Transportation Manufacturing; strong LQ for these industries) - [https://texamericascenter.com/wp-content/uploads/2020/05/TexAmericas\\_Center\\_Target\\_Industry\\_Analysis.pdf](https://texamericascenter.com/wp-content/uploads/2020/05/TexAmericas_Center_Target_Industry_Analysis.pdf)
8. Check out our website – [www.TexAmericasCenter.com](http://www.TexAmericasCenter.com)
9. Our Spec Building – [www.TACSPecBuilding.com](http://www.TACSPecBuilding.com) (We just sold it but are planning a new one and will do BTS)
10. Our Green Energy Data Center Park – [www.TACGreenDataCenterPark.com](http://www.TACGreenDataCenterPark.com) (Have not announced yet but will in 2023)



Road Runner

Guaranty Bank & Trust

Proposed Christus site that is under construction

Waggoner Creek Elementary School

Wadley Regional Medial Center that is under construction

Walk-On's Sports Bistreaux

Silver Star Smokehouse

Golden Schick's Steak Shake

Lafferty's Home Center

DUNKIN'

Sonic Drive-In

Country Inn & Suites

United States Postal Service

Robbins Toyota

Academy Sports + Outdoors

Atwoods Ranch & Home

Dollar General