



MAX ALLEY

REAL ESTATE SERVICES, LLC

REAL ESTATE DEVELOPMENT

DESIGN

CONSTRUCTION

INVESTMENTS

PROPERTY MANAGEMENT

MAINTENANCE SERVICES



PRIME RETAIL SPACE FOR LEASE: WALMART SHADOW CENTER TEXARKANA, TX

Location: 510 Walton Drive, Texarkana

Space Size: 7,000 sq ft

Rent: \$12 /sq ft/ yr + NNN

NNN: 3.25 /sq ft / yr

Co-Tenants: Bedding Mart

Neighbors: Walmart Super Center, Lowes, Ashley Furniture, Hanks Furniture, Academy

	1 mile	3 miles	5 miles
Population			
2016 Population	2,924	38,292	74,432
2021 Population	2,956	39,181	75,396
Average Household Income			
2016 Average Household Income	\$43,020	\$59,288	\$59,431
2021 Average Household Income	\$44,621	\$63,643	\$64,016

FOR MORE INFORMATION CONTACT ROBIN CANNISTRACI, DIRECTOR OF LEASING

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