

MEDICAL OFFICE BUILDING FOR SALE OR LEASE

3001 Twin Rivers Dr, Arkadelphia, AR

PRICE REDUCTION | MOTIVATED OWNERSHIP



CONTACT US TODAY
501.376.6555 | mosestucker.com



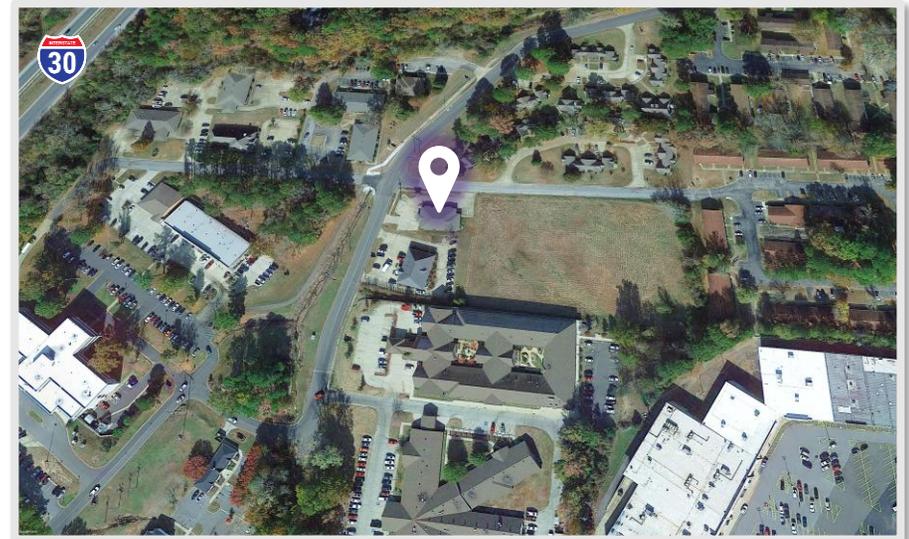
Property Understanding

OVERVIEW

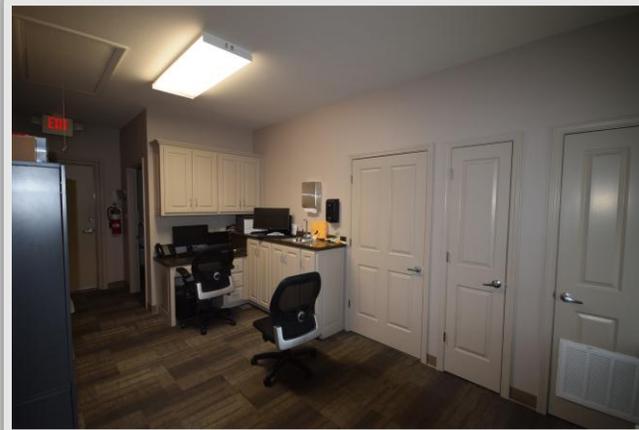
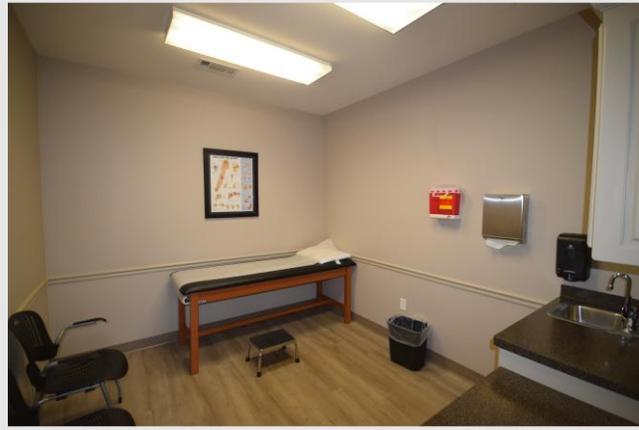
Offering	For Sale or Lease
Address	3001 Twin Rivers Dr
City/State	Arkadelphia, AR 71923
Lease Rate	\$17.00/SF
Price	\$599,000 \$675,000
Property Type	Medical Office Building
Building Size	±3,188 SF
Lot Size	0.36 Acres
Stories	1
Year Built	2006
Zoning	C-4

PROPERTY HIGHLIGHTS

- Turnkey Dental Office: Recently renovated and move-in ready, located just 0.2 miles from Baptist Health Medical Center
- Professional Curb Appeal: Brick veneer construction with a durable hip roof and newer composition shingles
- Established Medical Corridor: Situated among a cluster of medical, dental, and vision clinics, including Professional Park Addition and Woodland Medical Park
- Utilities & Accessibility: Fully serviced by municipal utilities with no known flood risk
- Strategic Location: Just 2 miles from Henderson State University and 3 miles from Ouachita Baptist University, enhancing visibility and access to a broad patient base







Arkadelphia, AR



Located in the foothills of the Ouachita Mountains in Clark County, Arkadelphia is a fantastic place to live, work and play. In addition to its scenic views and outdoor recreation opportunities, Arkadelphia is home to 10,380 residents and two 4-year universities: Ouachita Baptist University and Henderson State University.

Conveniently situated along Interstate 30, Arkadelphia is within a day's drive of 52% of the nation's population. It is one hour north of Texarkana, one hour south of Little Rock, 3.5 hours from Dallas, Texas, and 3 hours from Memphis, Tennessee.

In 2022, [Hostess Brands](#) announced Clark County as the new home for its state-of-the-art sustainability-first bakery, which will add 150 jobs over the next three years. [Veolia](#), a global leader in optimized resource management, announced in 2022 the addition of 100 jobs as part of a \$600M expansion that, when complete, will be the most modern, environmentally efficient treatment plant in the world.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	11,256	12,553	16,279
Households	3,985	4,470	6,022
Average Age	39.1	38.2	40.5
Average Household Income	\$58,344	\$60,870	\$66,391
Businesses	11,256	12,553	16,279

**Demographic details based on property location*

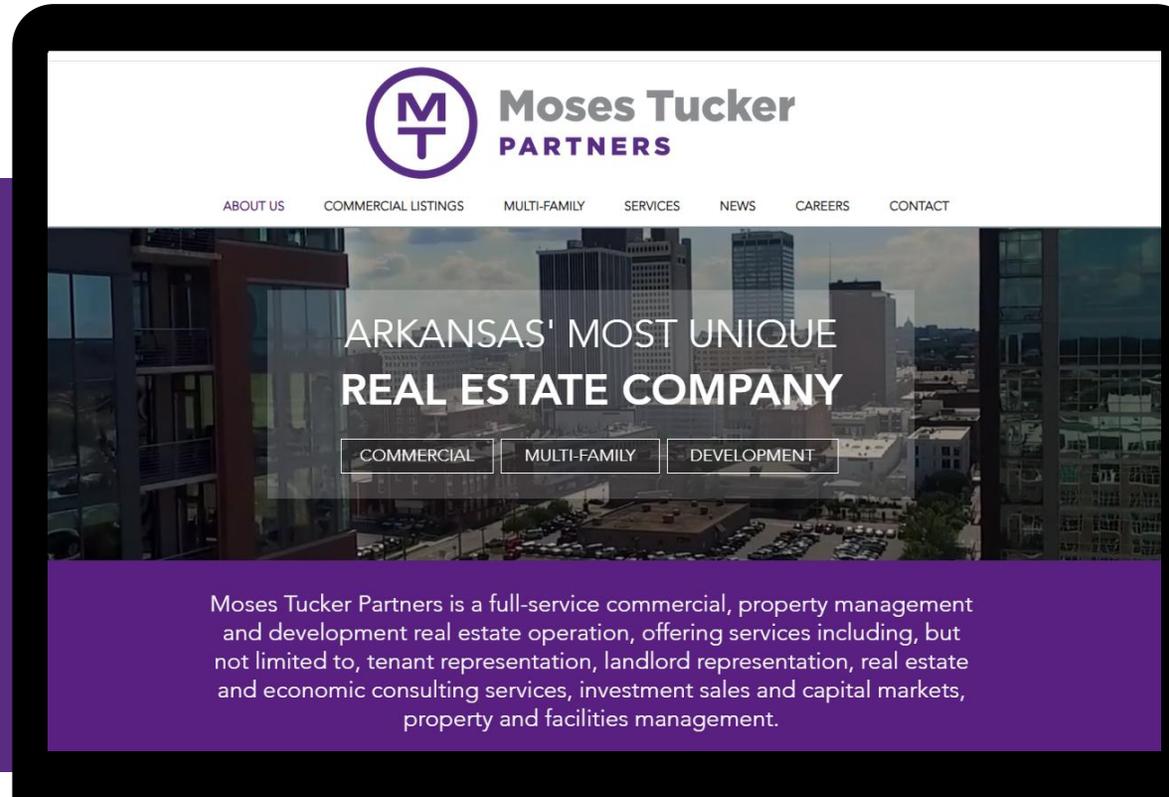
CONNECT

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