

Investment Sale

# 814 Higdon Ferry Road, Hot Springs, AR



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### Building Specifications

Address	814 Higdon Ferry Road, Hot Springs, AR
Building size	1,776 SF
Lot size	0.34 acres
Occupancy	100%
NOI	\$30,000
Price:	\$390,500
Features:	<ul style="list-style-type: none"> <li>• Located at a signalized intersection</li> <li>• Great visibility with approximately 13,500 vehicles per day on Higdon Ferry Road</li> <li>• Near major retail arterial of Hot Springs with Oaklawn just minutes away</li> </ul>

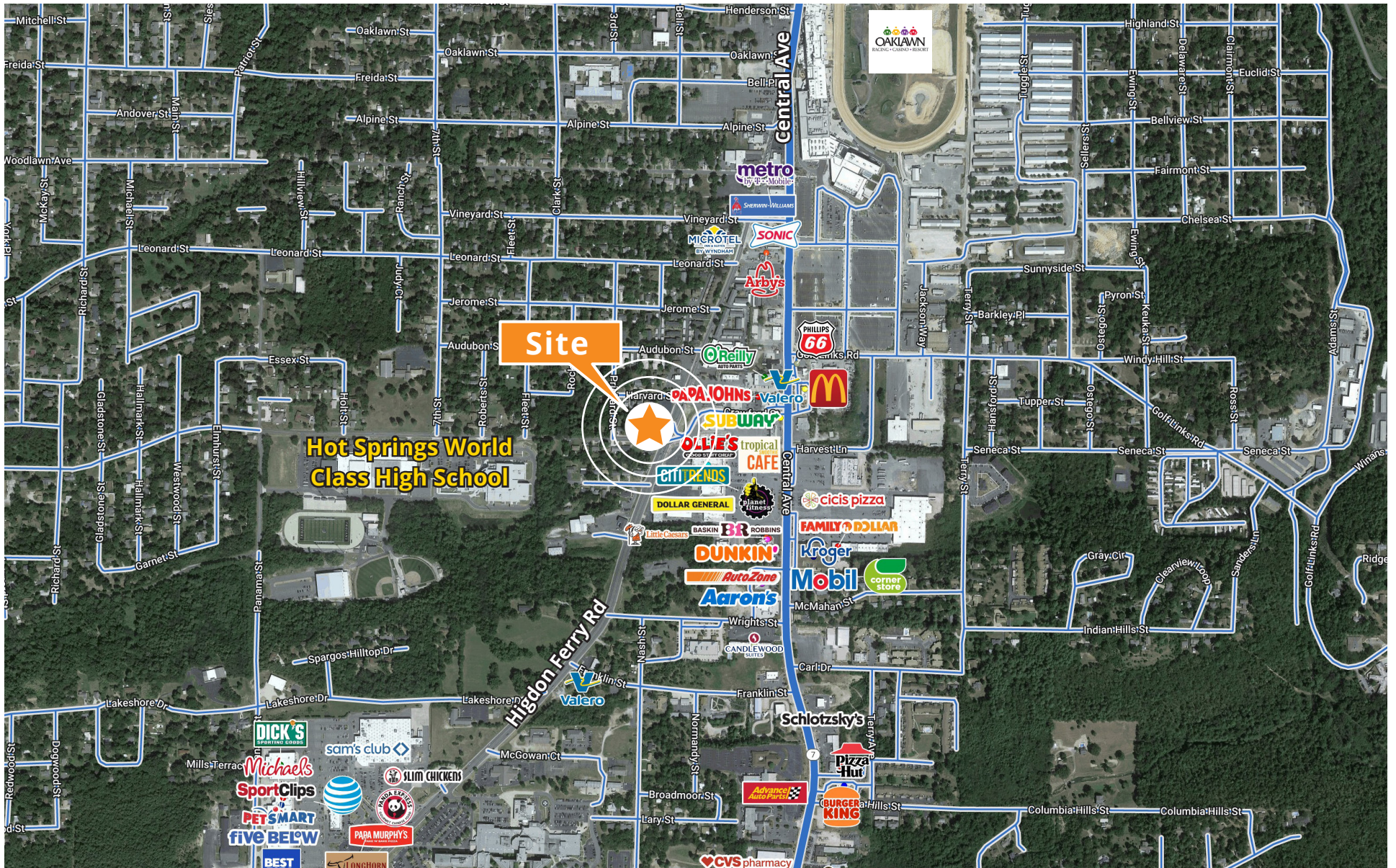
### Area Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	5,115	32,981	55,718
Est. Households	2,348	15,172	24,701
Est. Average Household Income	\$62,756	\$66,415	\$75,548





# Neighborhood Map







colliers.com/arkansas

# At A Glance Colliers | Arkansas

Colliers | Arkansas is the largest commercial real estate firm in Arkansas with more than 120 employees strategically located in Little Rock, Rogers, Hot Springs and Conway to serve clients in Arkansas and beyond. Founded in 1971 as Barnes, Quinn, Flake & Anderson, other predecessor firms include IBR Real Estate, Lane Real Estate Services, Irwin Partners, Hathaway Property Management and most recently, Gehrki Commercial Real Estate. Members of these firms came together in 2004 to join Colliers and Colliers | Arkansas, is now the leader in full-service commercial real estate services in the state.

Our brokerage team has been helping clients invest in commercial property across Arkansas for more than 50 years. In addition to their unmatched local knowledge, our professionals have access to the vast network of property and market experts in Colliers' offices around the United States and across the globe to ensure our clients are making informed decisions wherever they choose to invest.

Colliers' property management team manages 20 million+ square feet, more than any other local firm. From downtown offices to industrial warehouses, shopping centers, restaurants and more, our clients trust our experience, market insight and hands-on decision-making approach with some of their most valuable properties.

### Little Rock

1 Allied Drive, Suite 1500  
Little Rock, AR 72202  
1.501.372.6161

### Hot Springs

835 Central Avenue, Suite 200  
Hot Springs, AR 71901  
1.501.623.2200

### Northwest Arkansas

3503 S 55th Street, Suite 200  
Rogers, AR 72758  
1.479.636.9000

## Core Services

Our comprehensive portfolio of services includes:

- Brokerage
  - > Landlord Representation
  - > Tenant Representation
- Corporate Solutions
- Investment Services
- Project Management
- Real Estate Management Services (Accredited Management Organization)
- Valuation and Advisory Services
- Special Asset Services
- Development Services

We offer our core services across a variety of property sectors including:

- Land
- Hotel
- Industrial
- Mixed-use
- Office
- Retail
- Multifamily

In addition to these sectors, we provide our clients with a deep level of knowledge within specialized industries such as call centers, law firms, healthcare and more.

## Arkansas\*\*

- **3** offices in Little Rock, Northwest Arkansas & Hot Springs
- **120** professionals & staff
- **24** brokers
- Approx. **20** million square feet under management
- **576** lease & sale transactions
- Over **\$423** million total sales
- Over **\$263** million total leases

\*\*Based on 2023 results

## Colliers is in 66 countries\*

- > **US \$4.3** billion in annual revenue
- > **19,000+** professionals and staff
- > **2** billion square feet under management
- > **46,000** lease & sale transactions
- > **\$98** billion assets under management

\*All statistics are for 2023, are in U.S. dollars and include affiliates





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