

NEW DEVELOPMENT FOR SALE

HOPE VALLEY COMMERCIAL LOCATED ON US 167 AND ARCH STREET PIKE.

Hensley, AR 72065

PRESENTED BY:

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OFFERING SUMMARY

SALE PRICE:	\$2.00-\$12.00 per foot [Pending Location and Size]
LEASE RATE:	Subject To Offer
LOT SIZE:	1.0-10 Acres

PROPERTY OVERVIEW

New Development Hope Valley Estates. Project having over 400 residential and Multi family mixed development, Prime opportunity to lease or purchase commercial frontage. New East End Sheridan School located directly in front of development.

PROPERTY HIGHLIGHTS

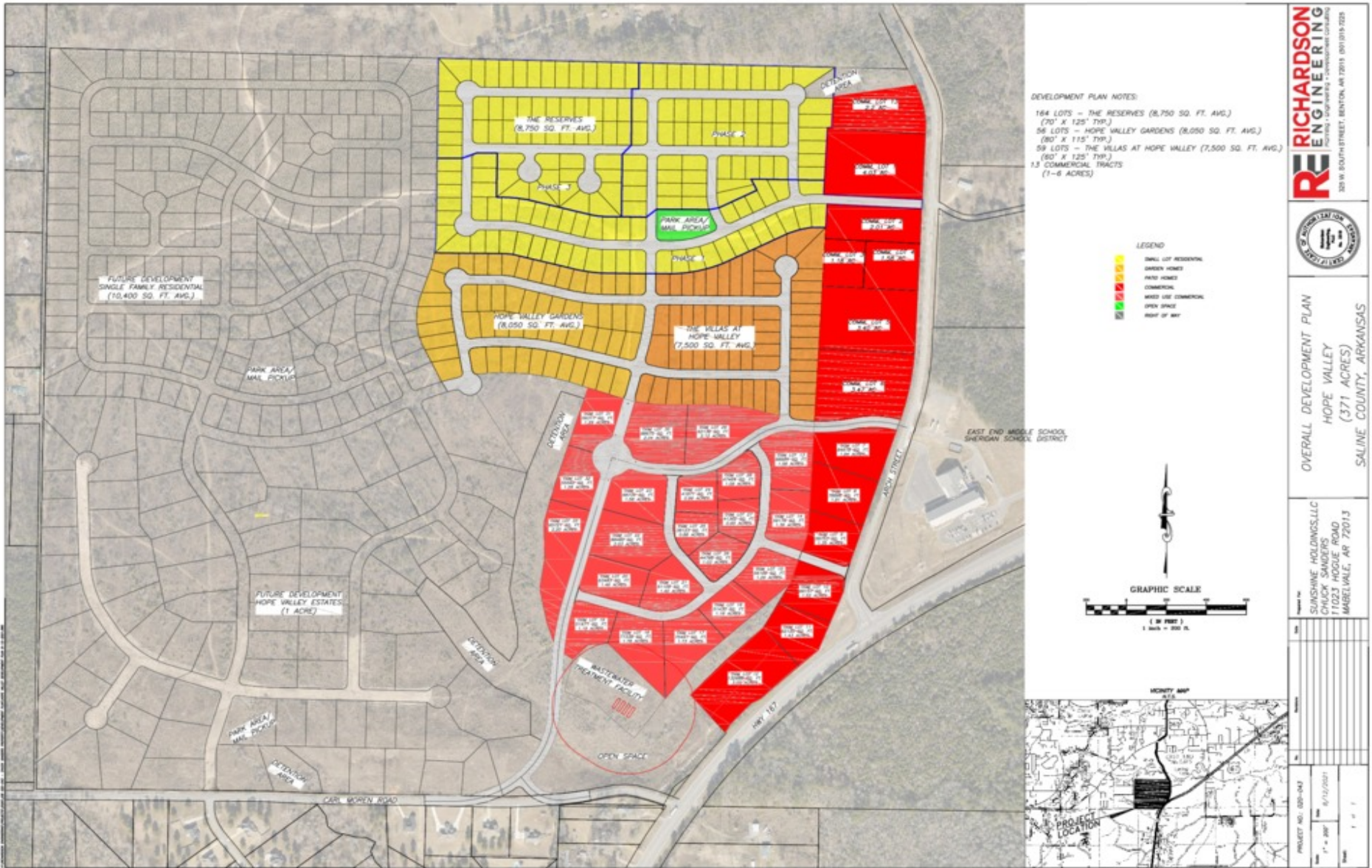
- - Commercial lots in front of Large Residential and Multi Family development (Hope Valley).
- -Proposed additional housing development across from site off of Hwy 167.
- -Commercial lots with Hwy 167 frontage visibility and access as well as East End Road.
- -East End frontage across from new East End Middle School.
- -Extensive growth in the area.
- -Lots can be sold individually and or leased.
- -All utilities including sewer to sites.
- -Hope Valley Commercial Retail and Flex Space 100% Leased.
- -Drone footage: https://drive.google.com/file/d/17-hUPda6C5IBZIRRLOCr9dIC7OaorPO_/view

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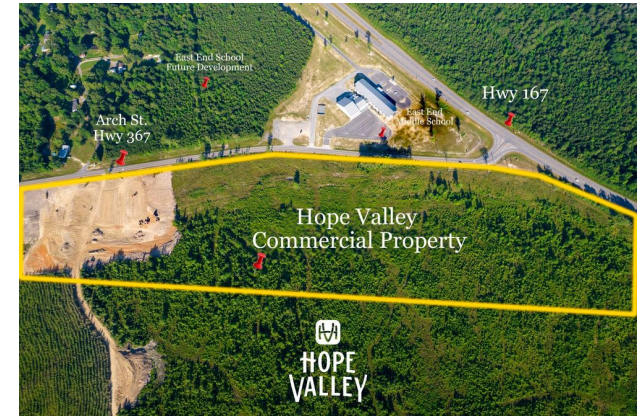
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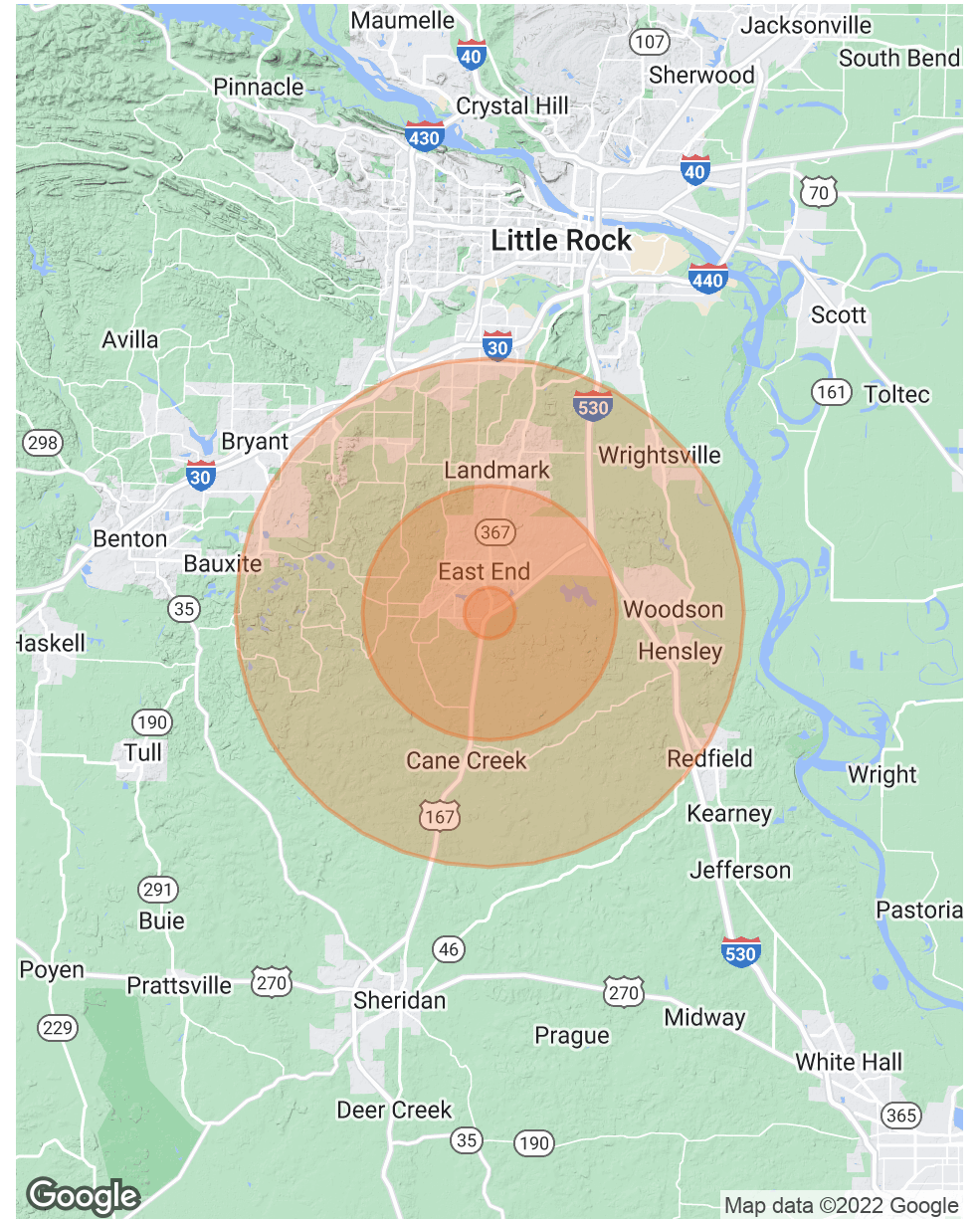
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	587	12,665	67,513
AVERAGE AGE	38.2	38.4	34.3
AVERAGE AGE (MALE)	36.7	36.8	33.3
AVERAGE AGE (FEMALE)	39.3	39.8	35.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	216	4,727	24,108
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$60,314	\$57,912	\$51,701
AVERAGE HOUSE VALUE	\$93,733	\$95,172	\$112,118

* Demographic data derived from 2020 ACS - US Census



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MEMBERSHIPS

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