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INDUSTRIAL PROPERTY WITH INTERSTATE FRONTAGE AVAILABLE

251 U.S. Highway 71, Alma, Arkansas



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Property Understanding

OVERVIEW

Offering	Available
Price	Contact Agent
Address	251 U.S. Highway 71, Alma, AR 72921
County	Crawford County
Property Type	Industrial
Building Size	±28,400 SF
Lot Size	±5.86 Acres
Year Built	1965
Zoning	C-2, Highway Commercial
Traffic Counts	<ul style="list-style-type: none"> ○ U.S. Highway 71 – 7,800 VPD ○ Interstate 40 – 39,000 VPD ○ U.S. Highway 64 – 14,000 VPD

PROPERTY HIGHLIGHTS

- The subject property consists of ±28,400 square feet of light industrial space situated on ±5.86 acres
- The eastern part of the overall site is within a FEMA-designated flood zone
- Strategically located just south of the I-40/U.S. Hwy 71 interchange
- Great visibility from I-40 (39,000 VPD) and frontage along and access from U.S. Hwy 71 (7,800 VPD)
- Near numerous national retailers: Attwood's, McDonald's, Braum's Ice Cream & Dairy Store, Sonic Drive-In, Walgreens, Walmart Supercenter, and more









Alma, Arkansas



Alma is a city located in Crawford County, in the western part of Arkansas within the Fort Smith AR-OK MSA. Situated within the Arkansas River Valley at the edge of the Ozark Mountains, it serves as a significant junction where Interstates 40 and 49 intersect, enhancing its connectivity to major cities like Fort Smith and Fayetteville. As of the 2020 census, Alma has a population of 5,825 residents, with an average age of 39.5 years. The city has experienced a growth rate of 6.8%, reflecting its ongoing development.

Economically, Alma has implemented strategic initiatives to foster growth. The ["Kick Start Alma Action Plan"](#) outlines a five-year blueprint aimed at community and economic development. Additionally, the city has been [recognized](#) for its efforts in infrastructure development, receiving accolades in categories such as Diversity and Inclusion, Education/Workforce Development, and Infrastructure.

Alma is also known as the "Spinach Capital of the World," a title that highlights its agricultural heritage. A notable landmark is the Popeye statue in downtown Alma, symbolizing this unique aspect of the city's identity. The city's strategic location, coupled with its commitment to development and rich cultural heritage, makes Alma a distinctive and evolving community in Arkansas.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	9,618	16,540	56,678
Households	3,658	6,293	21,601
Average Age	39.4	40.8	40.4
Average Household Income	\$80,688	\$81,864	\$75,626
Businesses	235	340	1,256

**Demographic details based on property location*

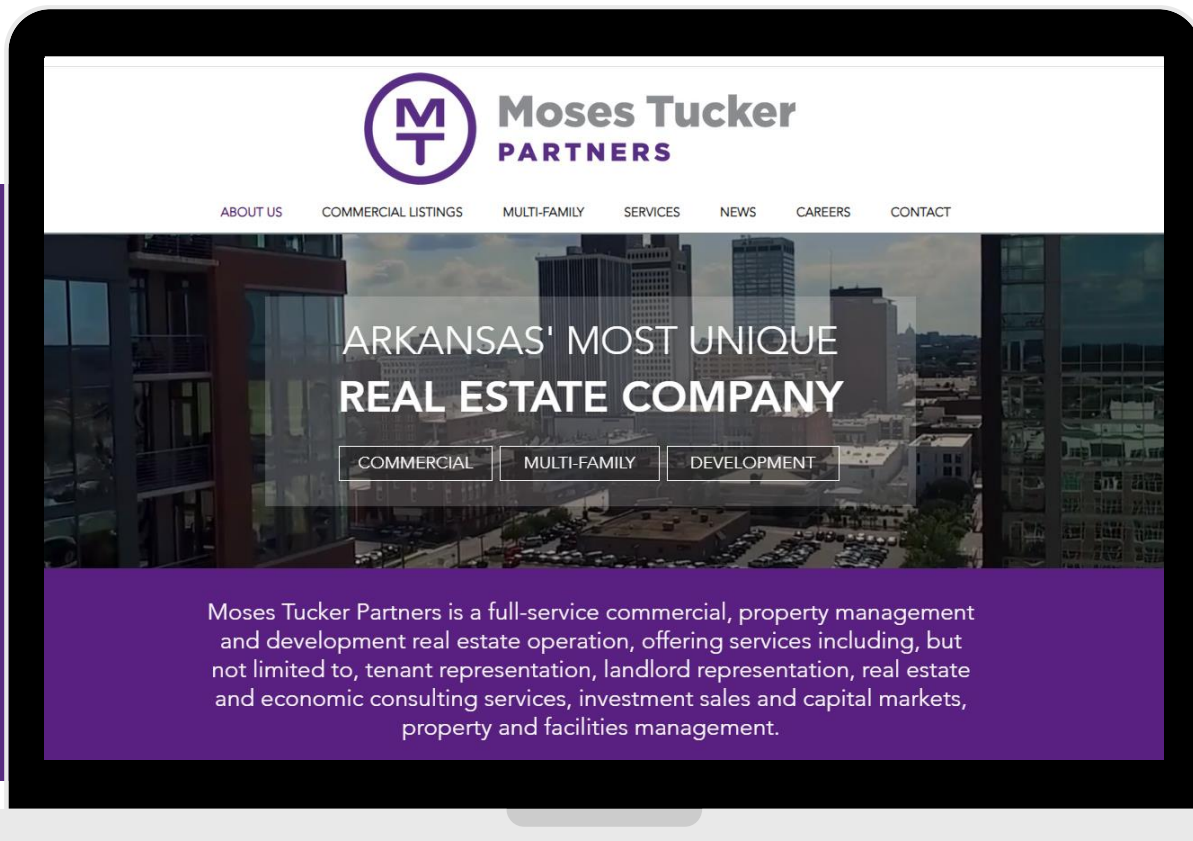
CONNECT

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