

Colliers

2.88 Acres

Future Site of Home Depot



Lakeshore Drive

Higdon Ferry Road

FOR SALE

118 Lakeshore Drive

Hot Springs, Arkansas

Commercial Land Adjacent to Hot Springs Retail Hub

Features

- Lot size: 2.88 acres
- **Reduced offering price: \$649,000**
- Utilities on property
- Adjacent to future Home Depot site
- Nestled in popular retail corridor
- Near CHI St. Vincent Hospital Hot Springs
- Located off Higdon Ferry Road and less than half a mile to access MLK, Jr. Expressway
- Zoned CTR - Commercial Transitional

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Offering Price:

\$649,000

CONTACT US

Brian Gehrki

+1 501 258 5500

brian.gehrki@ar.colliers.com

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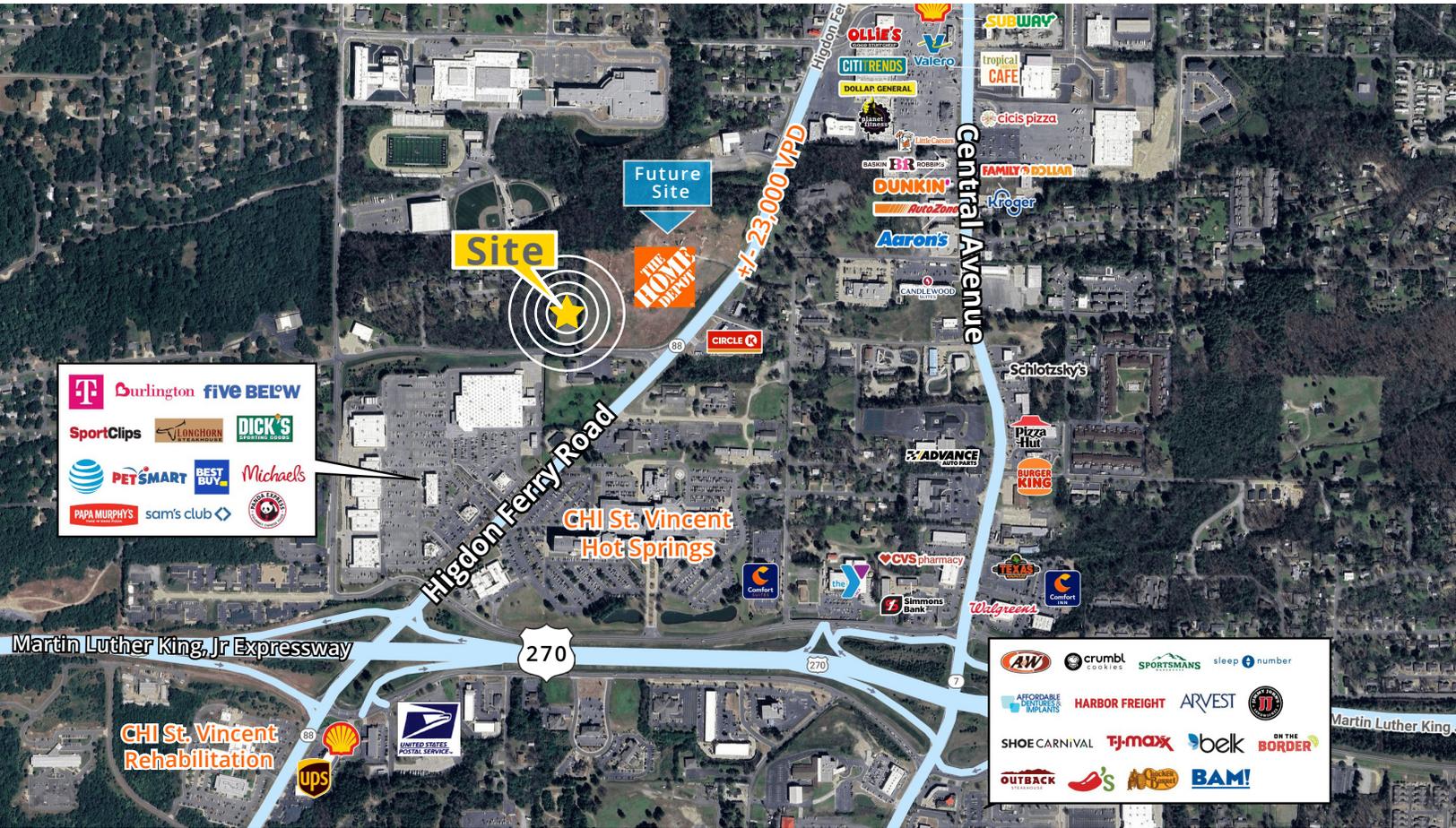
835 Central Ave, Ste. 200

Hot Springs, AR 71901

P: +1 501 623 2200

FOR SALE

Neighborhood Map



Area Demographics

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 +1 501 258 5500
 brian.gehrki@ar.colliers.com



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
4,562	30,529	56,410



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
2,190	14,271	25,265



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$69,627	\$75,023	\$80,644

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