

SALE

Commercial Development Opportunity

FROST DRIVE

Caddo Valley, AR 71923

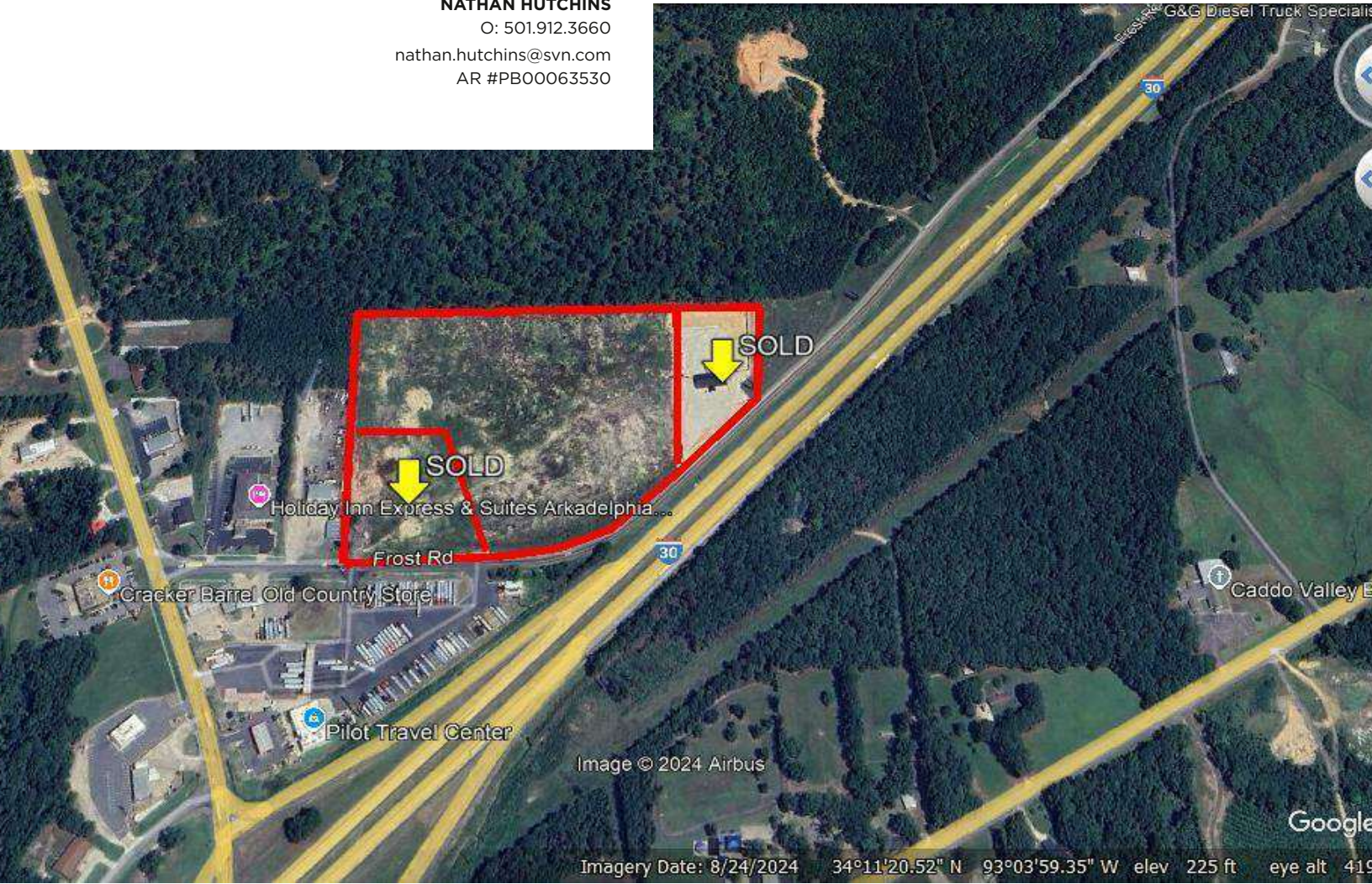
PRESENTED BY:

NATHAN HUTCHINS

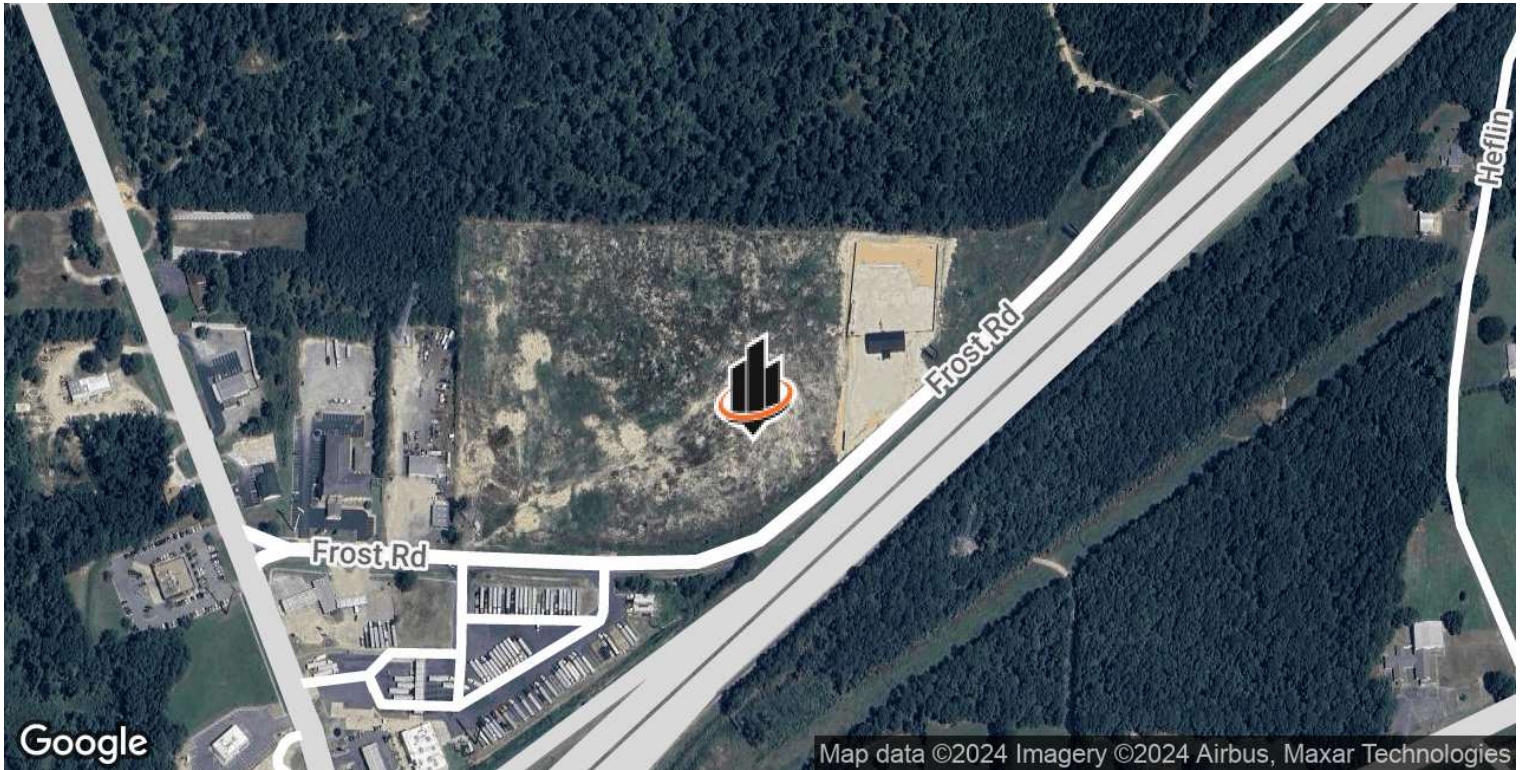
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AR #PB00063530



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE PSF:	2.75-3.00
LOT SIZE:	19 Acres

LOCATION OVERVIEW

Frost Drive in Caddo Valley, AR, offers an ideal location for new commercial development with convenient access to major highways and nearby towns like Hot Springs and Arkadelphia. This growing area benefits from strong community engagement, increasing foot traffic, and a favorable business climate. Zoned for various commercial uses, Frost Drive is a prime spot for investment and growth.

PROPERTY HIGHLIGHTS

- High Visibility and Truck Traffic Count
- 1400 Ft of I-30 Frontage
- Easy On & Off Interstate
- All Utilities Readily Available
- Development-Ready for Immediate Use
- Availability to Purchase or Lease Lots

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LAND LOTS



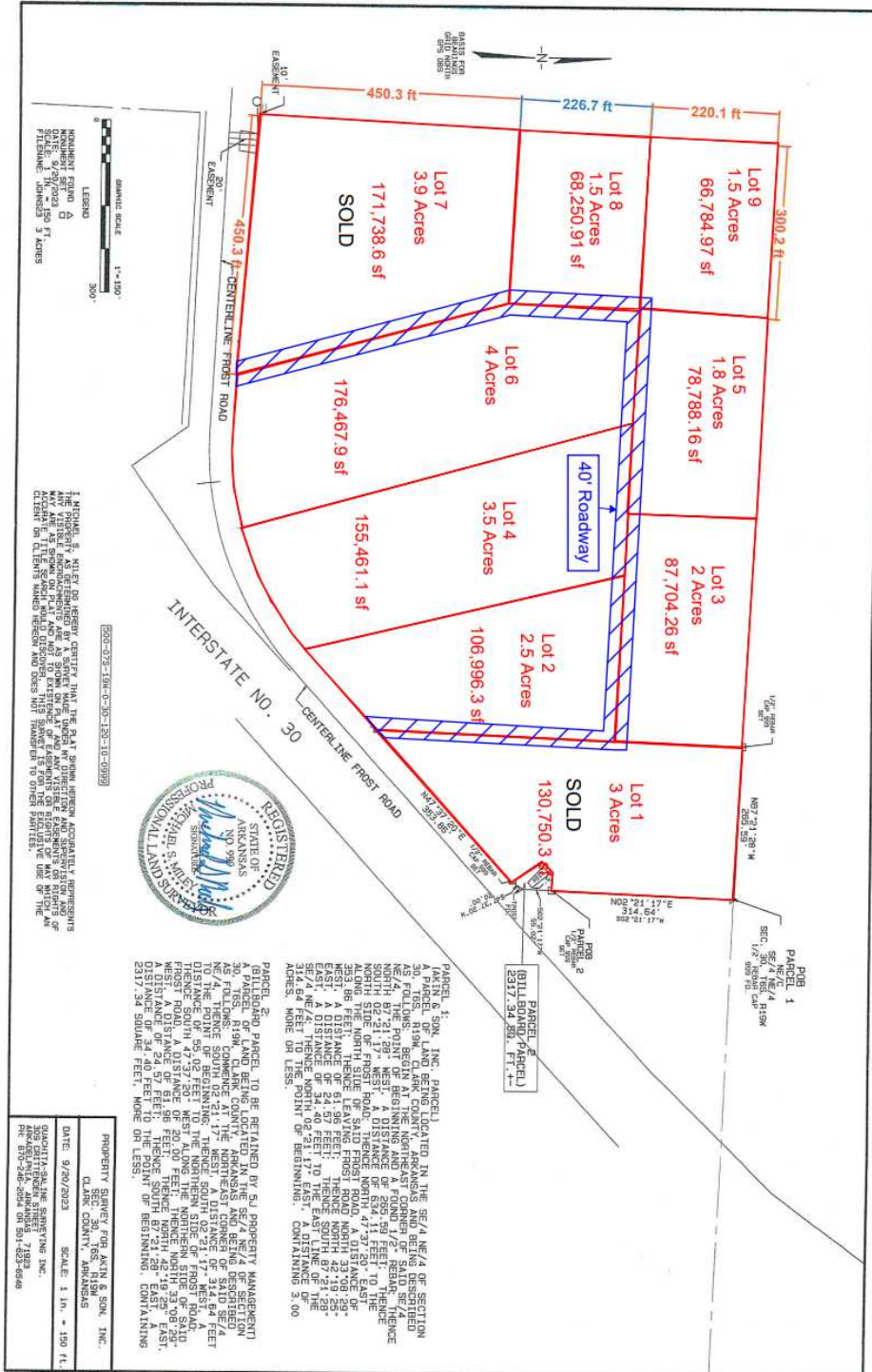
OF LOTS - | TOTAL LOT SIZE 66,785 - 176,468 SF | TOTAL LOT PRICE \$183,658 - \$535,404 | BEST USE -

STATUS	LOT #	SIZE	PRICE
Sold	1	2 Acres	N/A
Available	2	106,996 SF	\$320,988
Available	3	87,704 SF	\$241,186
Available	4	155,461 SF	\$466,383
Available	5	78,788 SF	\$216,667
Available	6	176,468 SF	\$535,404
Sold	7	171,468 SF	N/A
Available	8	68,251 SF	\$187,690
Available	9	66,785 SF	\$183,658

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SITE PLANS



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ADDITIONAL PHOTOS



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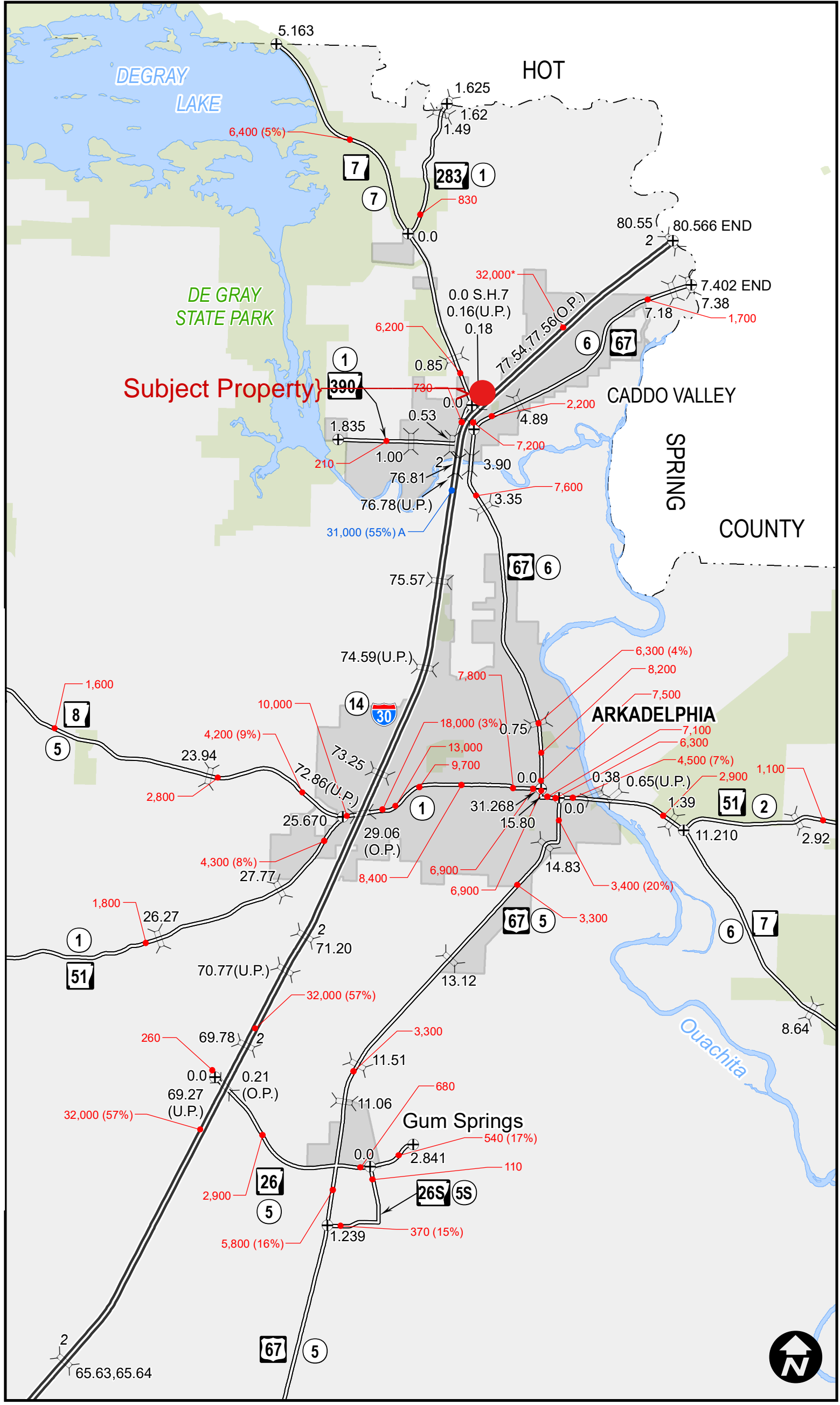
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A = AUTOMATIC (PERMANENT) TRAFFIC RECORDER LOCATION * = COUNT MADE IN ADJOINING COUNTY

2021 ANNUAL AVERAGE (TRUCK %) 2020 ANNUAL AVERAGE (TRUCK %)

CLARK COUNTY 10A



Subject Property

HOT

DEGRAY LAKE

DE GRAY STATE PARK

CADDO VALLEY

SPRING COUNTY

COUNTY

ARKADELPHIA

Gum Springs

Ouachita



LOCATION MAP



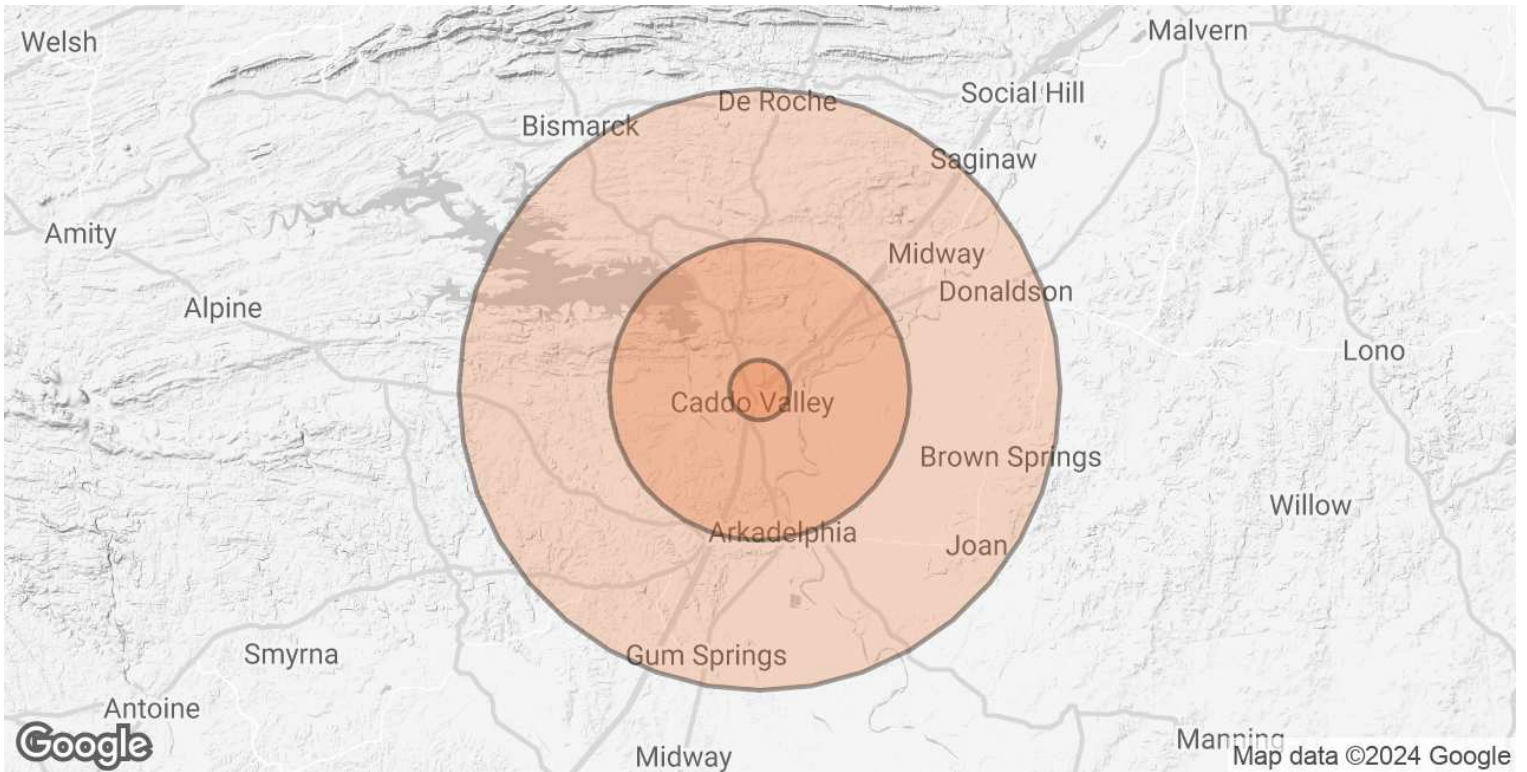
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	184	10,316	18,636
AVERAGE AGE	33.4	30.1	33.8
AVERAGE AGE (MALE)	35.5	29.7	32.3
AVERAGE AGE (FEMALE)	32.0	32.8	36.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	80	4,053	8,117
# OF PERSONS PER HH	2.3	2.5	2.3
AVERAGE HH INCOME	\$55,593	\$45,734	\$47,387
AVERAGE HOUSE VALUE	\$151,804	\$132,275	\$134,294

* Demographic data derived from 2020 ACS - US Census

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