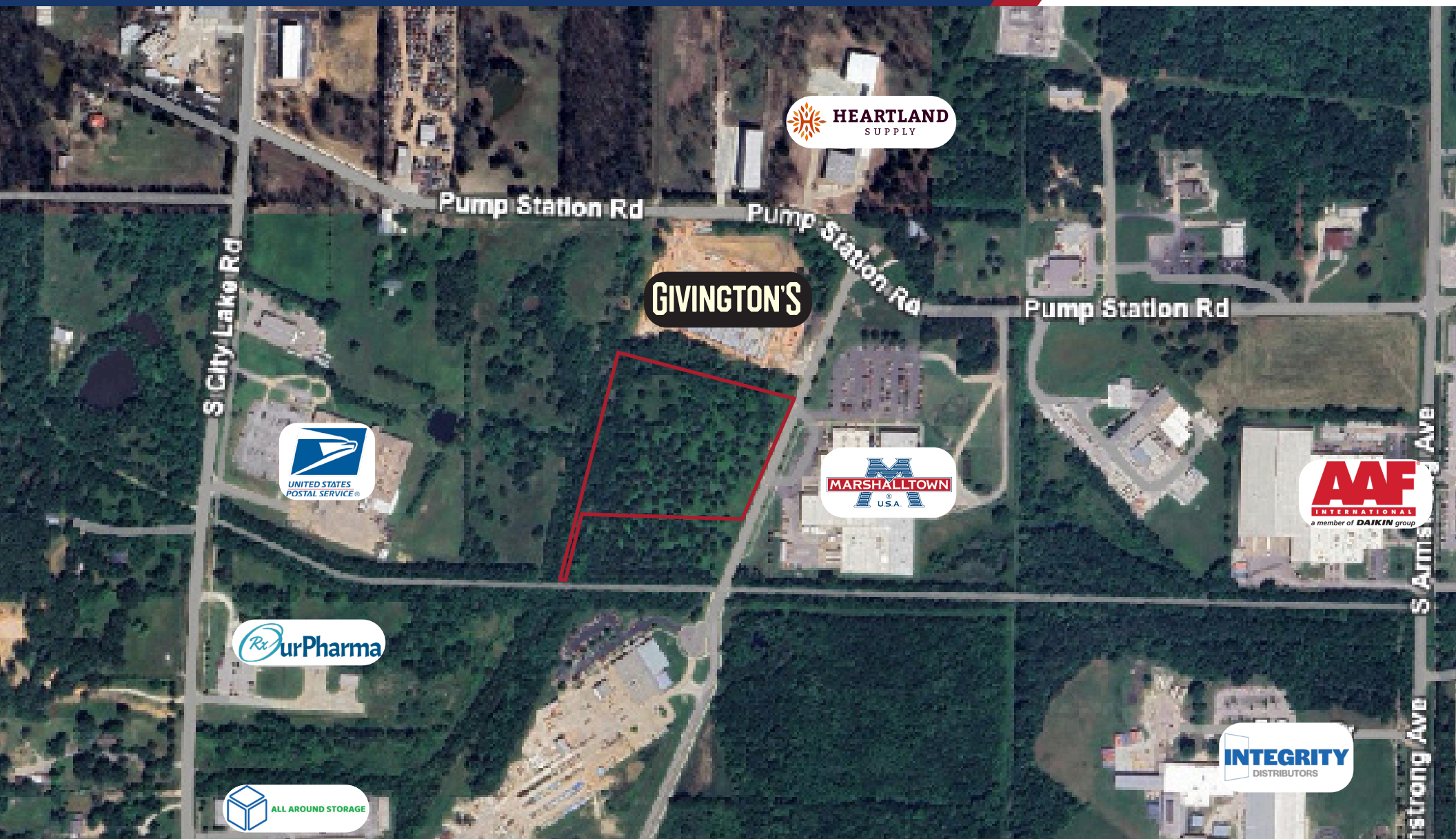


INDUSTRIAL LAND FOR SALE

S Industrial Dr | Fayetteville, AR 72701



KEVIN KESTNER
AGENT
O 479.249.9948 | C 479.200.7738
kkestner@kelleycp.com

INDUSTRIAL LAND FOR SALE

S Industrial Dr | Fayetteville, AR 72701

AVAILABLE

±7 Acres

PRICE

7 AC: \$1,230,000

COMMENTS

- Prime Opportunity for development
- Industrial zoned land (I-2 General Industrial) in the Fayetteville Industrial Park
- Quick access to I-49 and Hwy 265
- 3.4 miles to the University of Arkansas

DEMOGRAPHICS

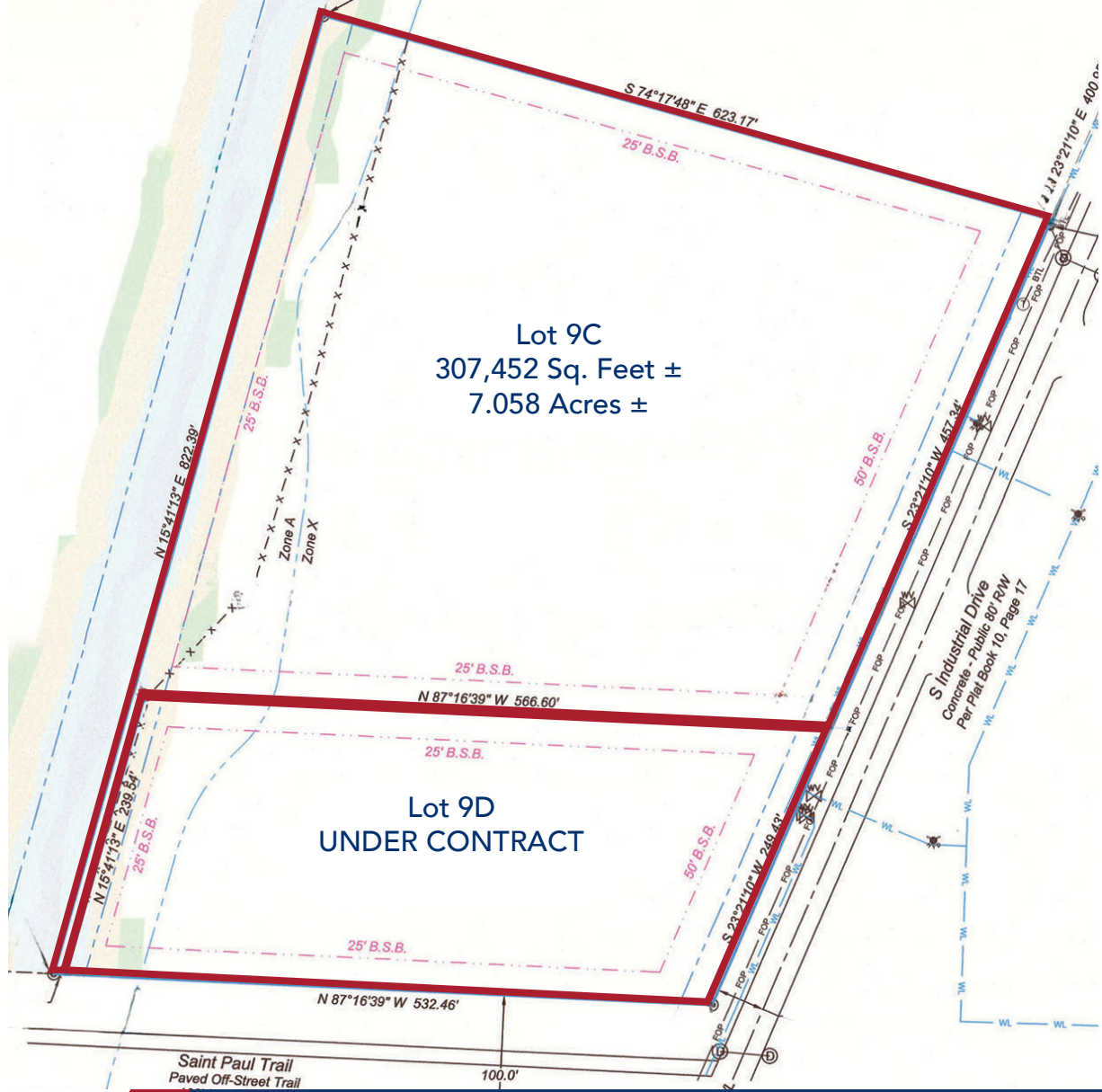
	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	31,473	77,909	197,015
AVERAGE HH INCOME	\$88,837	\$89,607	\$102,592
TOTAL HH	13,049	32,887	78,350



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KELLEY COMMERCIAL PARTNERS

KEVIN KESTNER

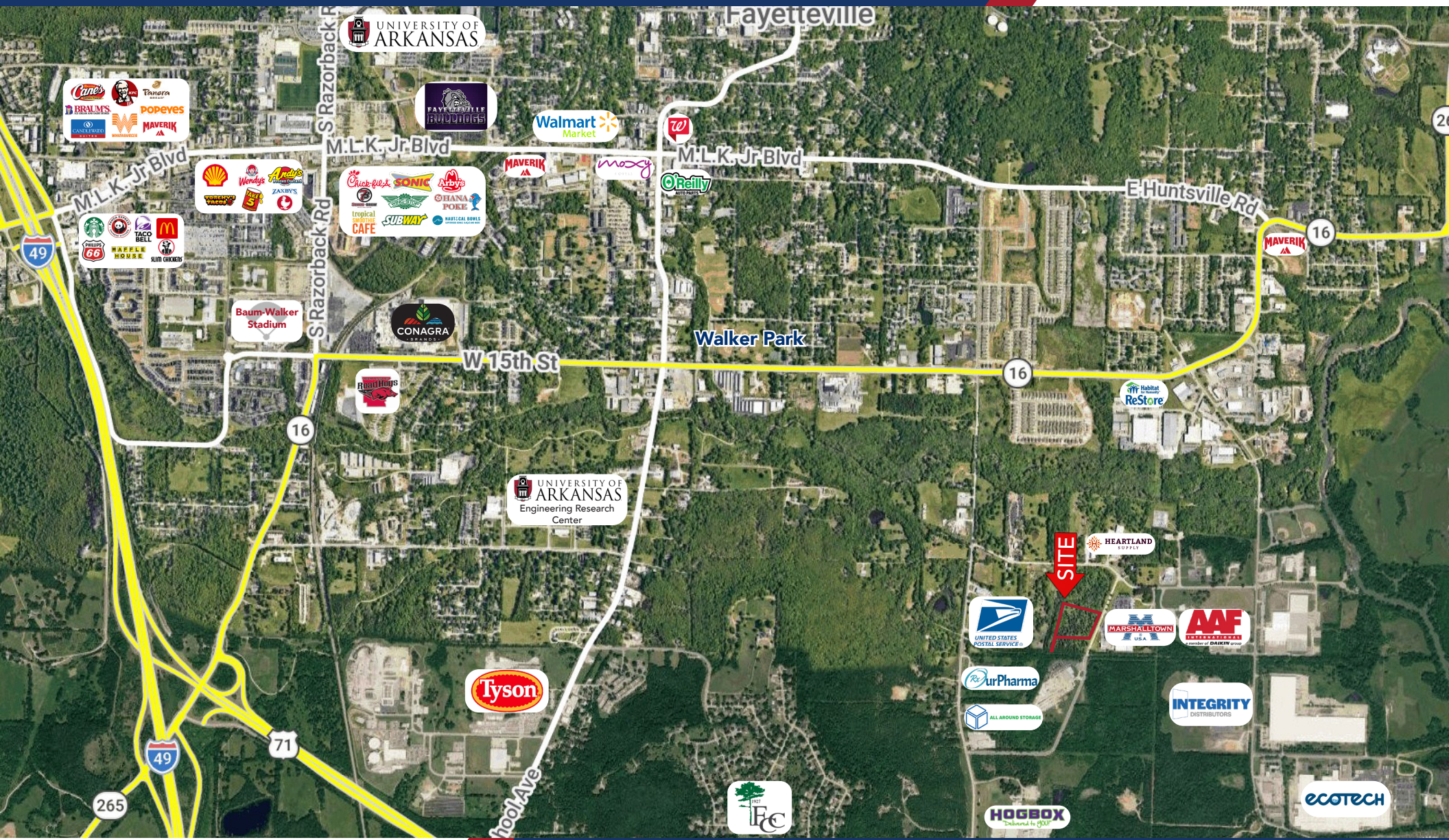
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NORTHWEST ARKANSAS RANKS AS NATIONS BEST PERFORMING LARGE METRO AREA

Source: Milken Institute

MARKET OVERVIEW

Fayetteville's economy is part of the Fayetteville–Springdale–Rogers metro, one of the fastest-growing regions in the U.S. with strong job creation and population growth. The metro has consistently posted above-average job growth, powered by expansions in education, health services, professional services, and construction, and new job growth has outpaced the national average in recent years. The city's employment base is diverse, with major roles for health care & social assistance, educational services (largely tied to the University of Arkansas), and retail trade. Fayetteville also emphasizes advanced manufacturing, outdoor recreation, sustainability, creative industries, research & development, and professional services as targeted areas for future growth. Fayetteville's market is characterized by strong job growth, sector diversity, innovation potential, and quality of life, anchored by education and research. Continued regional expansion and strategic planning efforts are shaping Fayetteville's economic trajectory as a vibrant small-city market in the U.S. Southeast.

FAYETTEVILLE MAJOR EMPLOYERS	
Rank	Company
1	University of Arkansas
2	Washinton Regional Medical Center
3	Walmart
4	Fayetteville School District
5	Veterans Administration Medical
6	City of Fayetteville
7	APAC Central, Inc.
8	Pinnacle Foods
9	Tyson Foods
10	Washington County Government

Source: Fayetteville Chamber of Commerce



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	31,473	77,909	197,015
AVERAGE HH INCOME	\$88,837	\$89,607	\$102,592
TOTAL HH	13,049	32,887	78,350
AVERAGE AGE	31	30	32
BUSINESSES	1,122	2,527	5,946
EMPLOYEES	11,759	27,317	64,658

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property



197,015
 Population


\$102,592
 Avg. Household Income


78,350
 Households


32
 Avg. Age


5,946
 Businesses


64,658
 Employees



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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