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# ±2.29 - 31.23 ACRES OF LAND FOR SALE

## 8514 Hwy 161, Jacksonville, Arkansas



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## Property Understanding

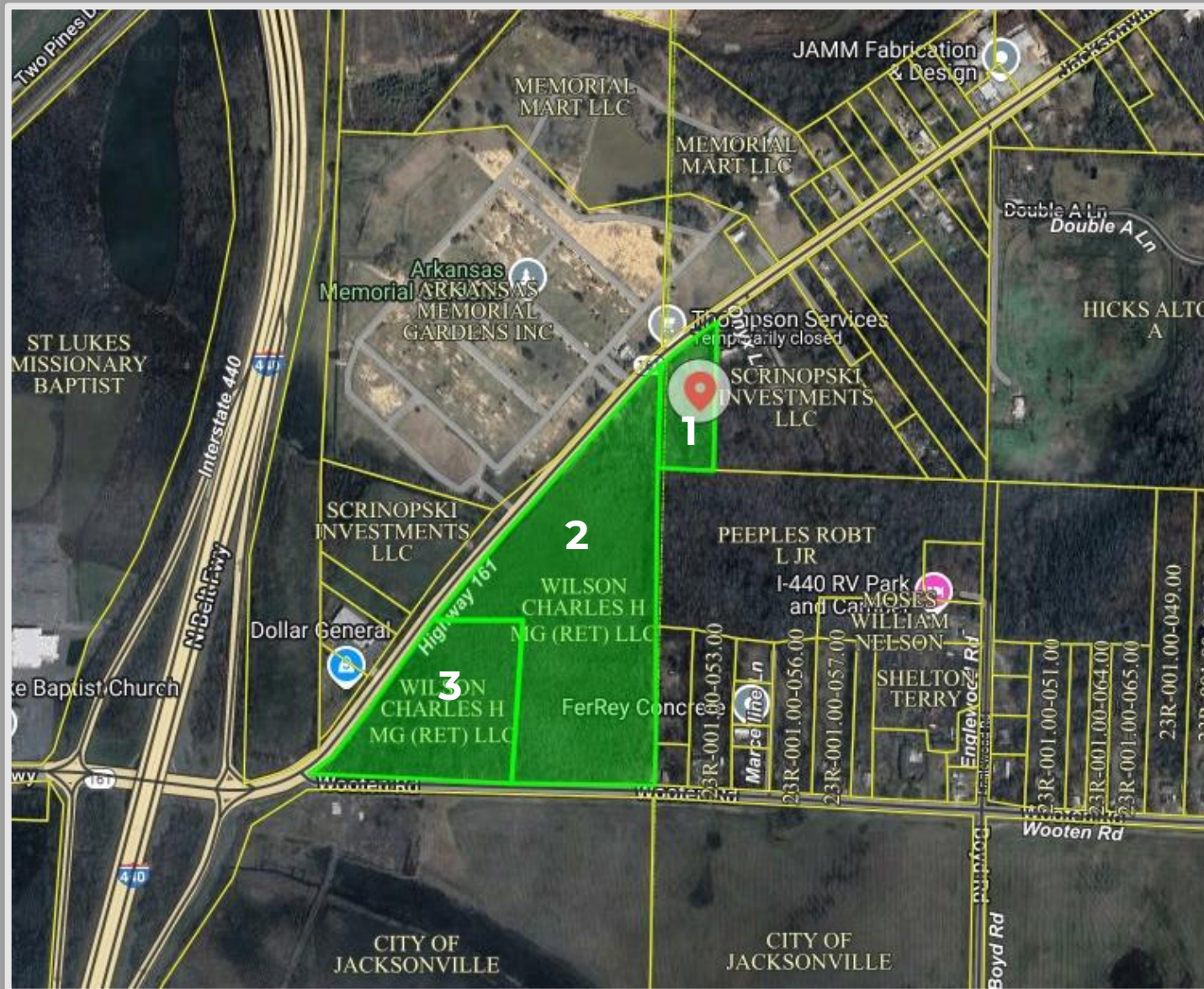
### OVERVIEW

<b>Offering</b>	For Sale (Subdividable)
<b>Price</b>	\$2,075,000 (\$66,443/AC)
<b>Address</b>	8514 Hwy 161
<b>City/State</b>	Jacksonville, AR 72706
<b>Property Type</b>	Commercial Land
<b>Lot Size</b>	<p><b>Total – ±31.23 Acres</b></p> <ul style="list-style-type: none"> <li>Parcel 1 – ±2.29 Acres</li> <li>Parcel 2 – ±18.12 Acres</li> <li>Parcel 3 – ±10.82 Acres</li> </ul>
<b>Zoning</b>	C-4 (General Commercial)
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>Hwy 67/167 – 72,000 VPD</li> <li>I-440 – 28,000 VPD</li> <li>Hwy 161 – 9,400 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- Owner will subdivide, subject to pricing
- ±31.23 acres of land located in Jacksonville, Arkansas
- 2,436 feet of frontage along Jacksonville Hwy
- Premier development opportunity at the under-utilized interchange along I-440











# Jacksonville, AR



Jacksonville, Arkansas, is a vibrant city in the central part of the state, approximately 20 miles northeast of Little Rock, the state capital. Jacksonville's proximity to Little Rock makes it a convenient location for residents looking to enjoy both the benefits of the nearby city and the atmosphere of small-town life.

The current widening of Highway 67/167 through Jacksonville expands the highway from four to six lanes, improving traffic flow and safety. The project enhances connectivity and supports local economic development by easing congestion and upgrading interchanges. The construction project will also replace two overpass bridges. Construction started in September 2022 and will be completed in fall 2027 ([City of Jacksonville; Arkansas Business](#)).

One of Jacksonville's notable features is its close relationship with Little Rock Air Force Base, which is situated just a few miles north of the city. The base significantly contributes to the local economy and community, providing employment opportunities and contributing to the area's military presence.

## DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	14,336	61,329	153,171
<b>Households</b>	5,954	25,027	65,595
<b>Average Age</b>	39.7	39.2	40.1
<b>Average Household Income</b>	\$70,070	\$75,470	\$75,229
<b>Businesses</b>	401	1,773	5,727

*\*Demographic details based on property location*

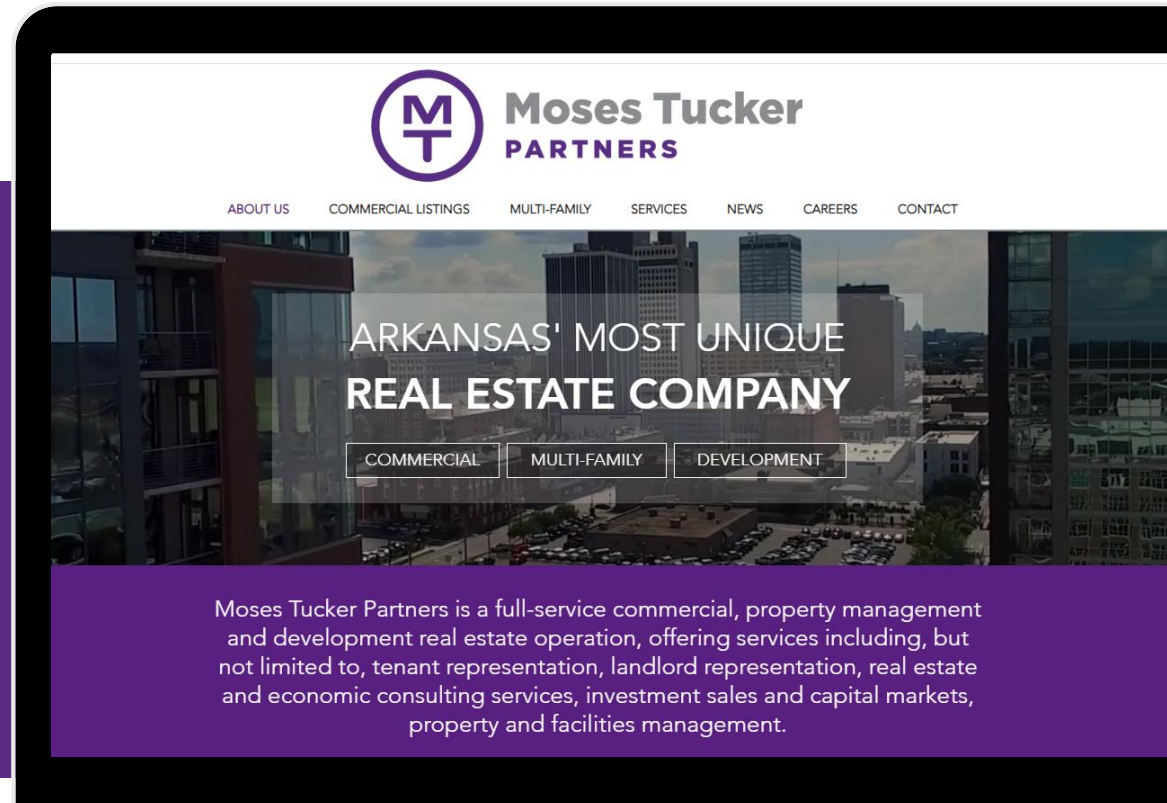
# CONNECT

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**DISCLAIMER**

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