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INDUSTRIAL PROPERTY WITH RAIL ACCESS AVAILABLE

197 S Redmond Road, Jacksonville, Arkansas



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Property Understanding

OVERVIEW

Offering	Available
Price	Contact Agent
Address	197 S Redmond Rd, Jacksonville, AR 72076
Property Type	Industrial/Warehouse
Building Size	Total: ±12,200 SF <ul style="list-style-type: none"> ○ Office – ±1,200 SF ○ Warehouse – ±11,000 SF
Docks & Drive Ins	4 External Docks (2 with Rail Access) 2 Drive Ins (10' w x 12' h)
Lot Size	±1.71 Acres with Fenced-In Yard
Year Built	1981
Traffic Count	Hwy 67/167 – 68,000 VPD

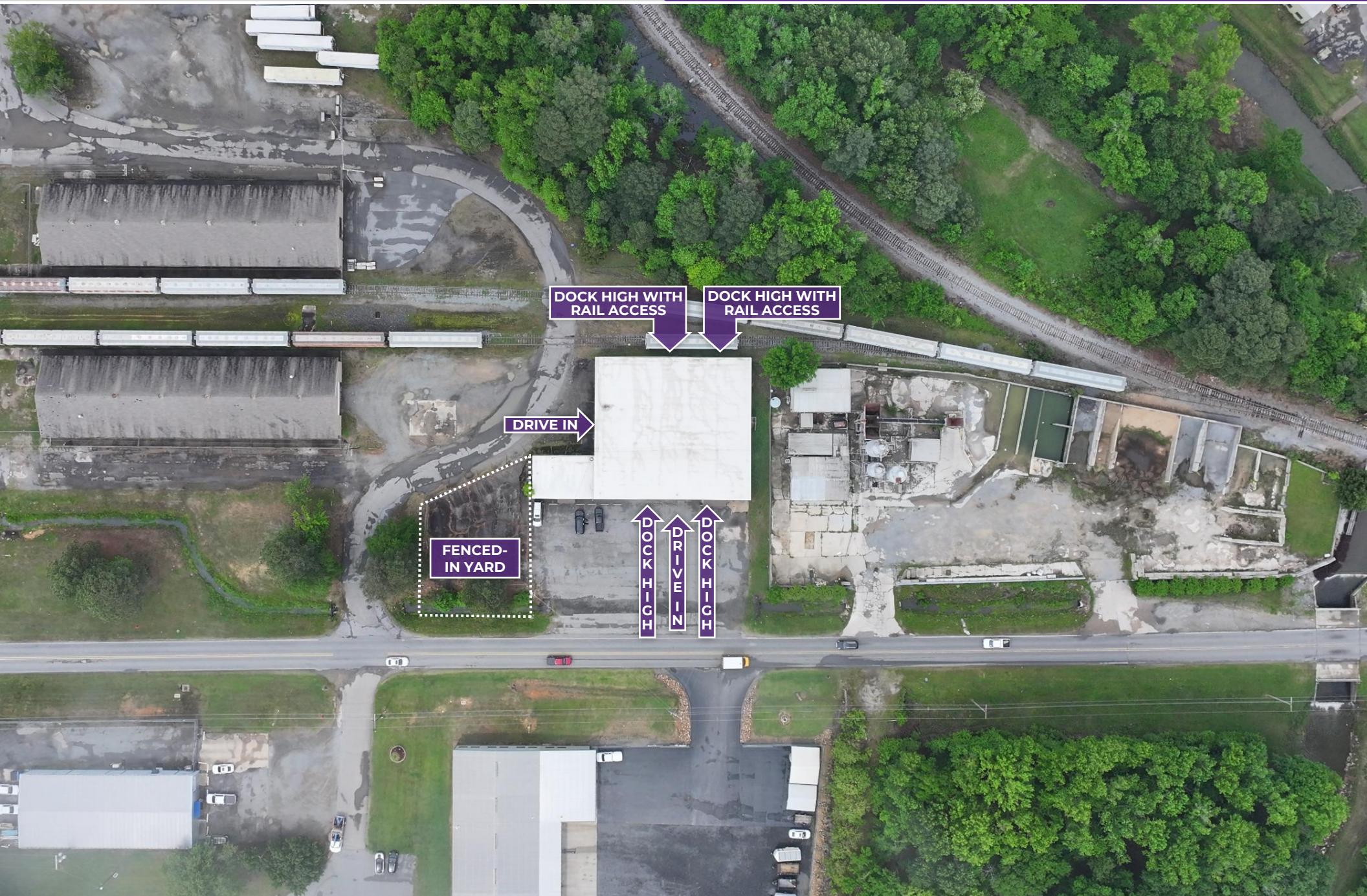
PROPERTY HIGHLIGHTS

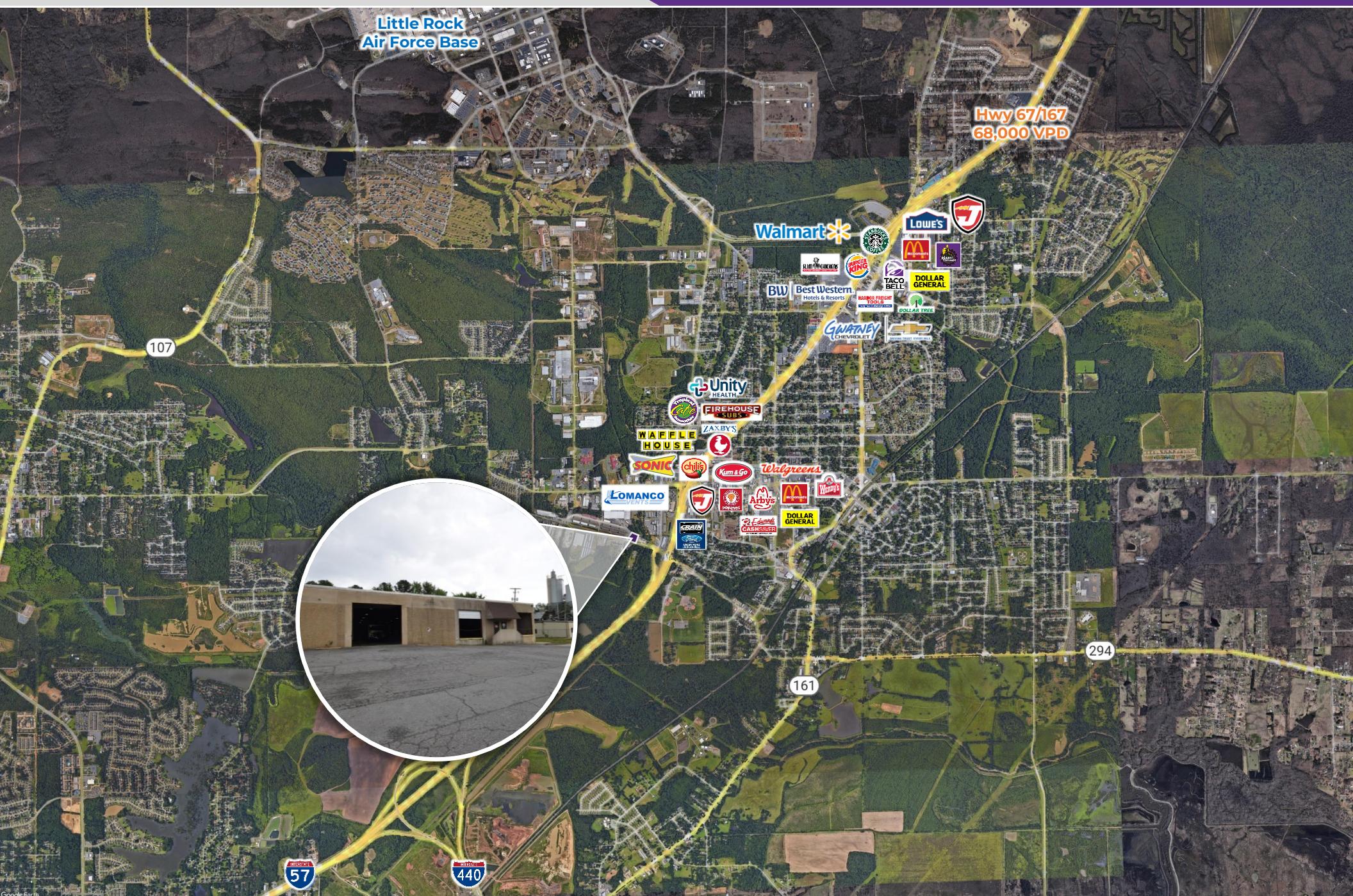
- Expansive ±12,200 SF industrial warehouse on ±1.71 acres with 18' clear height and a fenced-in yard
- Built in 1981 with an open, functional layout for distribution or light manufacturing
- Significant recent property updates include a new roof in 2017, a new A/C in 2022, and new LED lighting in 2020
- Four external dock-high doors (two with rail access) and two drive-in doors for flexible loading
- Convenient access and proximity to Hwy 67/167, ideal for regional logistics
- Six surface parking spaces on site
- Positioned in an established industrial corridor of Jacksonville
- Approximately 15 miles from Little Rock, the state capital of Arkansas
- Situated 3.5 miles from the Little Rock Air Force Base













LOOKING NORTHEAST



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
Population	28,863	53,054	152,506
Households	11,420	21,293	62,903
Average Age	37.4	38.8	40.0
Average Household Income	\$66,408	\$76,355	\$79,222
Businesses	667	1,118	3,889

*Demographic details based on property location

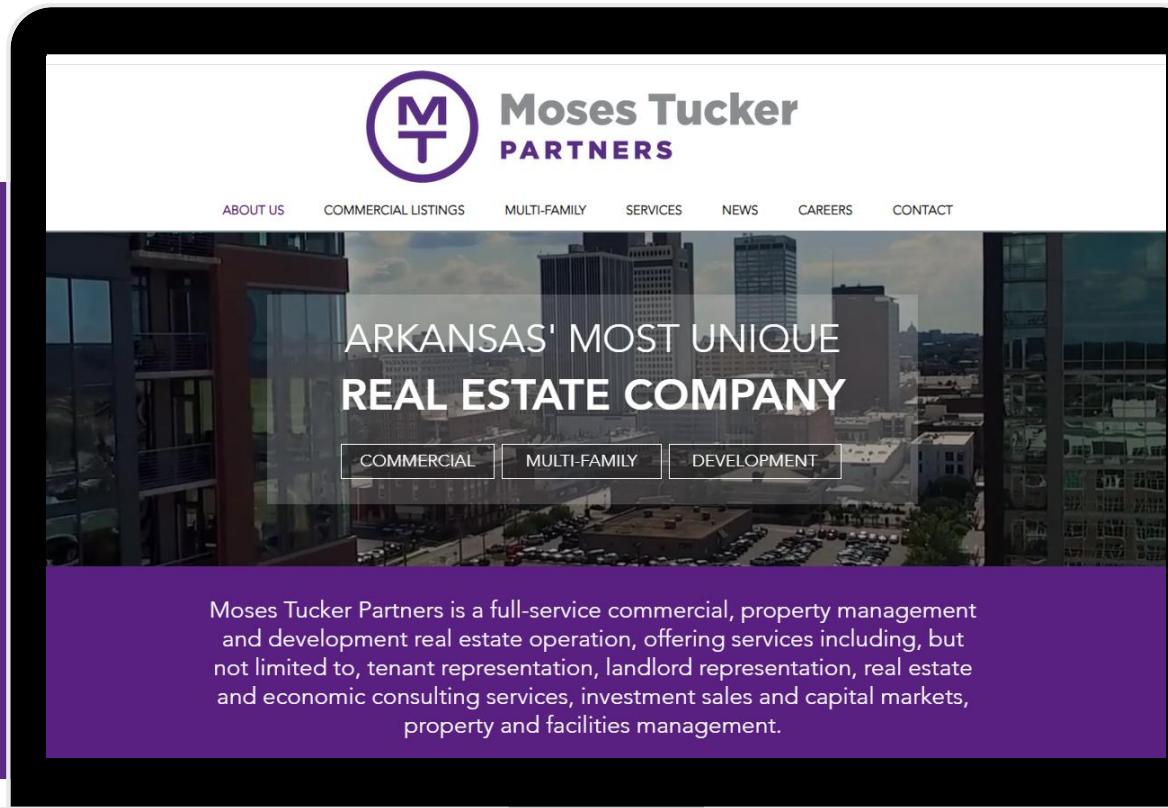
CONNECT

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The smartphone screen shows the Moses Tucker Partners website. The header features the company logo and navigation links for About Us, Commercial Listings, Multi-Family, Services, News, Careers, and Contact. The main banner image is a cityscape with the text "ARKANSAS' MOST UNIQUE REAL ESTATE COMPANY" overlaid. Below the banner are buttons for Commercial, Multi-Family, and Development. A purple text box at the bottom left of the screen states: "Moses Tucker Partners is a full-service commercial, property management and development real estate operation, offering services including, but not limited to, tenant representation, landlord representation, real estate and economic consulting services, investment sales and capital markets, property and facilities management."

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