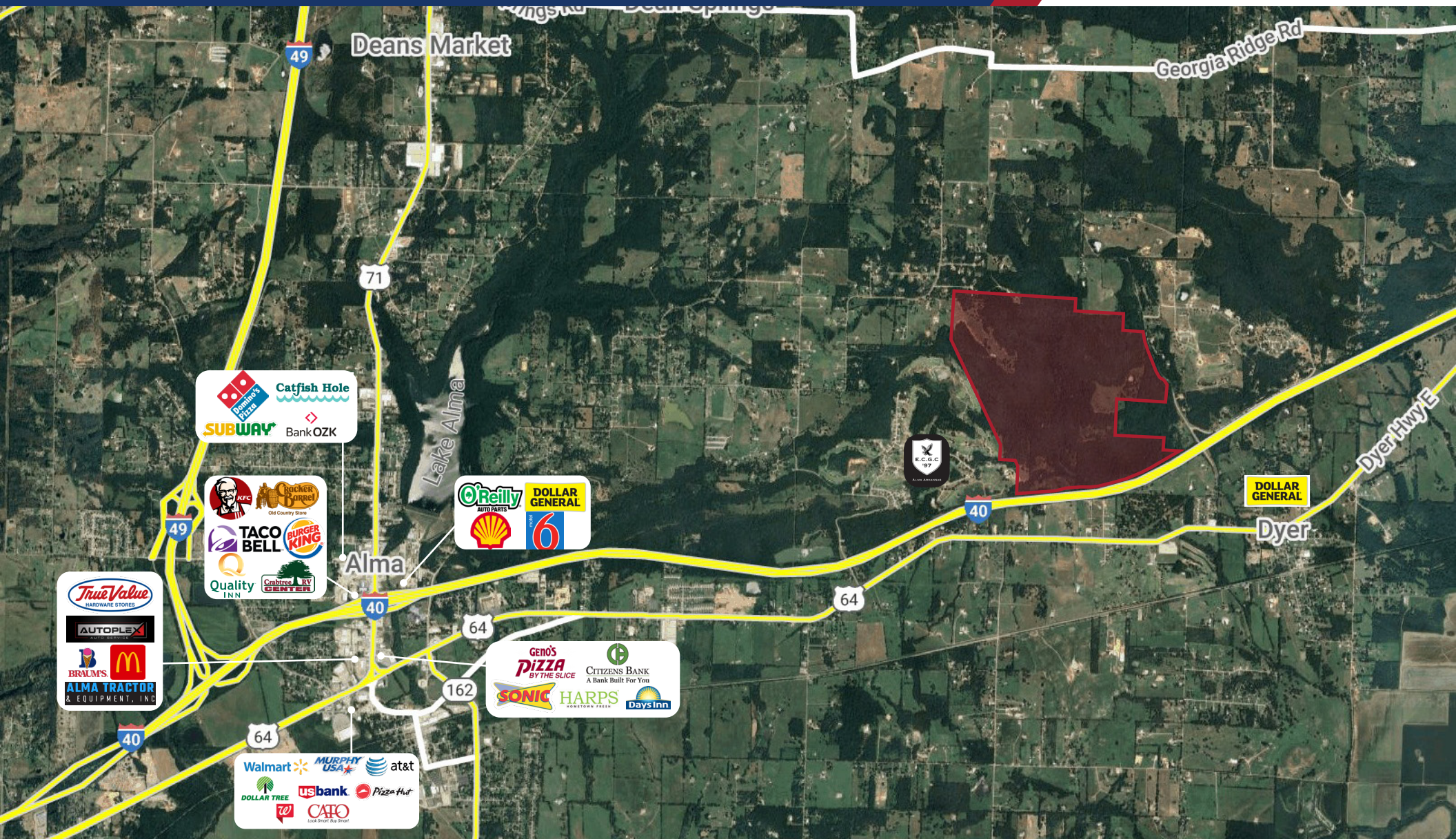


±526 ACRES FOR SALE

Interstate 40 Frontage | Alma, AR



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AVAILABLE

Land	±526 AC
Price	\$5,900,000

HIGHLIGHTS

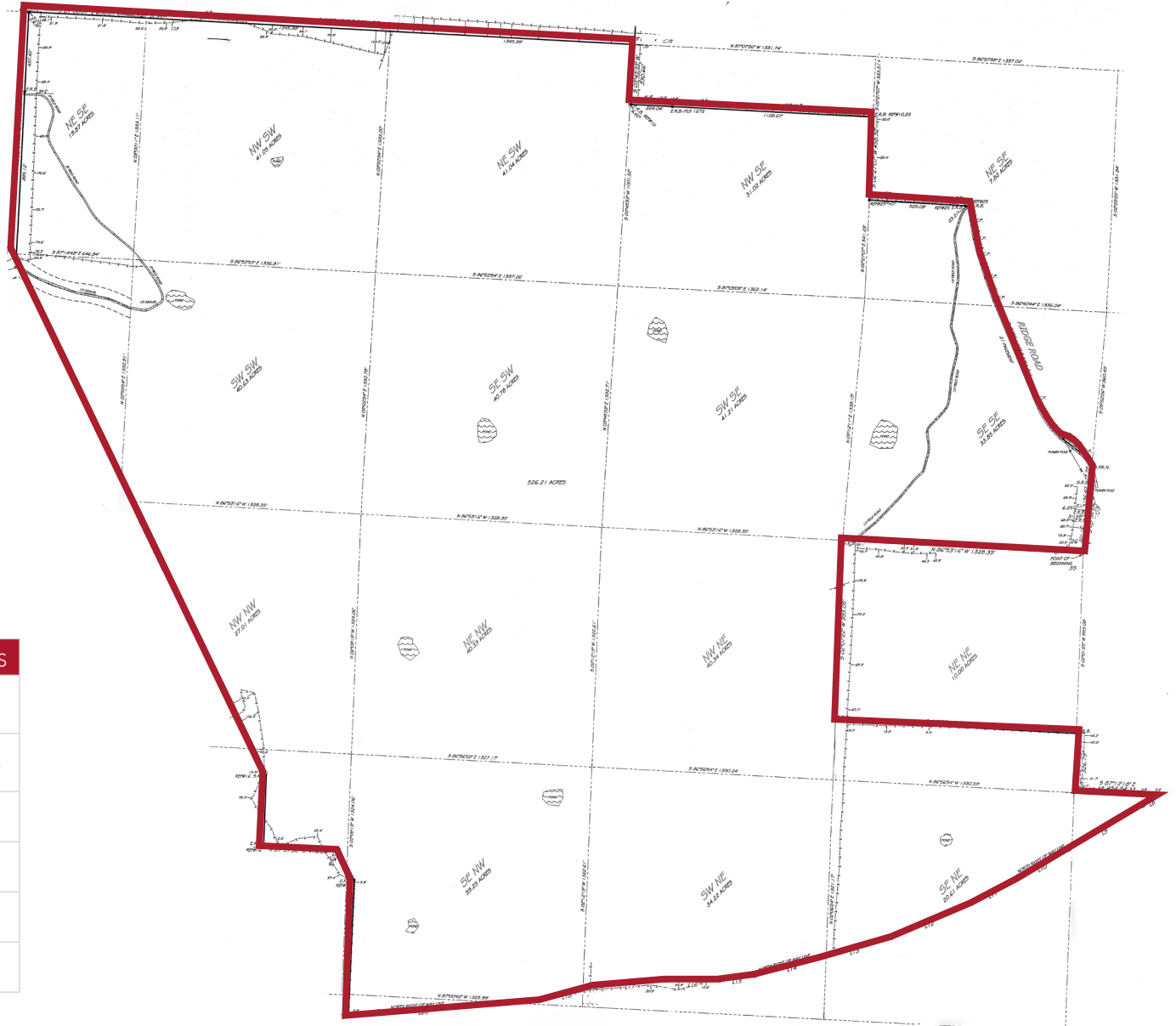
- Over 500 Acres of versatile land with extensive frontage along Interstate 40
- Strategically located in Alma, Arkansas where I-40 (East-West) and I-49 (North-South) intersect
- Adjacent to the esteemed Eagle Crest Golf Course, an 18-hole course and residential development

TRAFFIC COUNTS AND DEMOGRAPHICS

Hwy 71 - 12,475 VPD

I-40 - 31,951 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,791	9,713	17,196	57,758
AVERAGE HH INCOME	\$71,046	\$78,254	\$82,028	\$80,740
TOTAL HH	1,123	3,782	6,593	22,370
AVERAGE AGE	34	37	39	38
BUSINESSES	114	204	328	1,263
EMPLOYEES	1,332	2,186	3,158	16,929

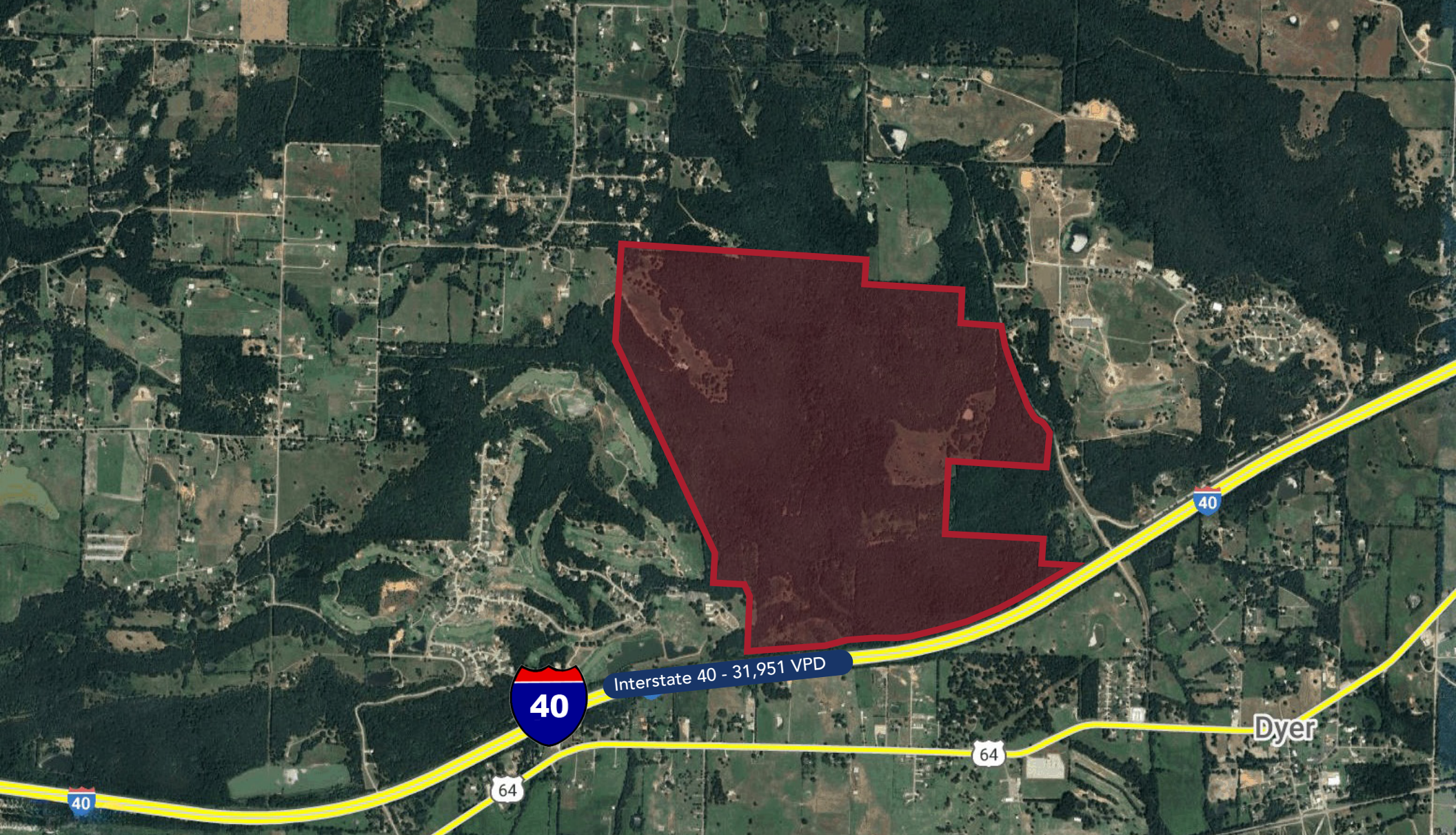


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±526 ACRES FOR SALE

Interstate 40 Frontage | Alma, AR

MARKET OVERVIEW

Alma, Arkansas, is a small city located in Crawford County, strategically positioned near major transportation routes like Interstates 40 and 49. This location offers residents and businesses convenient access to larger markets, including Fort Smith and the broader Northwest Arkansas region. Significant infrastructure projects are underway to enhance connectivity and stimulate economic growth. Notably, a 14-mile extension of Interstate 49 from Alma to Barling has received \$25 million in federal funding, with construction potentially starting as early as December 2025. Such developments are expected to improve transportation efficiency and attract businesses to the area.

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property



57,758

Population



\$80,740

Avg. Household Income



22,370

Households



38

Avg. Age



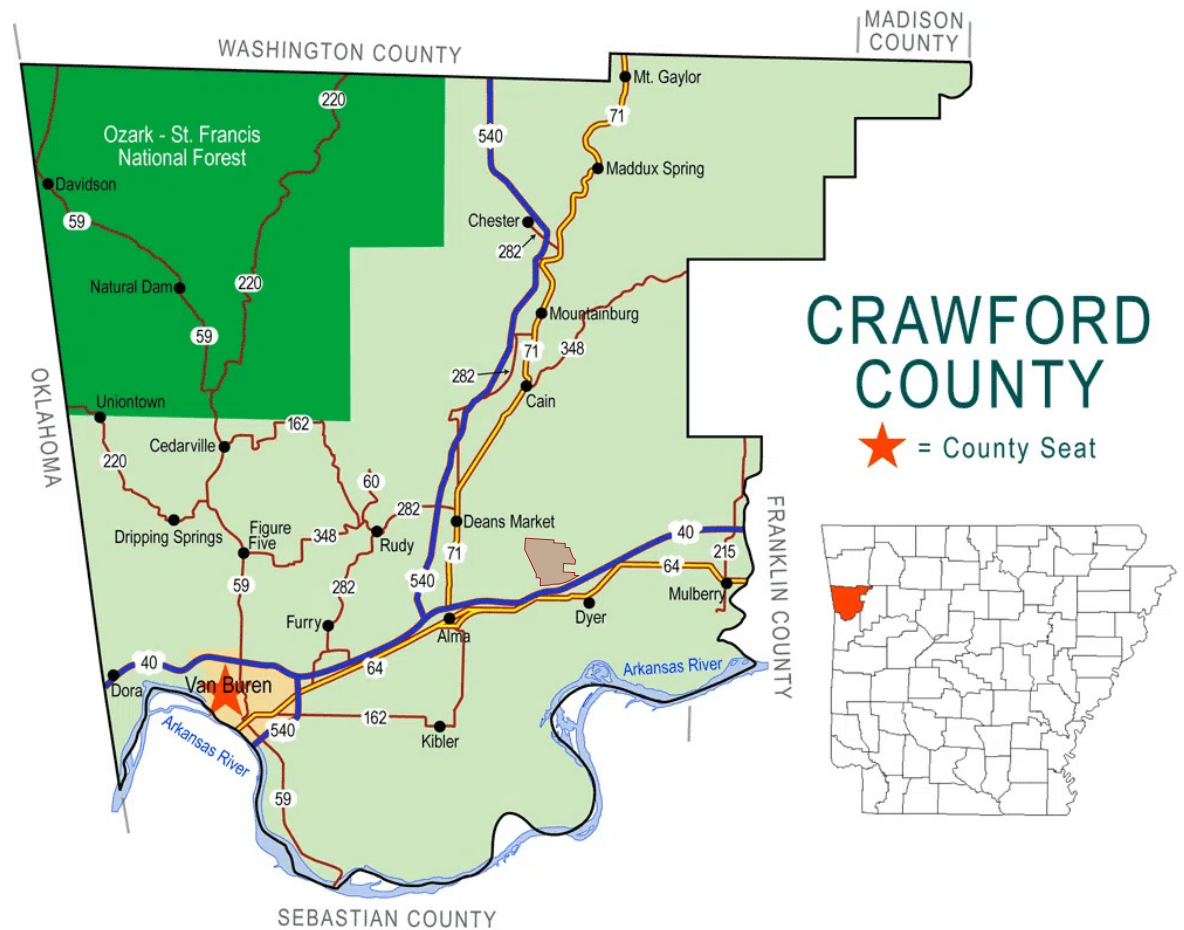
1,263

Businesses



16,929

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

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