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±3.37 ACRES OF LAND FOR SALE

3412 Central Ave, Hot Springs, AR

REDUCED PRICING!



Oaklawn Racing
Casino Resort

Central Avenue
22,000 VPD

Tract 1 – 1.77 Acres

Tract 2 – 1.60 Acres

CONTACT US TODAY
501.376.6555 | mosestucker.com

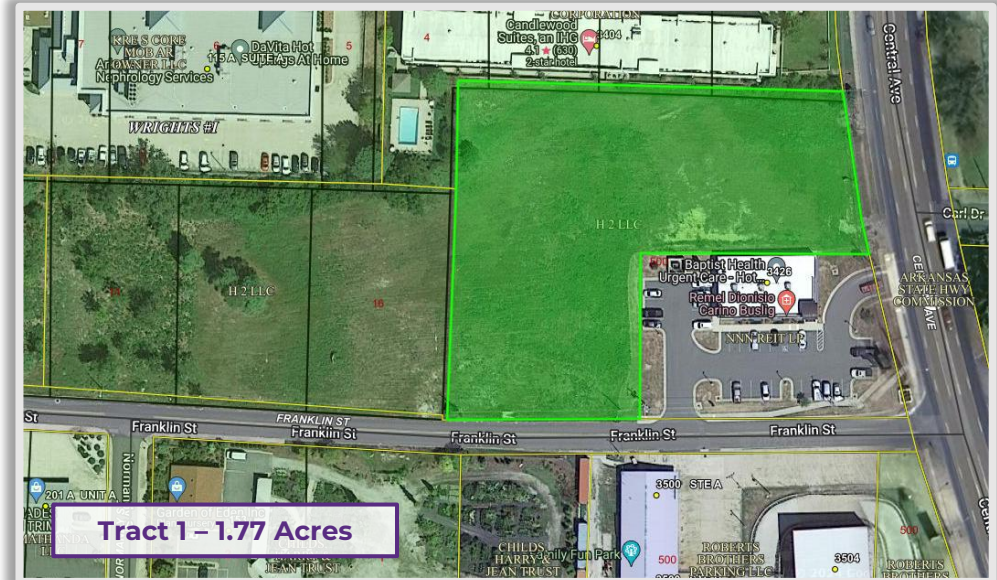


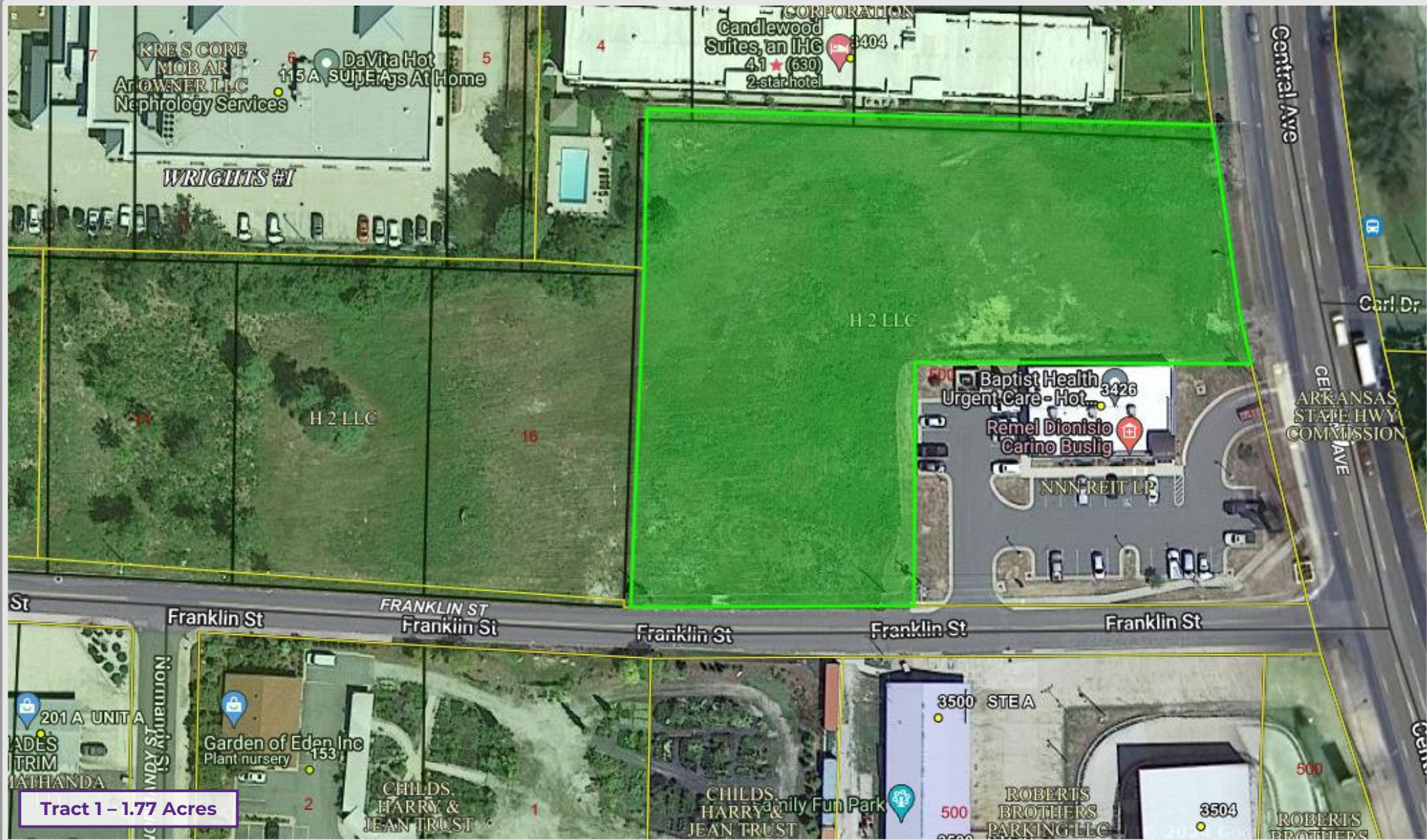
OFFERING SUMMARY

Offering	For Sale
Address	3412 Central Ave, Hot Springs, AR 71913
Price	\$999,000
Property Type	Unimproved land
Total Acreage	±3.37 Acres ○ Tract 1 – 1.77 Acres (\$800,000) ○ Tract 2 – 1.60 Acres (\$199,000)
Traffic Counts	○ Central Ave – 22,000 VPD ○ Higdon Ferry Rd – 14,000 VPD ○ US Hwy 270 – 43,000 VPD ○ Franklin St – 1,200 VPD

PROPERTY HIGHLIGHTS

- Prominent position off one of the highest-trafficked roadways in Hot Springs: Central Ave (22,000 VPD)
- Strategically positioned 0.7 miles (1-minute drive) from the tourist attraction Oaklawn Racing Casino Resort
- Additional Hot Springs attractions like Bath House Row, Lake Hamilton, the Gangster Museum of America, and Lake Ouachita drive tourism year-round
- Numerous national retailers nearby: Kroger, Sam's Club, Dollar General, CVS and Walgreens, among others







Tract 2 - 1.60 Acres



LOOKING NORTH



Oaklawn Racing
Casino Resort

Central Avenue
22,000 VPD

Tract 1 - 1.77 Acres

Tract 2 - 1.60 Acres

Franklin St
1,200 VPD

LOOKING SOUTH

US Hwy 270
43,000 VPD

Central Avenue
22,000 VPD

Franklin St
1,200 VPD

Tract 1 - 1.77 Acres

Tract 2 - 1.60 Acres



Looking Northeast



Looking East

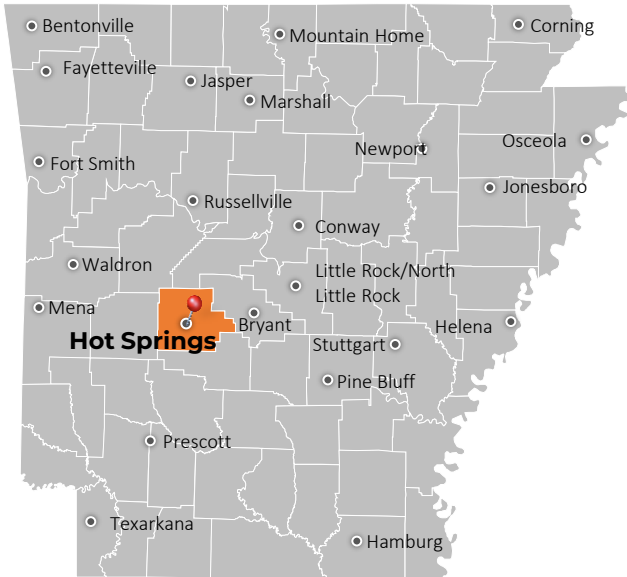


Looking Southeast



Looking West

HOT SPRINGS, AR



Located in the heart of the nation and within a one-day drive of 80 million people, Hot Springs is a great place to work and live. Greater Hot Springs has one of the most vibrant economies in Arkansas in one of the nation's most scenic settings. The region has a reasonable cost of living and a business-friendly approach that has attracted global companies as well as entrepreneurs. Companies as diverse as Triumph Airborne, Xpress Boats, Timber Automation and Alliance Rubber all happily call the region home. With access to waterways, railways and truck, intermodal freight transportation makes doing business all over the world convenient and efficient.

The region is also home to two four-year universities and two nationally accredited colleges. Hot Springs has a regional airport as well as quick access to Interstate 30 and several regional hubs, including Little Rock.

Visitors and residents have an assortment of activities at their disposal in Hot Springs, such as an esteemed national park, live thoroughbred racing and gaming at Oaklawn Racing Casino Resort, Magic Springs Amusement Park, the 210-acre Garvan Woodland Gardens, the Gangster Museum of America, a renowned lineup of art galleries and the Mid-America Science Museum, which received a National Medal for Library & Museum in 2016.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	31,543	54,493	83,060
Households	14,350	23,949	35,246
Average Age	44.2	43.5	43.1
Average Household Income	\$68,753	\$75,965	\$75,062
Businesses	1,853	2,408	2,938

**Demographic details based on property location*

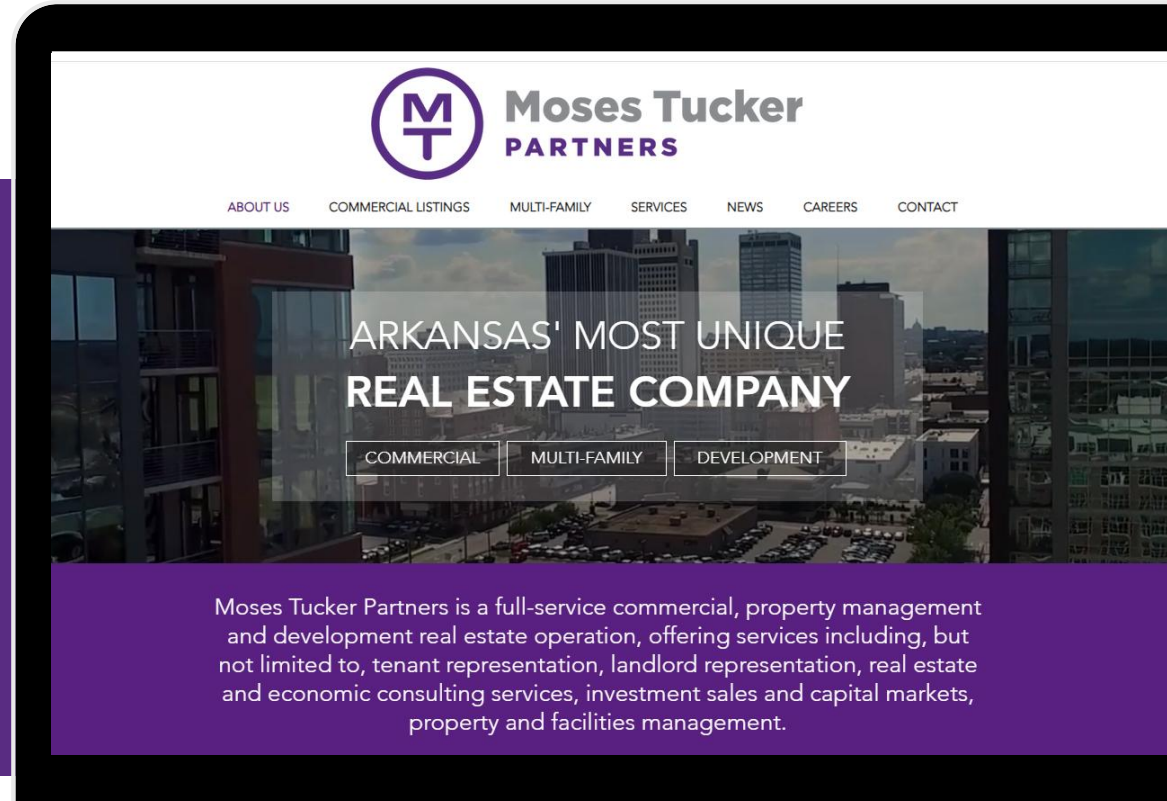
THANK YOU

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