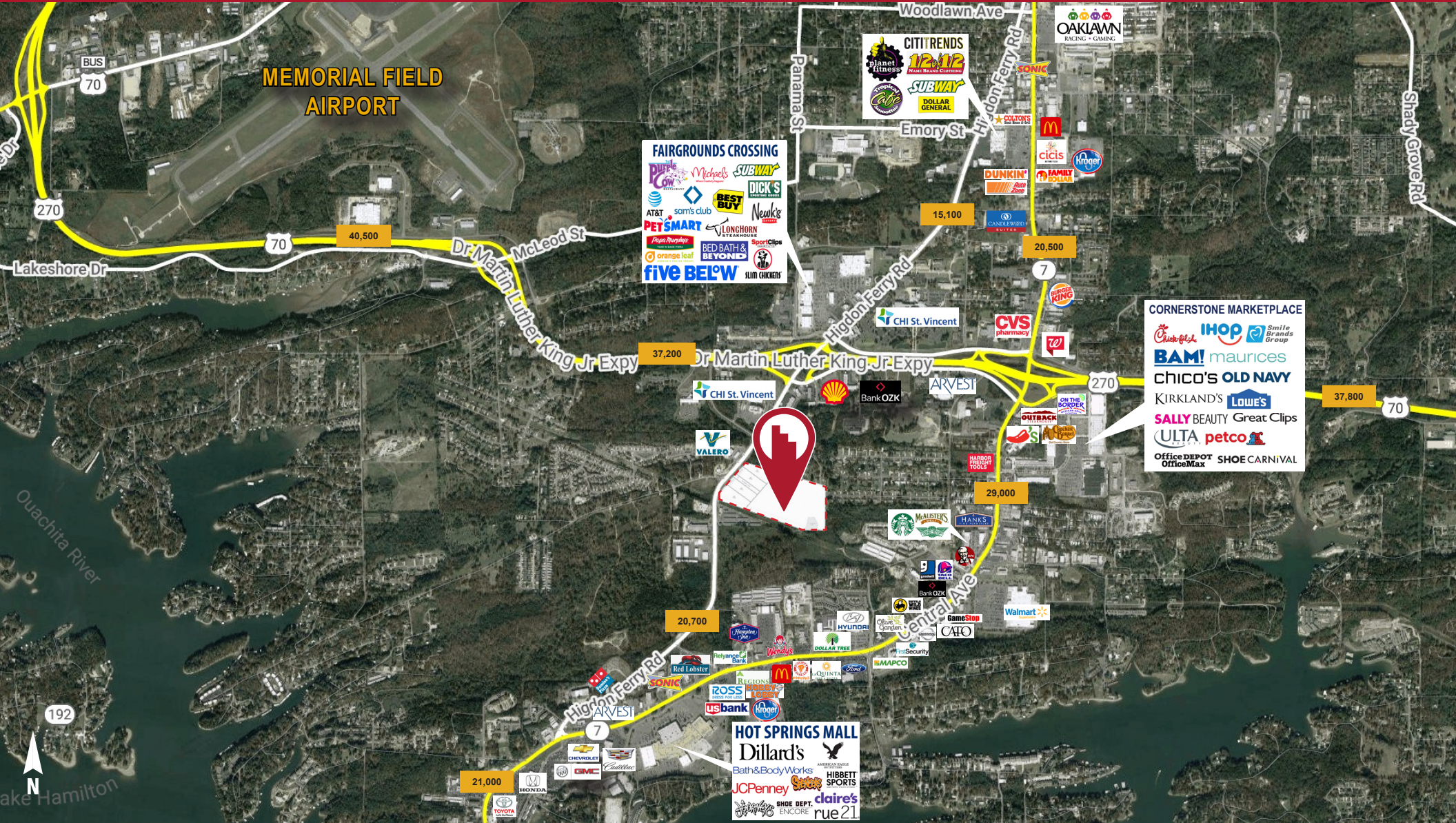


COMMERCIAL LAND FOR SALE IN HOT SPRINGS

Higdon Ferry Rd & Twin Points Rd | Hot Springs, AR 71913



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AVAILABLE

±15.29 Acres - Can be subdivided

- Lot 1: ±1.1 Acres
- Lot 2: ±1.0 Acres
- Lot 3: ±1.0 Acres
- Lot 4: ±1.4 Acres
- Lot 6: ±10.5 Acres

PRICE

Call agent for pricing

COMMENTS

- Located in a thriving retail/business area
- Front outlots have frontage on Higdon Ferry Rd
- Traffic signal located at entrance
- Zoned C-4

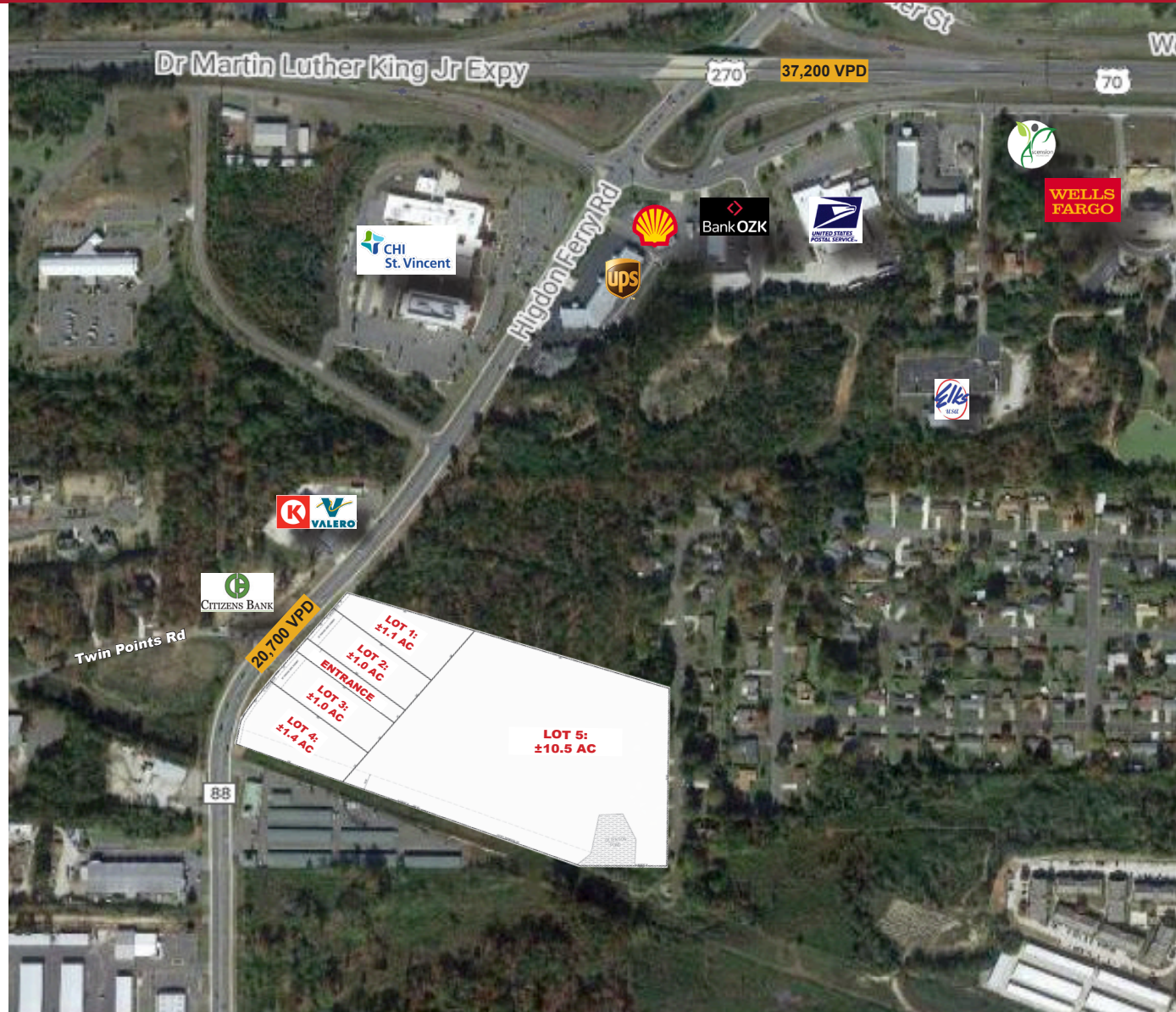
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,734	26,681	55,819	83,118
AVERAGE HH INCOME	\$69,083	\$61,815	\$64,489	\$65,129
TOTAL HH	1,947	12,353	24,604	35,382

TRAFFIC COUNTS

I-70/270: - 37,200 VPD

Higdon Ferry Rd - 20,700 VPD



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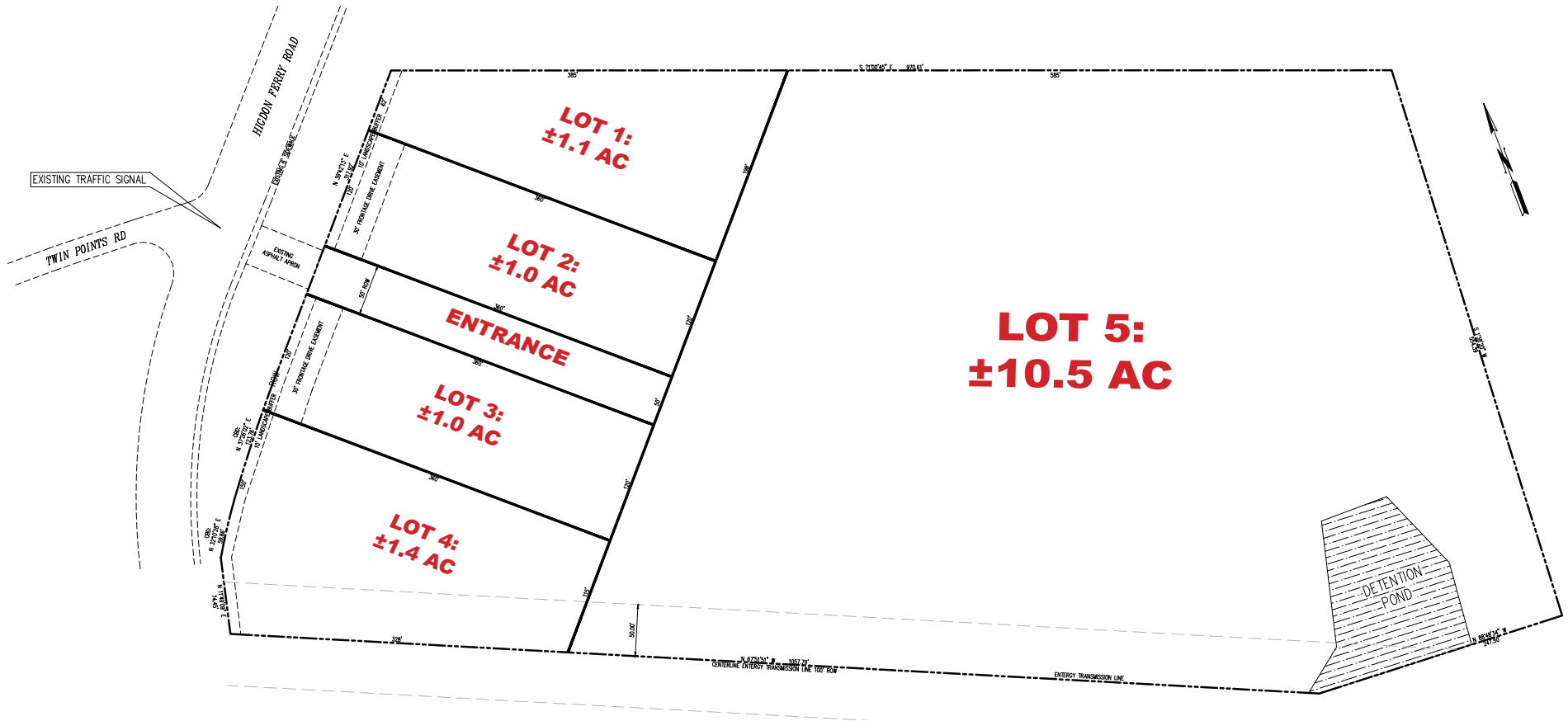


KELLEY COMMERCIAL
PARTNERS

COMMERCIAL LAND FOR SALE IN HOT SPRINGS

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LOT LAYOUT



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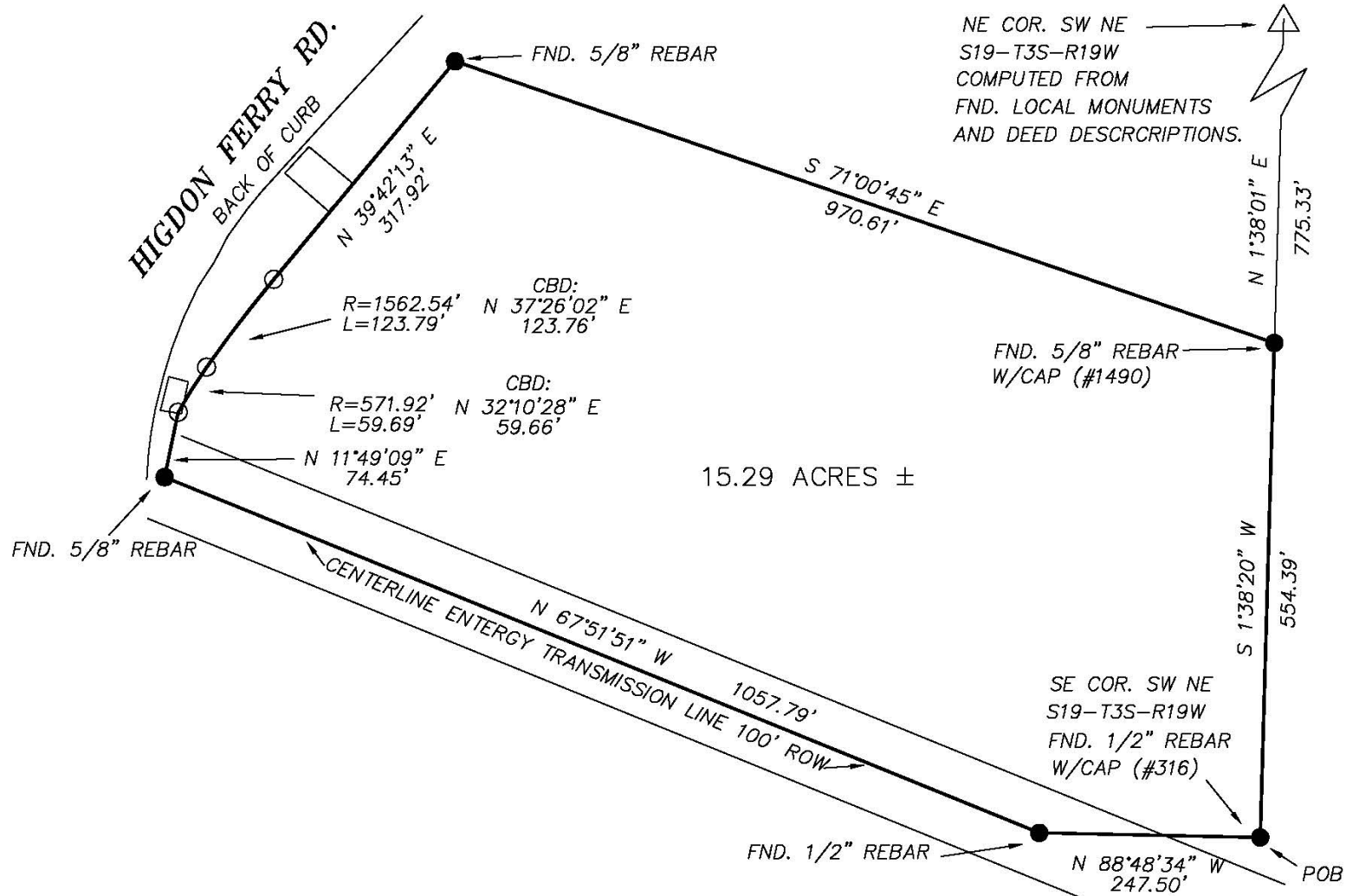
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COMMERCIAL LAND FOR SALE IN HOT SPRINGS

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SURVEY



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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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DEVELOPMENT MANAGEMENT

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