

SALE

GROCERY STORE SITE US 167 and Arch Street Pike

US 167 AND ARCH STREET PIKE

Hensley, AR 72065

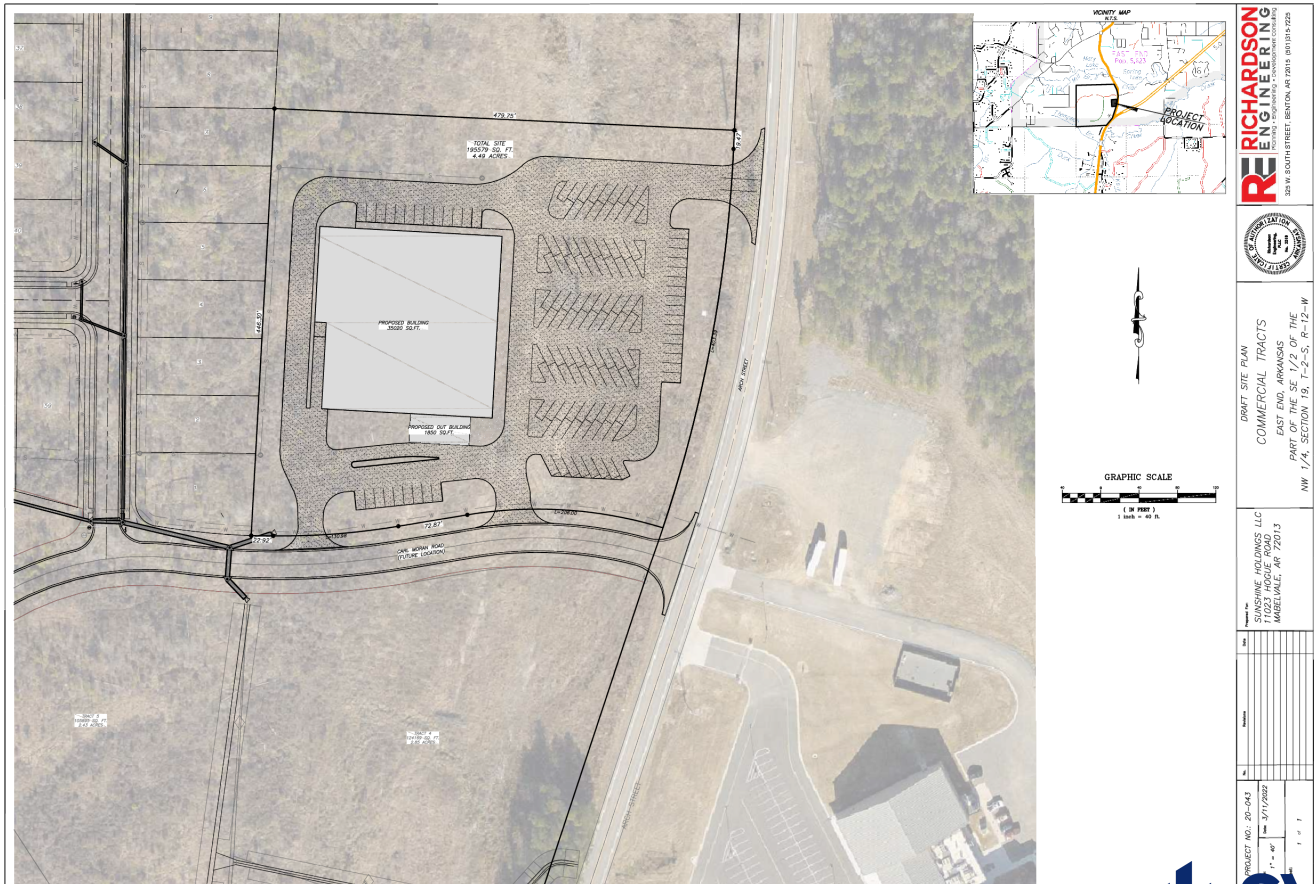
PRESENTED BY:

NATHAN HUTCHINS

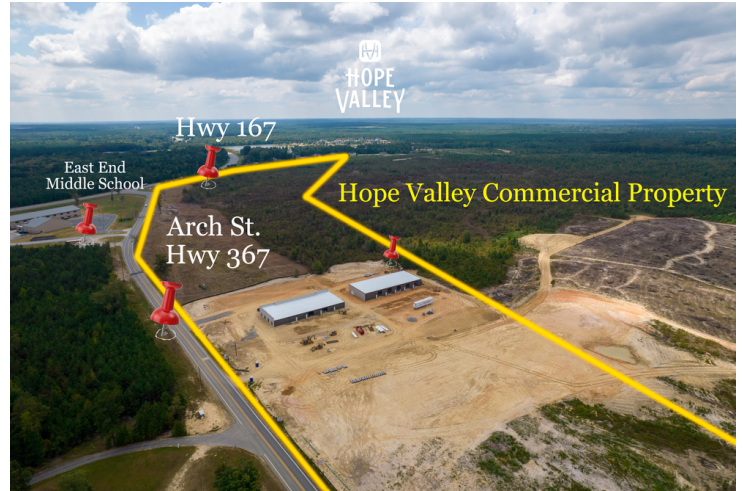
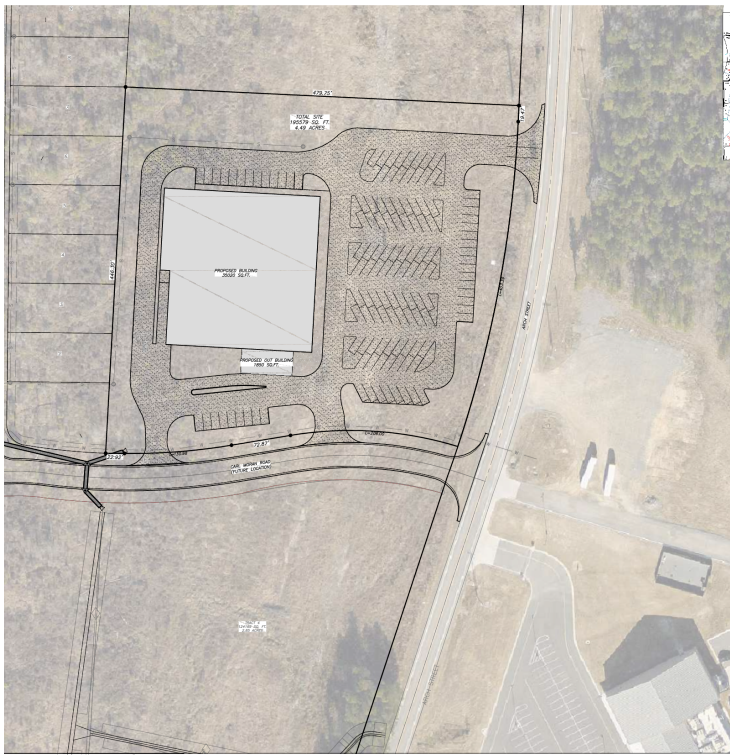
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	5-10 Acres
VIDEO:	View Here

PROPERTY OVERVIEW

New Development Hope Valley Estates. Project having over 300 residential and Multifamily mixed development, Prime opportunity to lease or purchase commercial frontage. New East End Sheridan School located

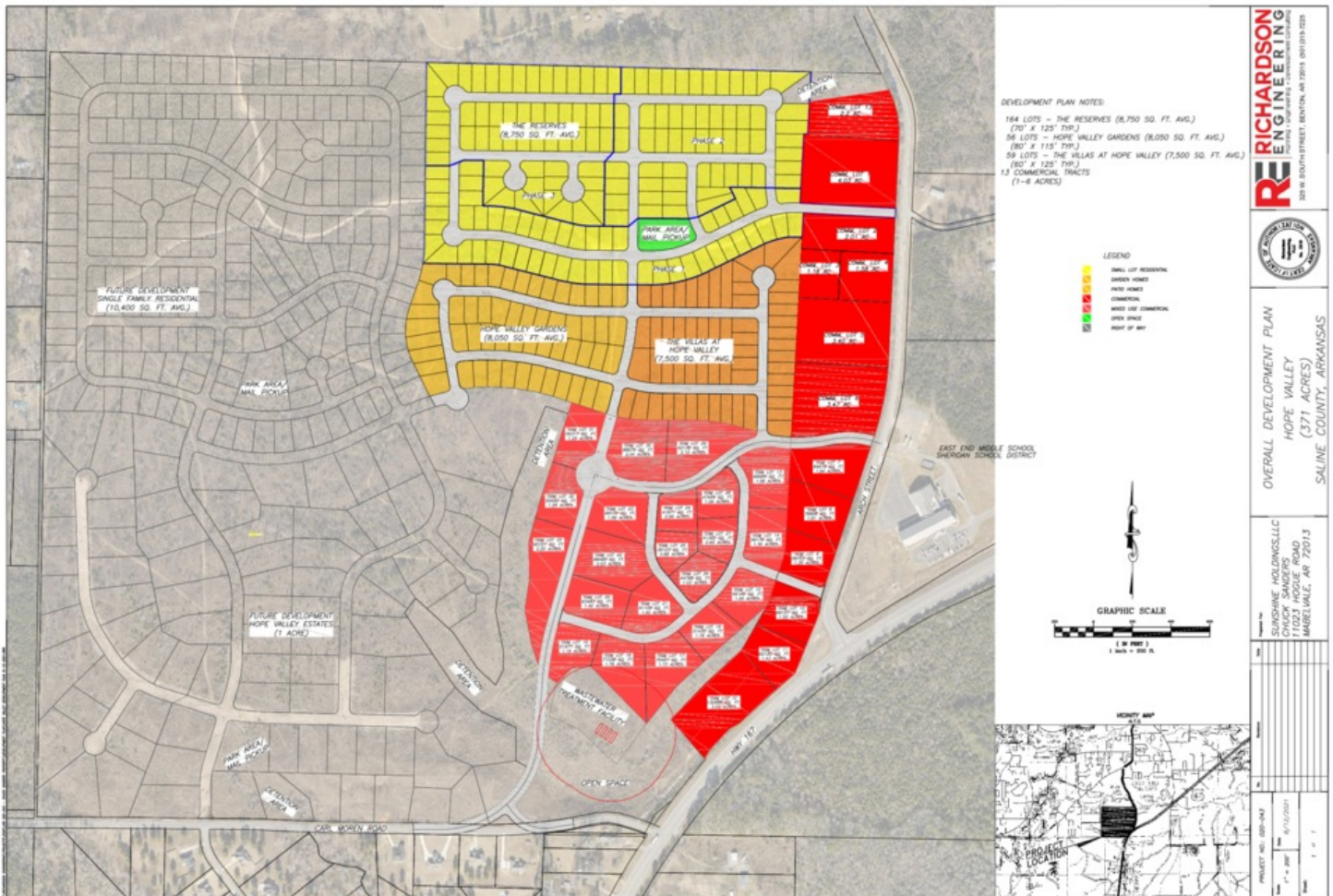
PROPERTY HIGHLIGHTS

- - Large residential and multi family development.
- -Commercial lots with Hwy frontage visibility.
- -East End frontage across from new East End Middle School.
- -Grocery Store Site directly across from East End Middle School.
- -Massive growth and development in area.

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DEVELOPMENT MAP



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GROCERY STORE SITE



GROCERY SITE LOCATION

HOPE VALLEY DEVELOPMENT

- 1- Refresh and Glow
- 2- Cravings Coffee
- 3- Local Farmers Meat Co
- 4- Local Farmers Meat Co
- 5- Larry's Pizzas
- 6- Bryan's Burgers
- 7- Hope Valley Event Center
- 8- Cabinet Shop
- 9- Living Stones Church
- 10- Sunshine Buildings



Google

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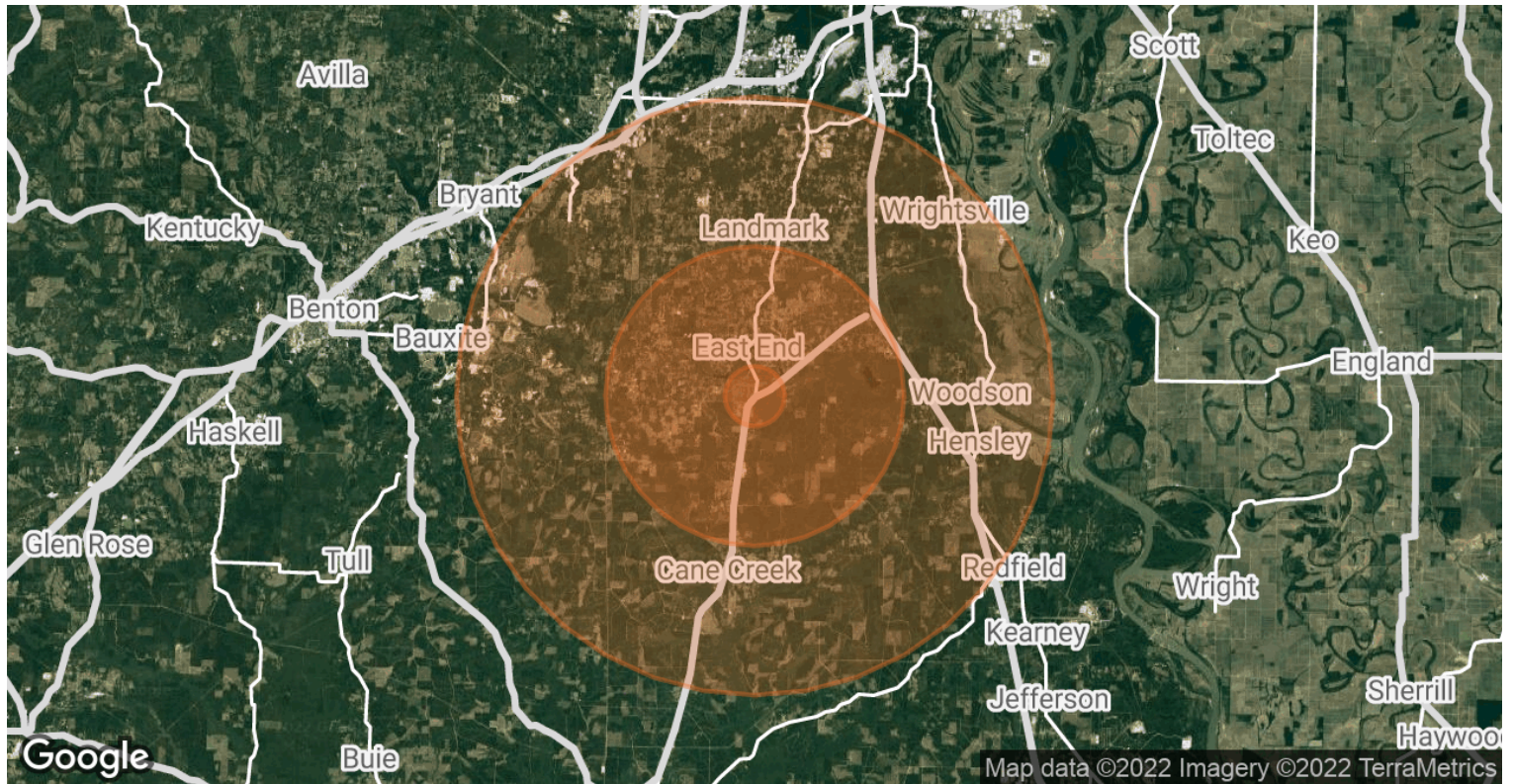
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	587	12,665	67,513
AVERAGE AGE	38.2	38.4	34.3
AVERAGE AGE (MALE)	36.7	36.8	33.3
AVERAGE AGE (FEMALE)	39.3	39.8	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	216	4,727	24,108
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$60,314	\$57,912	\$51,701
AVERAGE HOUSE VALUE	\$93,733	\$95,172	\$112,118

* Demographic data derived from 2020 ACS - US Census

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