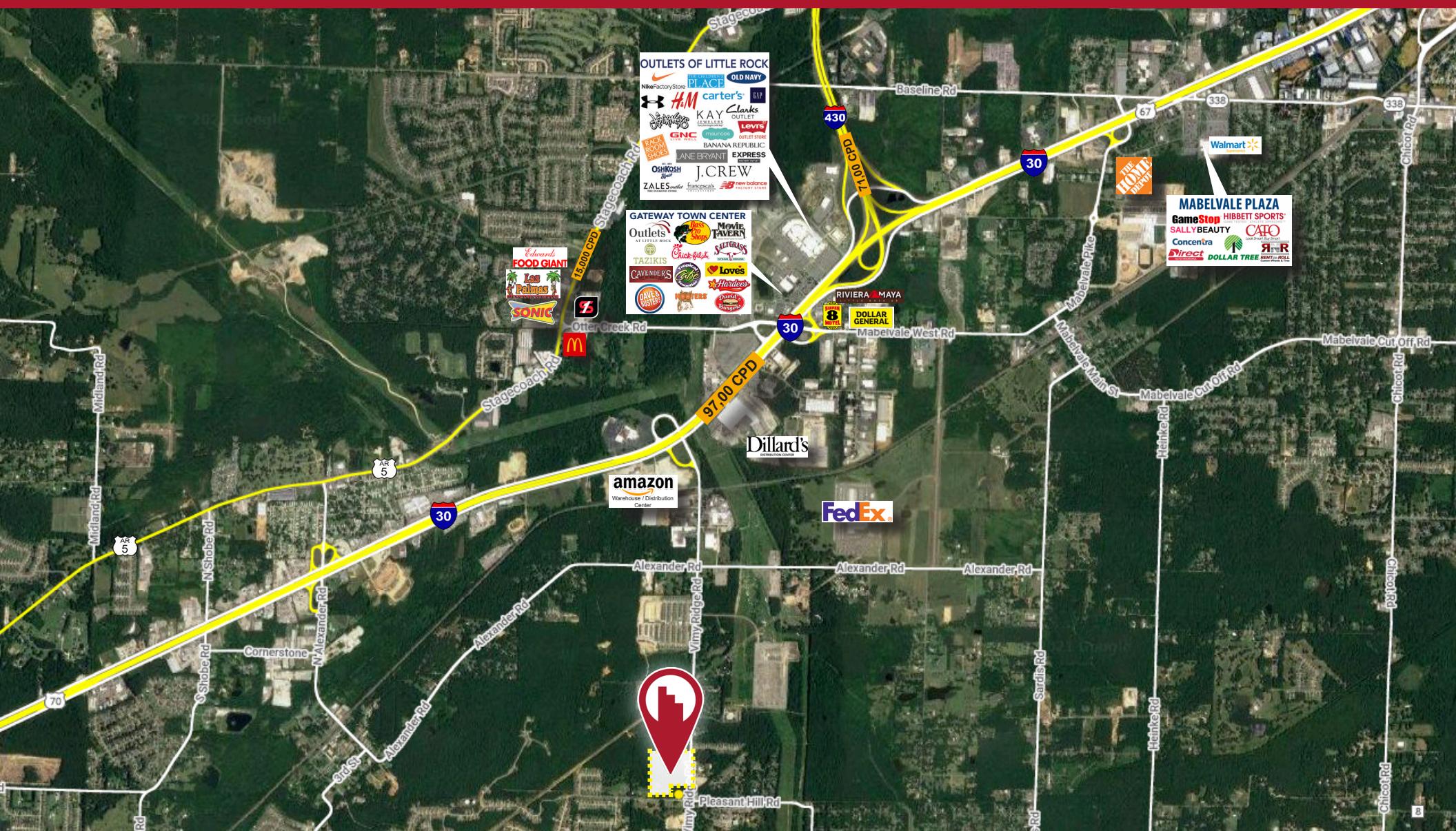


LAND FOR SALE

Vimy Ridge Rd & County Line Rd | Alexander, AR 72002



GARY SMITH

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

±8.32 acres for sale (can be subdivided)

PRICE

\$515,000

COMMENTS

- Located near the corner of Vimy Ridge Rd & County Line Rd
- Excellent demographics and traffic counts
- Zoned "R-2" - Single Family District
- Parcel can be subdivided

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,778	21,914	57,460	220,863
AVERAGE HH INCOME	\$58,569	\$66,864	\$68,567	\$70,289
TOTAL HH	1,447	8,488	22,154	88,428

TRAFFIC COUNTS

Vimy Ridge: 13,300 VPD
County Line Rd: 8,300 VPD
Pleasant Hill Rd: 4,000 VPD
I-30 / Hwy 67: 97,000 VPD



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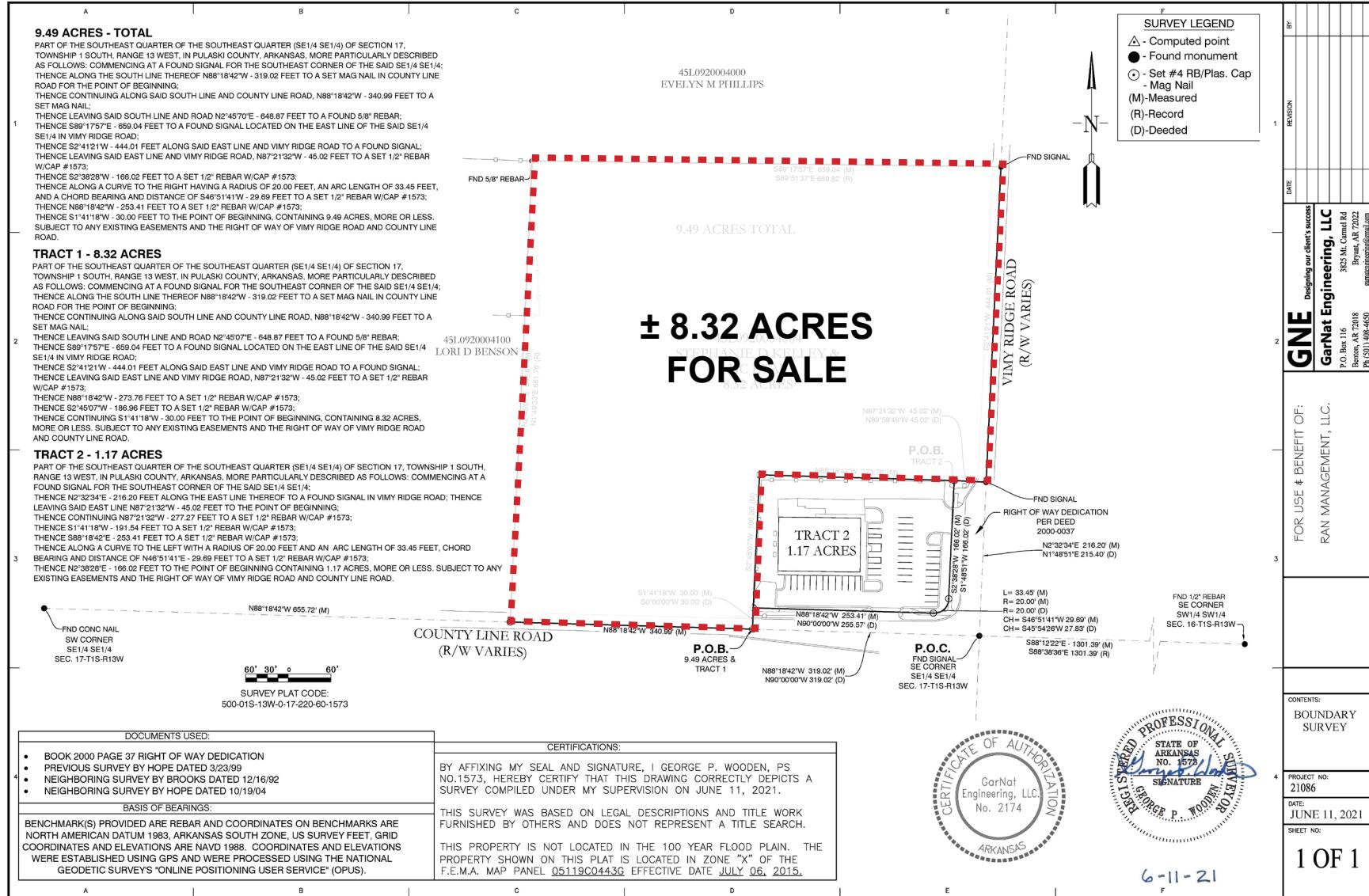
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ABOUT KELLEY COMMERCIAL PARTNERS

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

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

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**KELLEY COMMERCIAL
PARTNERS**

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