

DEVELOPMENT OPPORTUNITY

John Harden Dr.,
Jacksonville, AR

EXCLUSIVELY LISTED BY:

Newmark
Moses Tucker Partners

Chris Moses
Principal, President & CEO
501.376.6555
cmoses@newmarkmtp.com

Greyson Skokos
Associate
501.376.6555
gskokos@newmarkmtp.com

LASITER REAL ESTATE

Ryan Lasiter
Lasiter Real Estate
Principal, Partner & Leadership
501.435.3447
rlasiter@lasitergroup.com



LITTLE ROCK AIR FORCE
BASE

67/
167

Walmart

GameStop
SportClips
AT&T
Starbucks
Flash

Lowe's

McDonald's
Domino's
Pizza Hut
Sonic
Rally's
Taco Bell

Dirt Cheap

DOLLAR
GENERAL

ARVEST
BANK

Auto
Zone

SITE

EconoLodge

Super
8

Best
Western

GWATNEY
CHEVROLET

Kroger

JOHN HARDEN DR., JACKSONVILLE, AR

AVAILABLE

Price: Negotiable
Land Size: +/- 1.46 Acres
Zoning: Commercial

COMMENTS

- For sale, ground lease or build-to-suit
- Located on John Harden Dr., one of the highest traveled corridors in Jacksonville
- Excellent opportunity for QSR's, medical, or convenience
- Tremendous visibility and 200+ feet of frontage on Highway 67/167
- Easy access to Highway 67/167, which experiences 53,000 VPD
- Neighboring businesses include Walmart, Centennial Bank, Burger King, Starbucks, EconoLodge and Super 8
- Close proximity to the Little Rock Air Force Base, which is home to over 11,000 people
- One of the only remaining lots available within the immediate area



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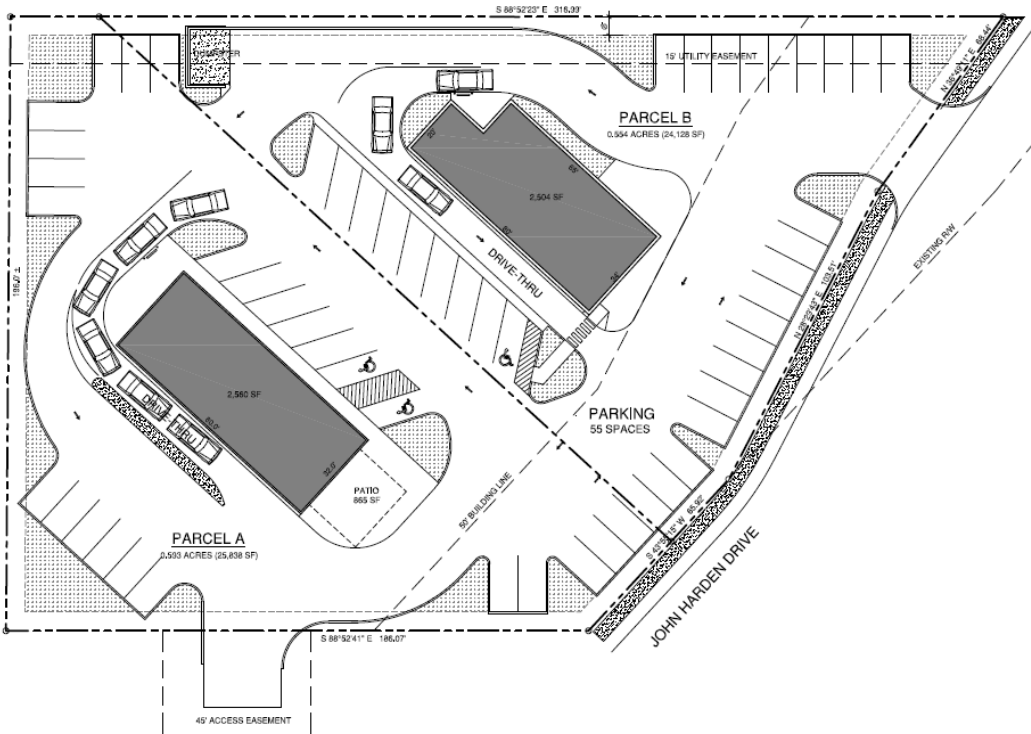
Ryan Lasiter Principal, Partner & Leadership 501.425.3447 rlasiter@lasitergroup.com

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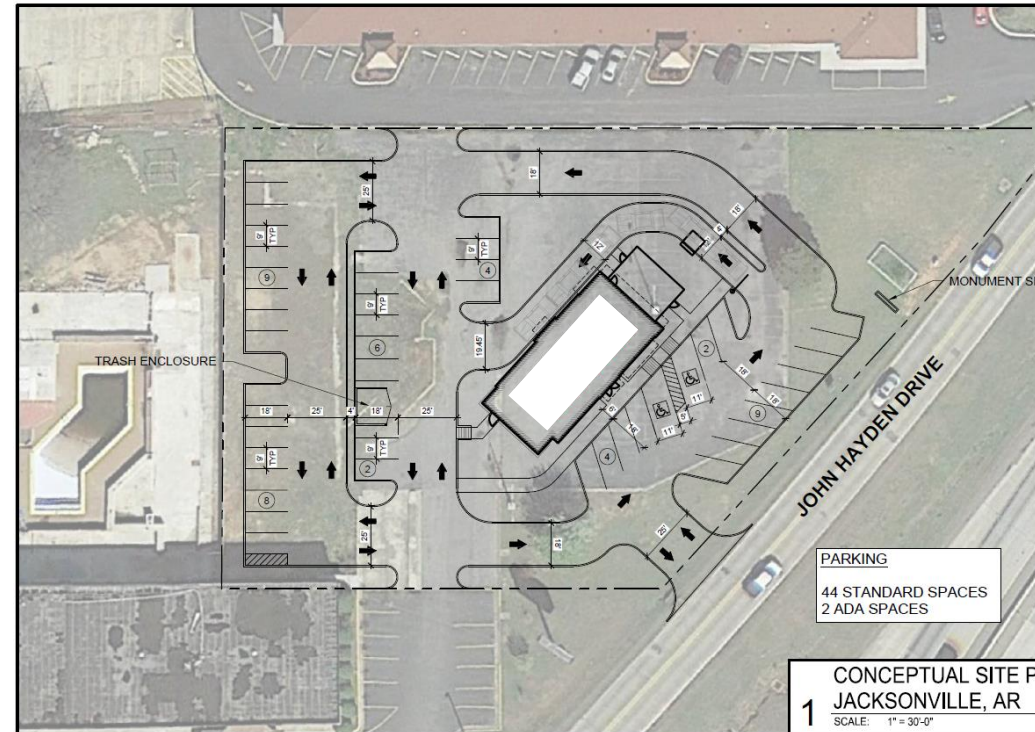
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SAMPLE PRELIMINARY SITE PLANS

Sample #1



Sample #2

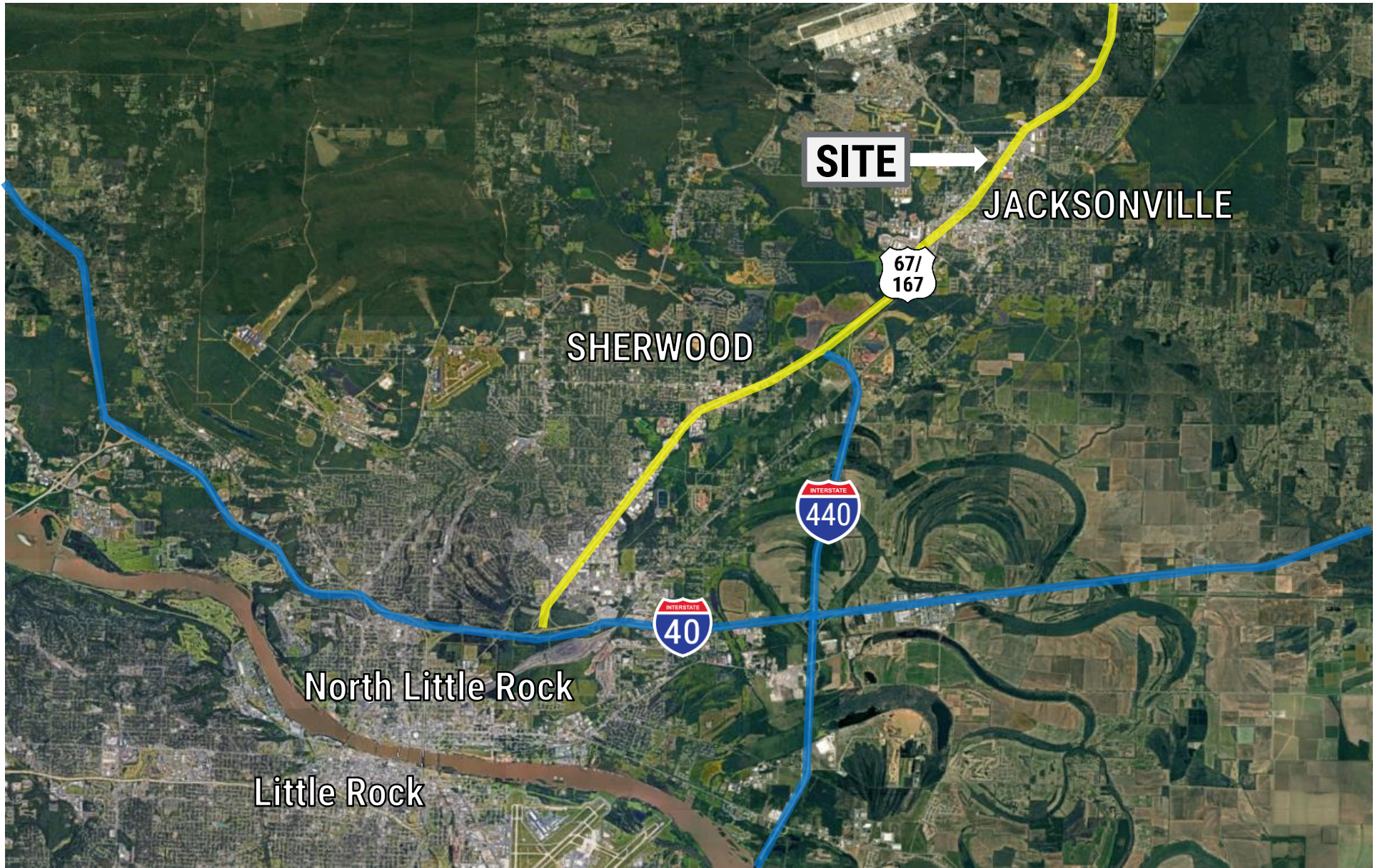


JOHN HARDEN DR., JACKSONVILLE, AR



LOCATION MAP

JOHN HARDEN DR., JACKSONVILLE, AR

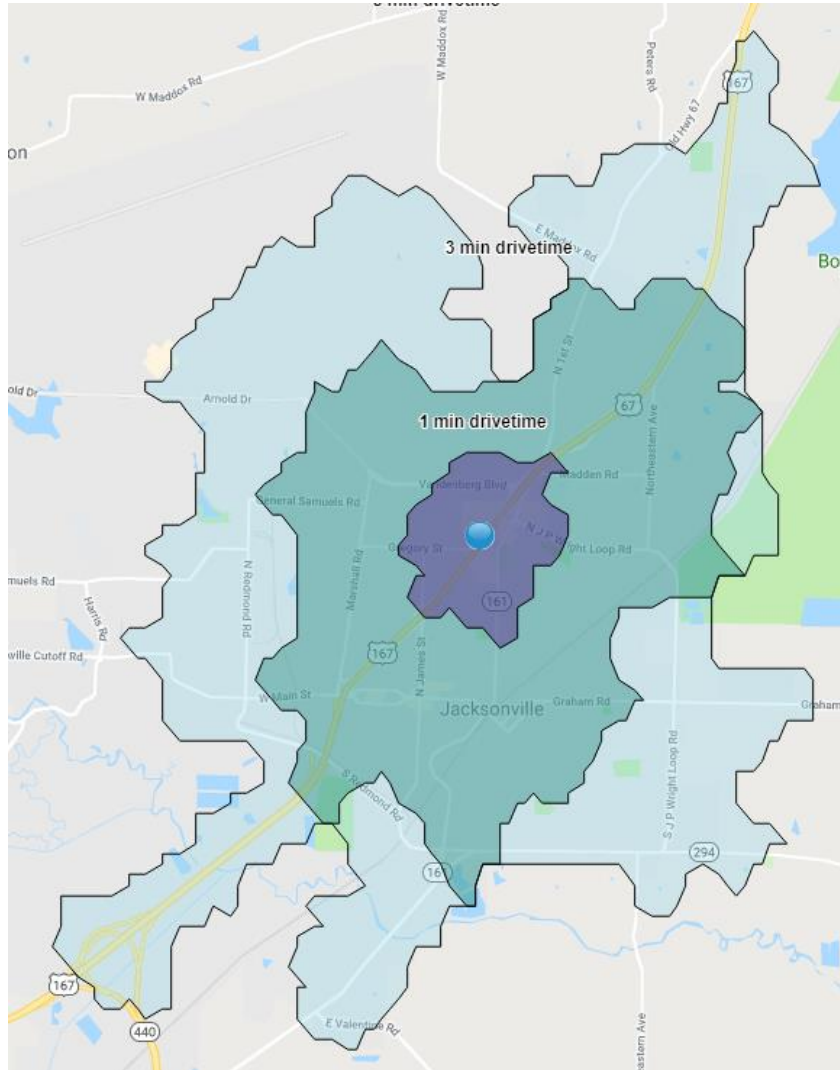


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DEMOGRAPHICS



DEMOGRAPHICS	1-Mile Drive	3-Mile Drive	5-Mile Drive
Total Population	1,811	15,975	24,259
Total Households	812	6,906	10,065
Daytime Employees	2,114	6,987	8,609
Average Household Income	\$66,206	\$53,480	\$51,798
Household Expenditure	\$43.04M	\$315.08M	\$449.46M



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