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16 ACRES OF LAND WITH FRONTAGE FOR SALE

Airport Road, Hot Springs, Arkansas



Lake Hamilton

Walmart
Neighborhood Market

SONIC

CHI St. Vincent

O'Reilly
AUTO PARTS

TACO
BELL

McDonald's

Auto
Zone

DOLLAR TREE

Mini Mall
Storage

W
Westgreens

Westport Plaza

Garland County
Farmers Association

±16.00 Acres
Total Lot Size

±1.00 Acre
Frontage Lot 1

±1.00 Acre
Frontage Lot 2

±1.00 Acre
Frontage Lot 3

Potential
Access
Easement

Airport Rd
38,000 VPD

CONTACT US TODAY
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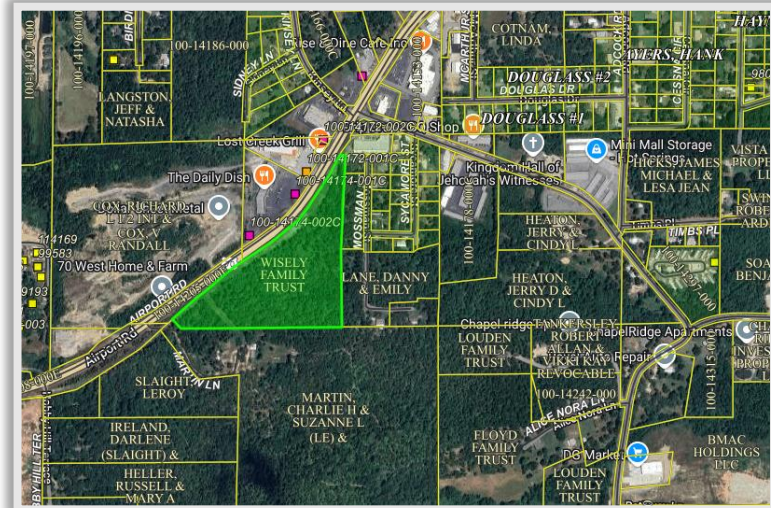
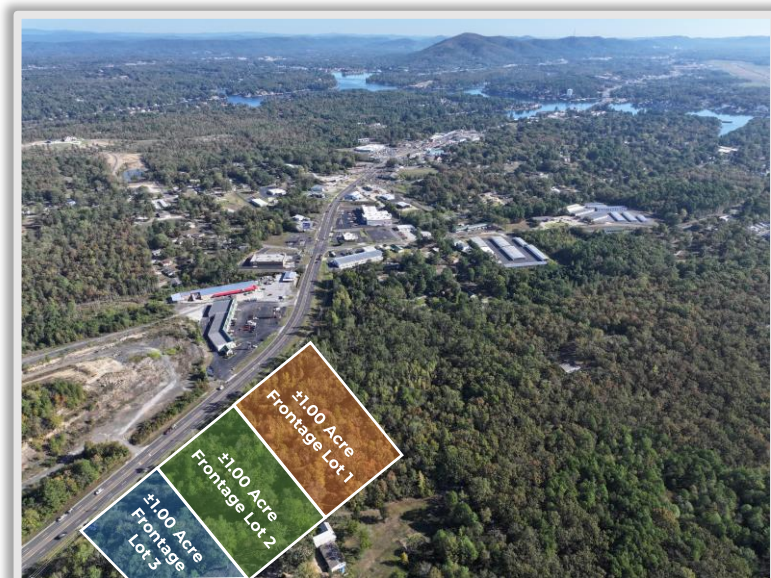
Property Understanding

OVERVIEW

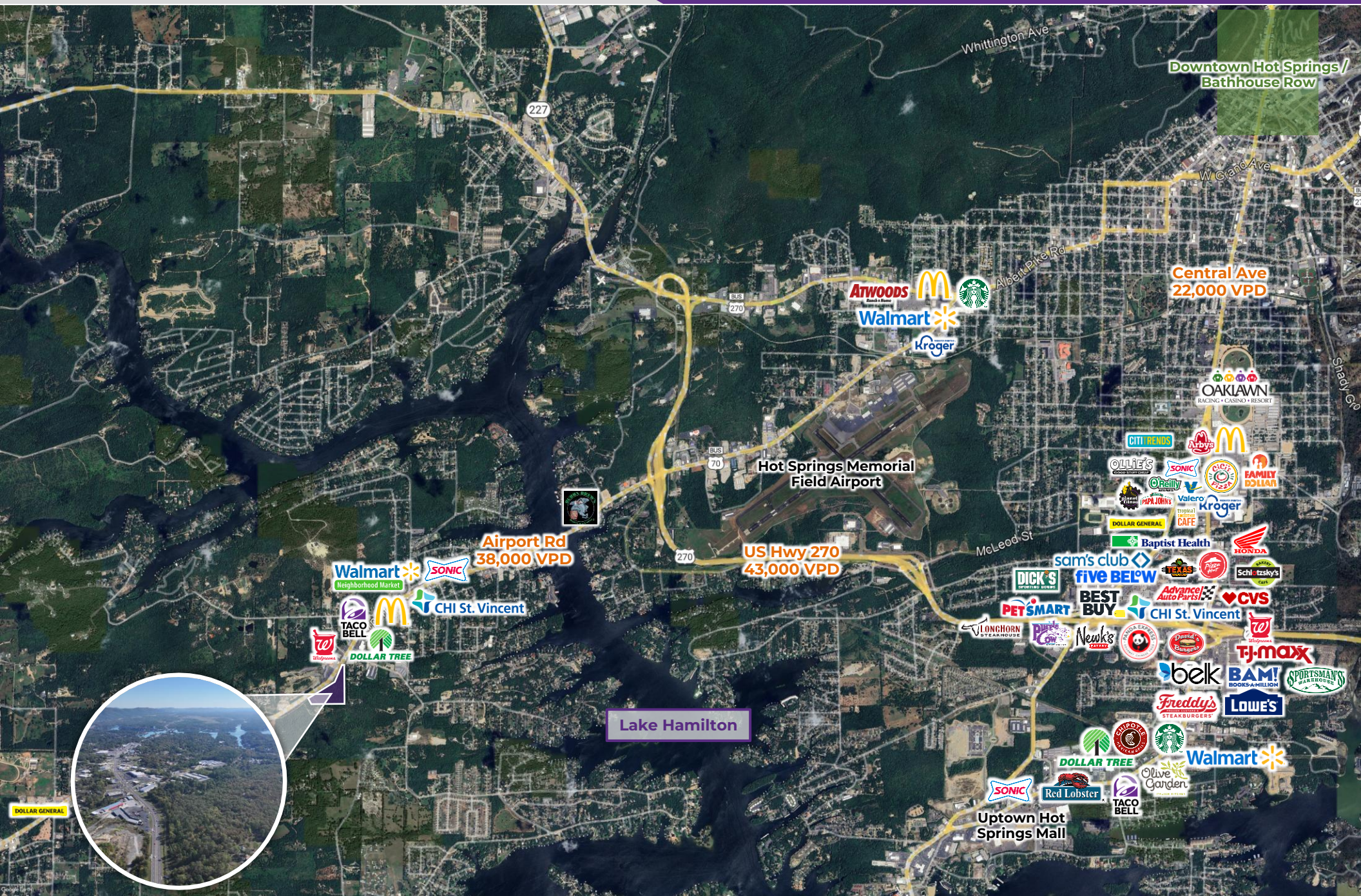
Offering	For Sale
Price	Contact Agent
Address	Airport Road, Hot Springs, Arkansas 71913
Property Type	Land
Lot Size	Total: 16.63 Acres (Seller will subdivide and convey individual lots or sell the property in its entirety) ○ Frontage Lot 1 – ±1.00 Acre ○ Frontage Lot 2 – ±1.00 Acre ○ Frontage Lot 3 – ±1.00 Acre
Frontage	1,600+ feet (0.3 miles) on Airport Road
Traffic Count	Airport Road – 38,000 VPD

PROPERTY HIGHLIGHTS

- Premier ±16.63-acre development opportunity featuring approximately 1,600 feet of frontage along Airport Road, one of Hot Springs' primary commercial corridors.
- Flexible acquisition options — seller will subdivide to accommodate buyer needs or sell the parcel in its entirety.
- Exceptional visibility & traffic exposure with ±38,000 vehicles per day, providing strong brand presence and long-term value for commercial users.
- Ideal for mixed-use or commercial development, including multifamily, hospitality, retail, medical, restaurant, or entertainment concepts seeking proximity to tourism and year-round residential growth.
- Located within a high-growth tourism market, benefiting from strong visitor traffic, regional accessibility, and continued investment throughout Hot Springs.
- Strategically positioned near major demand drivers, including Lake Hamilton (±1.5 miles), Oaklawn Racing Casino Resort (±7 miles), and Bathhouse Row (±7.5 miles).







Hot Springs, Arkansas



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, and it is 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 call the region home. With access to waterways, railways, and trucks, 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*

Population

3 MILES

5 MILES

10 MILES

16,912

37,798

79,556

Households

7,138

16,347

33,889

Average Age

43.4

43.3

43.1

Average Household Income

\$85,178

\$77,873

\$75,086

Businesses

405

1,361

2,815

**Demographic details based on property location*

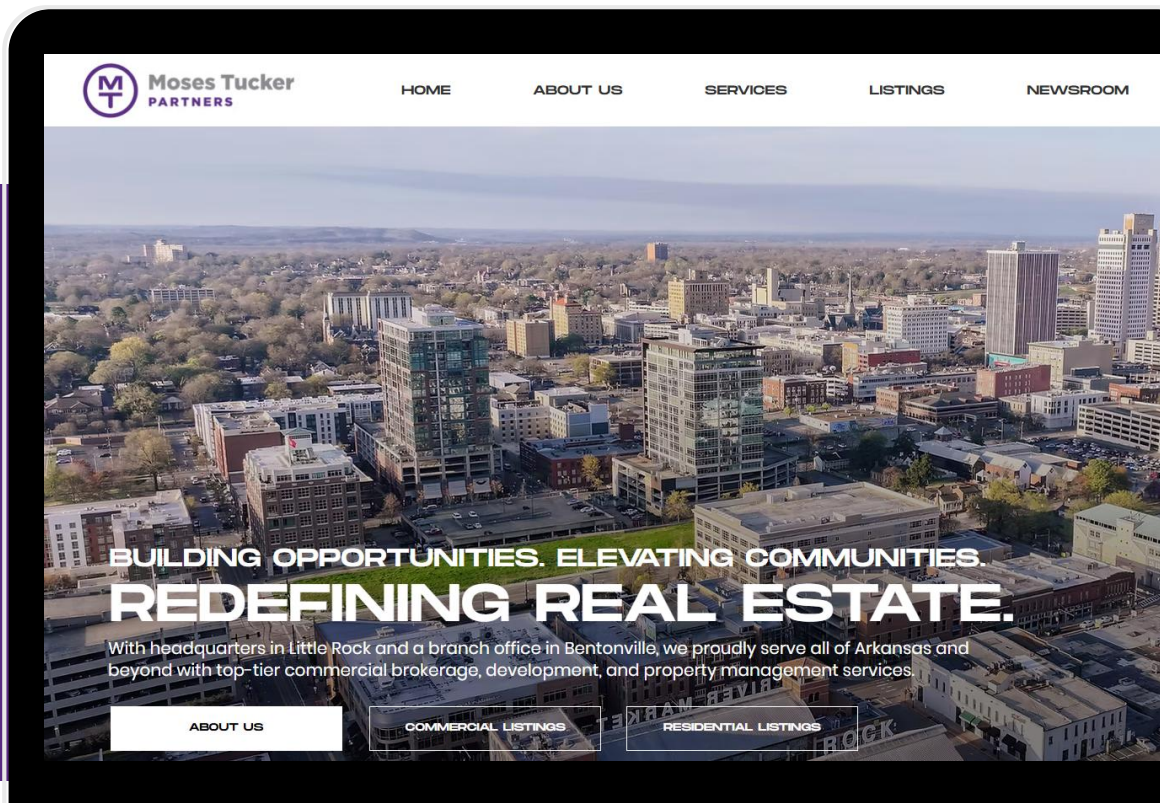
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