

ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

903B W. Main St. • Cabot, AR

Fax 501.843.1516

Prime Location

2.17 AC

Seller will divide.

LIST PRICE:

2.17 Ac - \$632,844

1.08 Ac - \$325,500

DIRECTIONS:

Hwy 67/167N to Exit 4 in Sherwood, stay left over overpass. Turn right onto Brookwood, left onto Kiehl Ave. Property ahead on left, just past Social Security Office.

Ted Arnett
Principal Broker 
ted.arnett@yahoo.com

www.ARNETTREALTY.COM

FOR SALE

3600 E. KIEHL AVE. - SHERWOOD, AR 72120



HIGH VISIBILITY

Retail - Hospitality - Office

- ◆ 320' Frontage on E Kiehl, next to Social Security Administration.
- ◆ Opposite NEW Splash Car Wash, near corner of Kiehl & Brockington.
- ◆ Estimated traffic count 22,000 vpd; Population 40,695 in 3 mile radius.
- ◆ Site is level w/city utilities available.



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Property Location:

3600 E. KIEHL AVE. - SHERWOOD, AR 72120



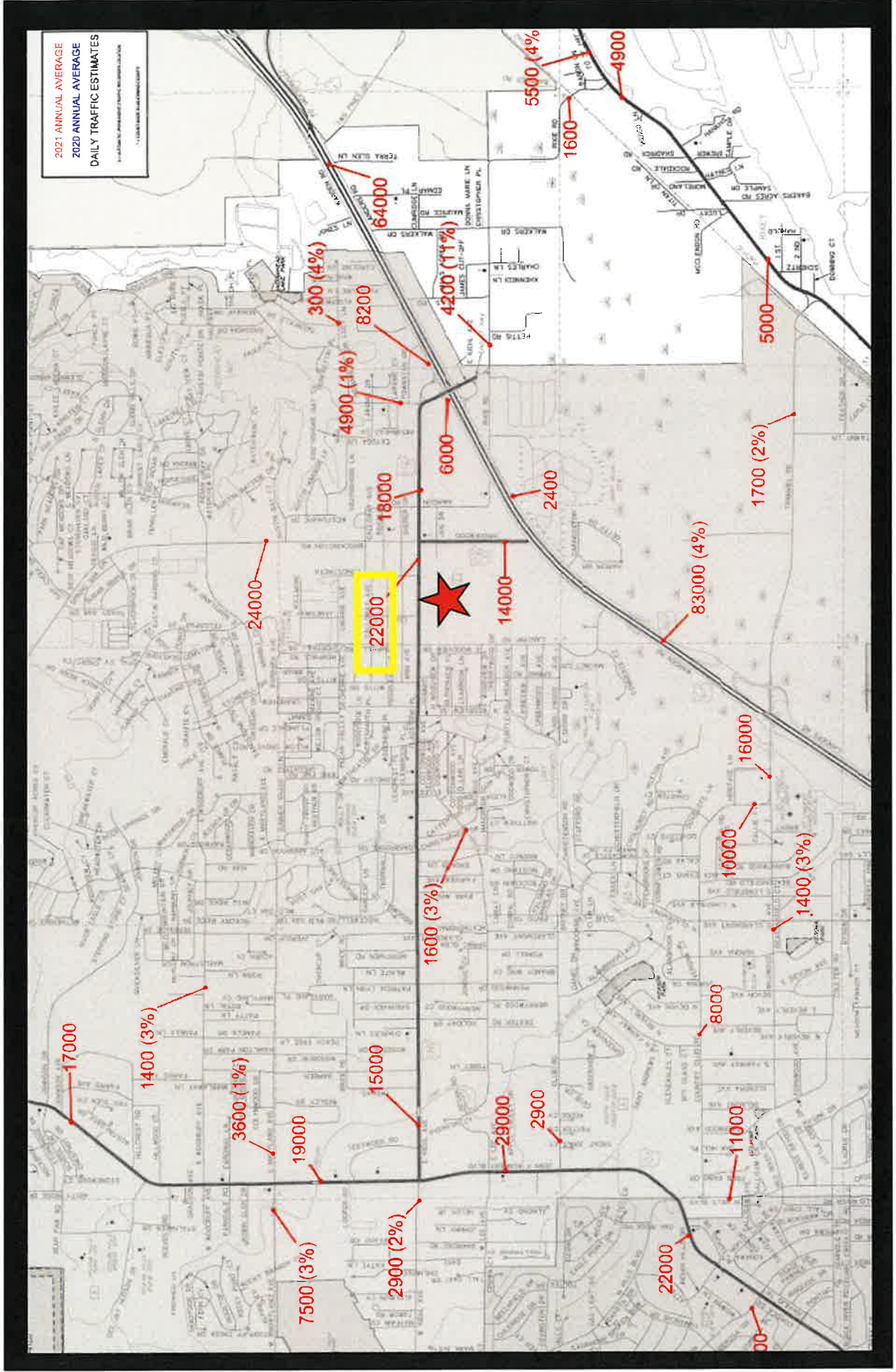
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Property Location:

3600 E. KIEHL AVE - SHERWOOD, AR 72120

2021 DAILY ESTIMATED TRAFFIC MAP



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3600 E. Kiehl Ave
Sherwood, Arkansas 72120

Demographic and Income Profile

1 Mile Radius

Summary	Census 2010	Census 2020	2022	2027				
Population	6,270	6,852	6,869	6,879				
Households	2,769	3,018	3,022	3,034				
Families	1,730	-	1,831	1,836				
Average Household Size	2.26	2.27	2.27	2.26				
Owner Occupied Housing Units	1,538	-	1,643	1,682				
Renter Occupied Housing Units	1,234	-	1,379	1,351				
Median Age	33.5	-	36.8	37.6				
Trends: 2022-2027 Annual Rate	Area	State	National					
Population	0.03%	0.27%	0.25%					
Households	0.08%	0.31%	0.31%					
Families	0.05%	0.28%	0.28%					
Owner HHs	0.47%	0.44%	0.53%					
Median Household Income	2.49%	2.62%	3.12%					
Households by Income		2022	2027					
		Number	Percent	Number				
<\$15,000		332	11.0%	274				
\$15,000 - \$24,999		246	8.1%	200				
\$25,000 - \$34,999		278	9.2%	257				
\$35,000 - \$49,999		489	16.2%	410				
\$50,000 - \$74,999		644	21.3%	658				
\$75,000 - \$99,999		384	12.7%	421				
\$100,000 - \$149,999		444	14.7%	525				
\$150,000 - \$199,999		99	3.3%	141				
\$200,000+		107	3.5%	149				
Median Household Income		\$54,573		\$61,717				
Average Household Income		\$74,500		\$87,461				
Per Capita Income		\$31,602		\$37,199				
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	485	7.7%	453	6.6%	445	6.5%		
5 - 9	440	7.0%	471	6.9%	457	6.6%		
10 - 14	439	7.0%	464	6.8%	469	6.8%		
15 - 19	374	6.0%	394	5.7%	422	6.1%		
20 - 24	475	7.6%	422	6.1%	414	6.0%		
25 - 34	1,091	17.4%	1,037	15.1%	948	13.8%		
35 - 44	890	14.2%	1,074	15.6%	1,049	15.2%		
45 - 54	791	12.6%	825	12.0%	892	13.0%		
55 - 64	689	11.0%	734	10.7%	697	10.1%		
65 - 74	376	6.0%	623	9.1%	607	8.8%		
75 - 84	170	2.7%	293	4.3%	383	5.6%		
85+	49	0.8%	80	1.2%	96	1.4%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,068	64.9%	3,595	52.5%	3,546	51.6%	3,398	49.4%
Black Alone	1,727	27.5%	2,378	34.7%	2,426	35.3%	2,524	36.7%
American Indian Alone	44	0.7%	22	0.3%	22	0.3%	23	0.3%
Asian Alone	110	1.8%	121	1.8%	122	1.8%	130	1.9%
Pacific Islander Alone	4	0.1%	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	147	2.3%	263	3.8%	264	3.8%	280	4.1%
Two or More Races	171	2.7%	469	6.8%	486	7.1%	521	7.6%
Hispanic Origin (Any Race)	319	5.1%	452	6.6%	450	6.6%	461	6.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2018 and 2023.

May 24, 2023

Pg 1 of 6

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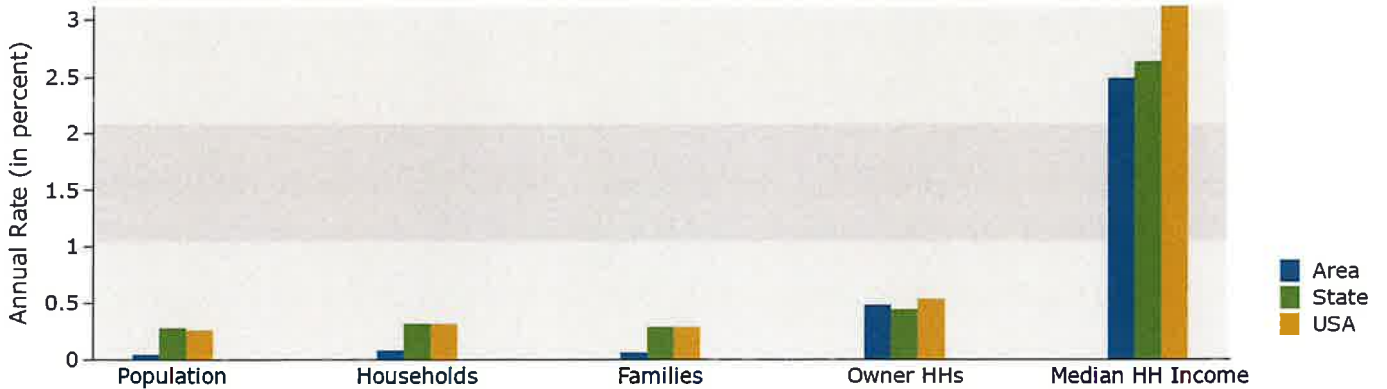
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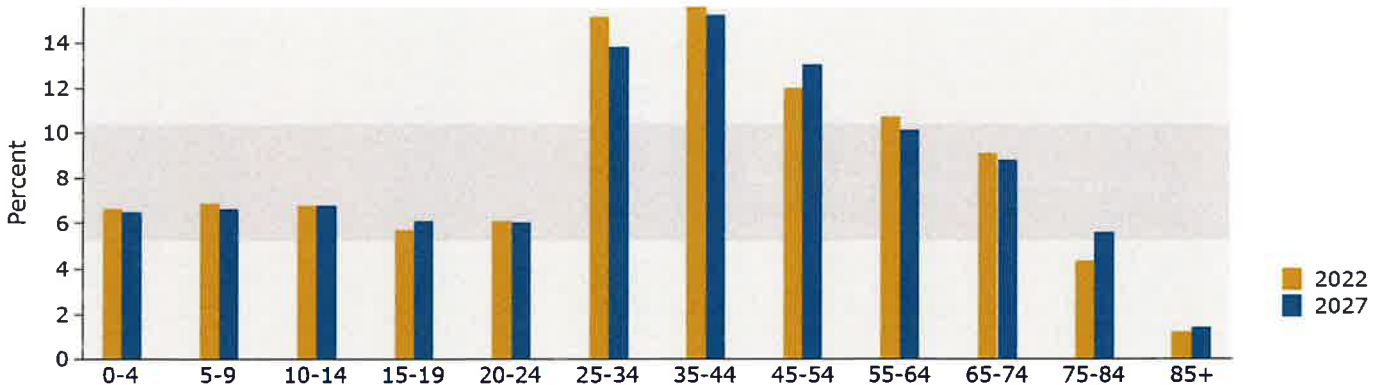
Demographic and Income Profile

1 Mile Radius

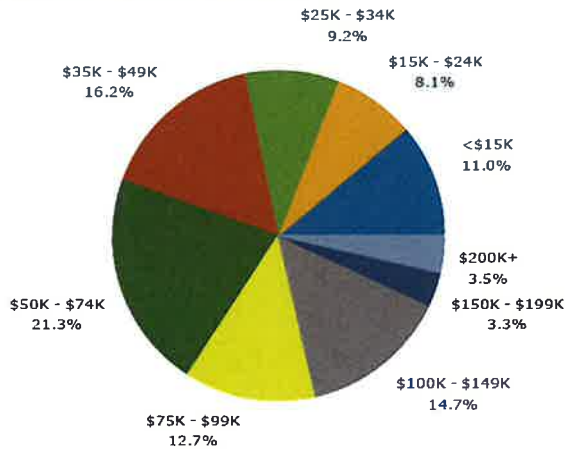
Trends 2022-2027



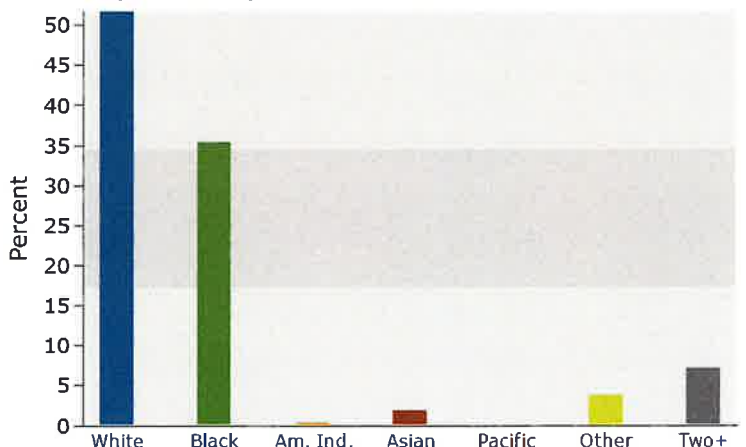
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 6.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographic and Income Profile

3 Mile Radius

Summary	Census 2010		Census 2020		2022		2027	
Population	37,172		40,009		40,695		41,343	
Households	15,324		17,000		17,251		17,577	
Families	10,431		-		11,388		11,581	
Average Household Size	2.41		2.34		2.34		2.34	
Owner Occupied Housing Units	10,799		-		12,278		12,700	
Renter Occupied Housing Units	4,525		-		4,974		4,876	
Median Age	38.1		-		40.7		41.7	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.32%		0.27%		0.25%			
Households	0.38%		0.31%		0.31%			
Families	0.34%		0.28%		0.28%			
Owner HHs	0.68%		0.44%		0.53%			
Median Household Income	3.63%		2.62%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			1,442	8.4%	1,125	6.4%		
\$15,000 - \$24,999			1,132	6.6%	888	5.1%		
\$25,000 - \$34,999			1,539	8.9%	1,207	6.9%		
\$35,000 - \$49,999			2,135	12.4%	1,780	10.1%		
\$50,000 - \$74,999			3,453	20.0%	3,438	19.6%		
\$75,000 - \$99,999			2,315	13.4%	2,509	14.3%		
\$100,000 - \$149,999			3,335	19.3%	3,980	22.6%		
\$150,000 - \$199,999			1,057	6.1%	1,512	8.6%		
\$200,000+			845	4.9%	1,138	6.5%		
Median Household Income			\$64,991		\$77,676			
Average Household Income			\$87,588		\$103,712			
Per Capita Income			\$37,148		\$44,104			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	2,401	6.5%	2,306	5.7%	2,304	5.6%		
5 - 9	2,463	6.6%	2,513	6.2%	2,486	6.0%		
10 - 14	2,540	6.8%	2,599	6.4%	2,690	6.5%		
15 - 19	2,263	6.1%	2,318	5.7%	2,403	5.8%		
20 - 24	2,103	5.7%	2,113	5.2%	2,017	4.9%		
25 - 34	5,231	14.1%	5,146	12.6%	4,954	12.0%		
35 - 44	4,950	13.3%	5,766	14.2%	5,778	14.0%		
45 - 54	5,226	14.1%	4,958	12.2%	5,302	12.8%		
55 - 64	4,898	13.2%	5,186	12.7%	4,771	11.5%		
65 - 74	2,944	7.9%	4,607	11.3%	4,708	11.4%		
75 - 84	1,578	4.2%	2,389	5.9%	3,008	7.3%		
85+	573	1.5%	793	1.9%	921	2.2%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	27,005	72.6%	24,523	61.3%	24,611	60.5%	24,120	58.3%
Black Alone	8,018	21.6%	10,854	27.1%	11,252	27.6%	11,929	28.9%
American Indian Alone	174	0.5%	169	0.4%	173	0.4%	181	0.4%
Asian Alone	554	1.5%	790	2.0%	811	2.0%	881	2.1%
Pacific Islander Alone	21	0.1%	18	0.0%	18	0.0%	18	0.0%
Some Other Race Alone	550	1.5%	975	2.4%	997	2.4%	1,085	2.6%
Two or More Races	850	2.3%	2,681	6.7%	2,834	7.0%	3,129	7.6%
Hispanic Origin (Any Race)	1,403	3.8%	2,030	5.1%	2,061	5.1%	2,143	5.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 24, 2023

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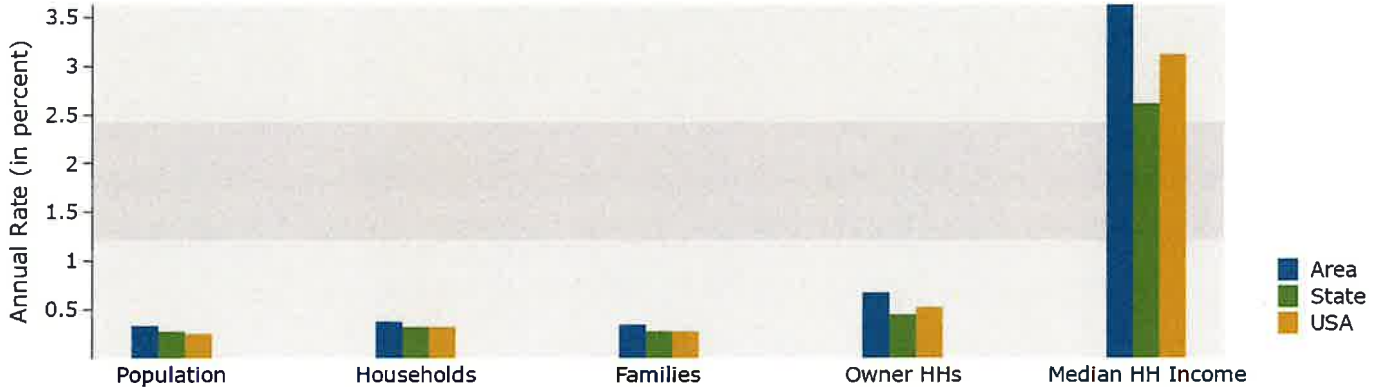
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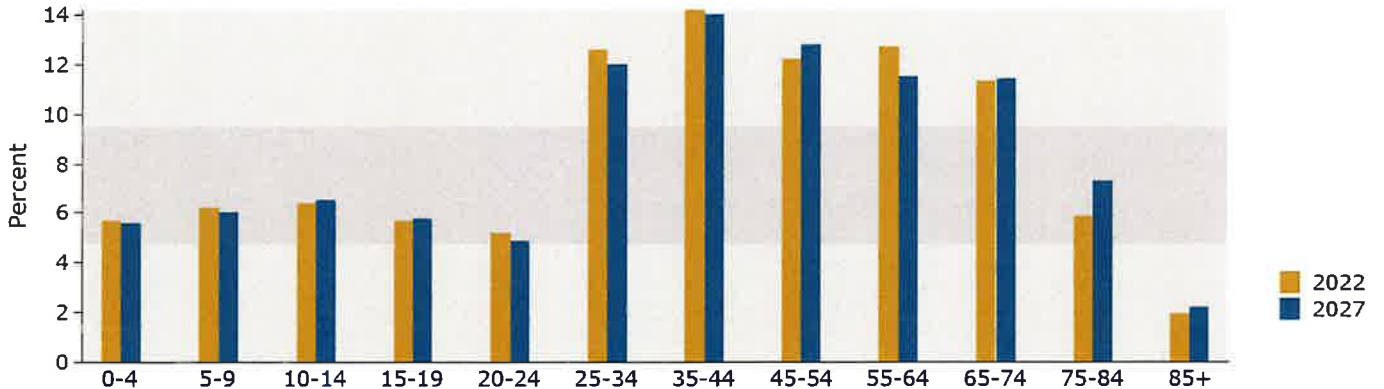
Demographic and Income Profile

3 Mile Radius

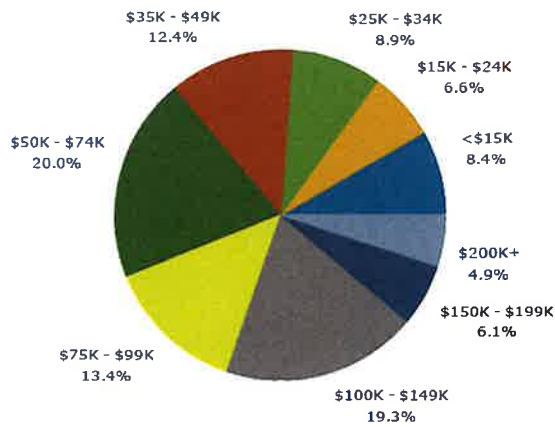
Trends 2022-2027



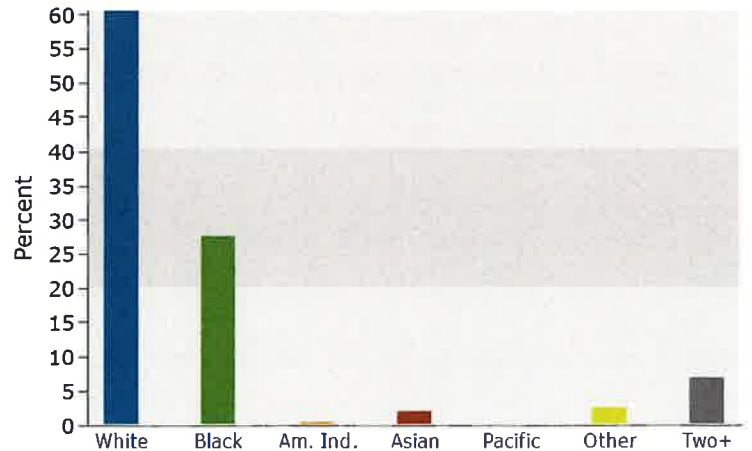
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 5.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 24, 2023

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Demographic and Income Profile

5 Mile Radius

Summary	Census 2010		Census 2020		2022		2027			
Population	76,569		81,102		83,524		84,561			
Households	31,841		34,488		35,771		36,335			
Families	21,067		-		22,853		23,158			
Average Household Size	2.39		2.33		2.32		2.31			
Owner Occupied Housing Units	20,700		-		22,315		22,994			
Renter Occupied Housing Units	11,140		-		13,456		13,341			
Median Age	36.9		-		39.0		40.0			
Trends: 2022-2027 Annual Rate			Area		State		National			
Population			0.25%		0.27%		0.25%			
Households			0.31%		0.31%		0.31%			
Families			0.27%		0.28%		0.28%			
Owner HHs			0.60%		0.44%		0.53%			
Median Household Income			3.32%		2.62%		3.12%			
Households by Income					2022		2027			
					Number	Percent	Number	Percent		
<\$15,000					3,577	10.0%	3,001	8.3%		
\$15,000 - \$24,999					2,602	7.3%	2,089	5.7%		
\$25,000 - \$34,999					3,080	8.6%	2,502	6.9%		
\$35,000 - \$49,999					4,633	13.0%	3,969	10.9%		
\$50,000 - \$74,999					7,400	20.7%	7,281	20.0%		
\$75,000 - \$99,999					4,241	11.9%	4,489	12.4%		
\$100,000 - \$149,999					6,599	18.4%	8,081	22.2%		
\$150,000 - \$199,999					1,954	5.5%	2,752	7.6%		
\$200,000+					1,686	4.7%	2,173	6.0%		
Median Household Income					\$60,946		\$71,770			
Average Household Income					\$84,271		\$98,841			
Per Capita Income					\$36,111		\$42,493			
Population by Age			Census 2010		2022		2027			
			Number	Percent	Number	Percent	Number	Percent		
0 - 4			5,440	7.1%	5,231	6.3%	5,213	6.2%		
5 - 9			5,152	6.7%	5,333	6.4%	5,227	6.2%		
10 - 14			5,128	6.7%	5,387	6.4%	5,470	6.5%		
15 - 19			4,664	6.1%	4,781	5.7%	4,982	5.9%		
20 - 24			4,825	6.3%	5,013	6.0%	4,977	5.9%		
25 - 34			11,129	14.5%	11,242	13.5%	10,775	12.7%		
35 - 44			9,896	12.9%	11,621	13.9%	11,524	13.6%		
45 - 54			10,423	13.6%	9,657	11.6%	10,318	12.2%		
55 - 64			9,532	12.4%	10,112	12.1%	9,258	10.9%		
65 - 74			5,649	7.4%	8,911	10.7%	9,260	11.0%		
75 - 84			3,379	4.4%	4,524	5.4%	5,656	6.7%		
85+			1,352	1.8%	1,713	2.1%	1,902	2.2%		
Race and Ethnicity			Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
White Alone	52,805	69.0%	47,092	58.1%	47,573	57.0%	46,316	54.8%		
Black Alone	19,019	24.8%	24,174	29.8%	25,399	30.4%	26,796	31.7%		
American Indian Alone	389	0.5%	410	0.5%	424	0.5%	435	0.5%		
Asian Alone	1,090	1.4%	1,400	1.7%	1,530	1.8%	1,644	1.9%		
Pacific Islander Alone	48	0.1%	75	0.1%	74	0.1%	75	0.1%		
Some Other Race Alone	1,336	1.7%	2,309	2.8%	2,508	3.0%	2,711	3.2%		
Two or More Races	1,882	2.5%	5,643	7.0%	6,017	7.2%	6,584	7.8%		
Hispanic Origin (Any Race)	3,474	4.5%	4,824	5.9%	5,207	6.2%	5,367	6.3%		

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Pg 5 of 6

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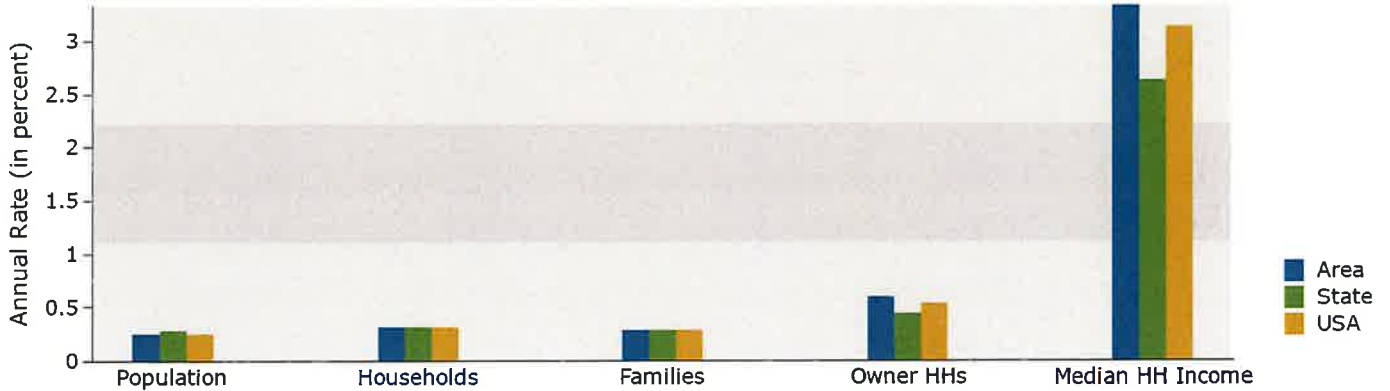
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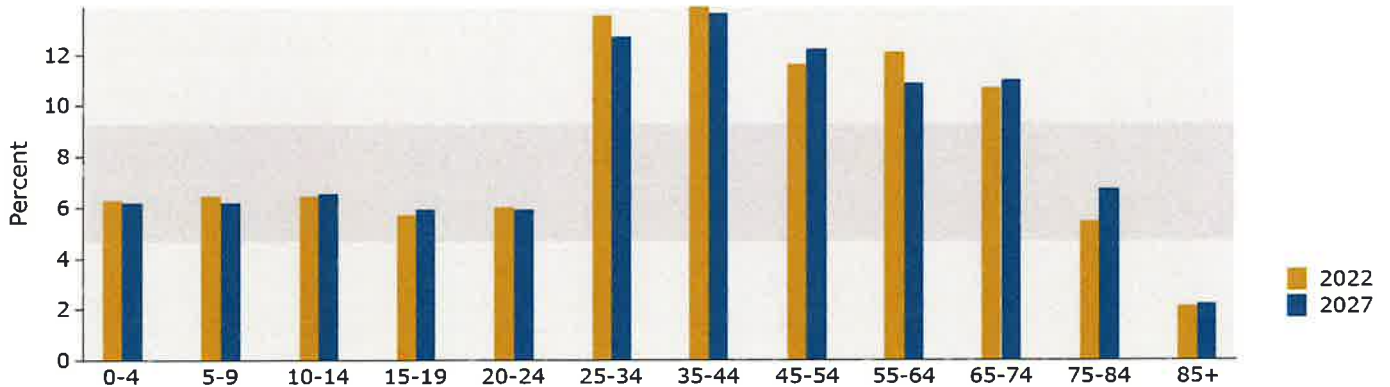
Demographic and Income Profile

5 Mile Radius

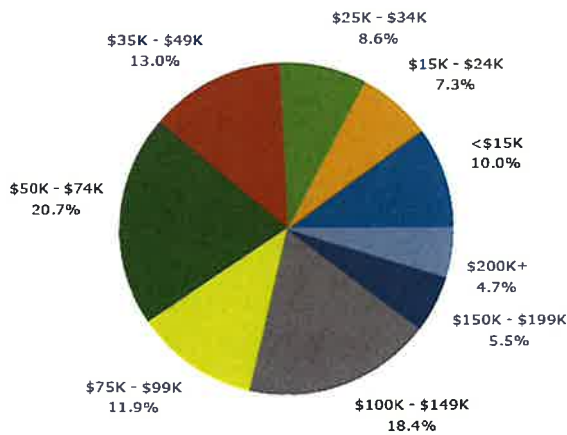
Trends 2022-2027



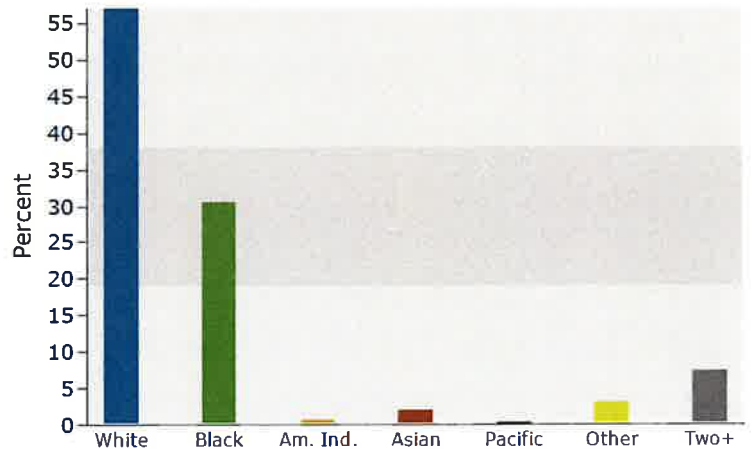
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 6.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2018 and 2023.

May 24, 2023

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VACANT LAND LISTING DETAIL	
MLS #: 23004069	Area: 027
Status: New Listing	SHERWOOD
Type: Commercial Lot	List Price: \$325,500
City: Sherwood	Orig. Price: \$325,500
Inside City Limits? Yes	Sale/Rent: For Sale
Subdivision: Sherwood	Per Acre Price \$:
Neighborhood:	Per Fft Price \$:
Virtual Tour:	To Show Call:
Add. Unbranded Video:	

SALES INFORMATION		
SP:	ConDte:	SAG:
FIN:	CLSD:	
SP/Acre:		SO:

Address: 3600 E Kiehl Avenue

List Agent: Ted Arnett	In-House #:	Sub Agent Comp: 0
List Office: Arnett Realty & Investments, Inc. Ofc: 501-843-1515	Market Time: 0	Buyers Agent Comp: 2.4
Co-Agent:	County: Pulaski	Will Subd: No
Calculated \$/Acre: \$301,388.89	Zip: 72120	Entered Twice: Yes
Appx. Acreage: 1.08	Zoning:	Listing Svcs: 1. Full Service
Appx Lot Size: 160' x 295'	Owner Name:	Owner ID#:
Legal: On File	Owner Phone:	Foreclosure (REO):
		Short Sale?: NO

FEATURES		
Owner/Agent Disclosure	Listing Agent/Broker is neither owner nor of any relation to owner	POSSESSION
DOCUMENTS ON FILE	Aerial Survey, Legal Description	ROAD FRONTAGE
DOCUMENTS ONLINE	None	ROAD SURFACE
FINANCING (NEW)	New Loan-Conventional, Cash	SHOWING INSTRUCTIONS
LISTING TYPE	Exclusive Right-To-Sell	TRANSPORTATION
LOT	Level, Wooded, Cleared	UTILITIES
		Immediately-With Deed
		City Street
		Paved
		Call Listing Office/Agent
		Near Interstate
		Sewer-Public, Water-Public, Elec
		-Municipal (+Entergy), Gas-Natural

FINANCIAL		ACRES	
Assn/Condo Fee:	Frequency:	# Pasture Acres:	
Annual Taxes: 0.00	Annual SI Tax:	# Cultivation Acres:	
		# Timber Acres:	

PUBLIC REMARKS
 Excellent location for Commercial Development! 160' Frontage on E. Kiehl, just past corner of Brockington next to SSI office. Great ingress/egress along Sherwood's busiest commercial corridor. Traffic count of 21,000 vpd & population of 38,715 in 3 mile radius, & 78,185 in 5 mile radius. Other commercial sites in area include new Splash car wash, Mapco, Kum & Go, FAB&T & Big Red. Site is level, w/city utilities. Currently zoned residential & must be re-zoned for commercial use.

DIRECTIONS
 Hwy 67/167 N to Brookwood/Brockington Exit. Stay left over overpass. Keep right at the fork and merge onto Brookwood. Turn left onto Keihl Ave., property on left immediately past Social Security Administration.

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VACANT LAND LISTING DETAIL	
MLS #: 23004068	Area: 027
Status: New Listing	SHERWOOD
Type: Commercial Lot	List Price: \$632,844
City: Sherwood	Orig. Price: \$632,844
Inside City Limits? Yes	Sale/Rent: For Sale
Subdivision: Sherwood	Per Acre Price \$:
Neighborhood:	Per FFt Price \$:
Virtual Tour:	To Show Call:
Add. Unbranded Video:	

SALES INFORMATION		
SP:	ConDte:	SAG:
FIN:	CLSD:	
SP/Acre:		SO:

Address: 3600 E Kiehl Avenue

List Agent: Ted Arnett	In-House #:	Sub Agent Comp: 0
List Office: Arnett Realty & Investments, Inc. Ofc: 501-843-1515	Market Time: 0	Buyers Agent Comp: 2.4
Co-Agent:	County: Pulaski	Will Subd: No
Calculated \$/Acre: \$291,633.18	Zip: 72120	Entered Twice: Yes
Appx. Acreage: 2.17	Zoning:	Listing Svcs: 1. Full Service
Appx Lot Size: 320' x 295'	Owner Name:	Owner ID#:
Legal: On File	Owner Phone:	Foreclosure (REO):
		Short Sale?: NO

FEATURES		
Owner/Agent Disclosure	Listing Agent/Broker is neither owner nor of any relation to owner	POSESSION
DOCUMENTS ON FILE	Aerial Survey, Legal Description	ROAD FRONTAGE
DOCUMENTS ONLINE	None	ROAD SURFACE
FINANCING (NEW)	New Loan-Conventional, Cash	SHOWING INSTRUCTIONS
LISTING TYPE	Exclusive Right-To-Sell	TRANSPORTATION
LOT	Level, Wooded, Cleared	UTILITIES
		Immediately-With Deed
		City Street
		Paved
		Call Listing Office/Agent
		Near Interstate
		Sewer-Public, Water-Public, Elec
		-Municipal (+Entergy), Gas-Natural

FINANCIAL		ACRES	
Assn/Condo Fee:	Frequency:	# Pasture Acres:	
Annual Taxes: 592.00	Annual SI Tax:	# Cultivation Acres:	
		# Timber Acres:	

PUBLIC REMARKS
 Excellent location for Commercial Development! 320' Frontage on E. Kiehl, just past corner of Brockington next to SSI office. Great ingress/egress along Sherwood's busiest commercial corridor. Traffic count of 21,000 vpd & population of 38,715 in 3 mile radius, & 78,185 in 5 mile radius. Other commercial sites in area include new Splash car wash, Mapco, Kum & Go, FAB&T & Big Red. Site is level, w/city utilities. Property includes 1600 SF home. Currently zoned residential & must be re-zoned for commercial use.

DIRECTIONS
 Hwy 67/167 N to Brookwood/Brockington Exit. Stay left over overpass. Keep right at the fork and merge onto Brookwood. Turn left onto Keihl Ave., property on left immediately past Social Security Administration.

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