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±50.13 ACRES OF INDUSTRIAL LAND FOR SALE

4400 Malvern Road, Hot Springs National Park, Arkansas



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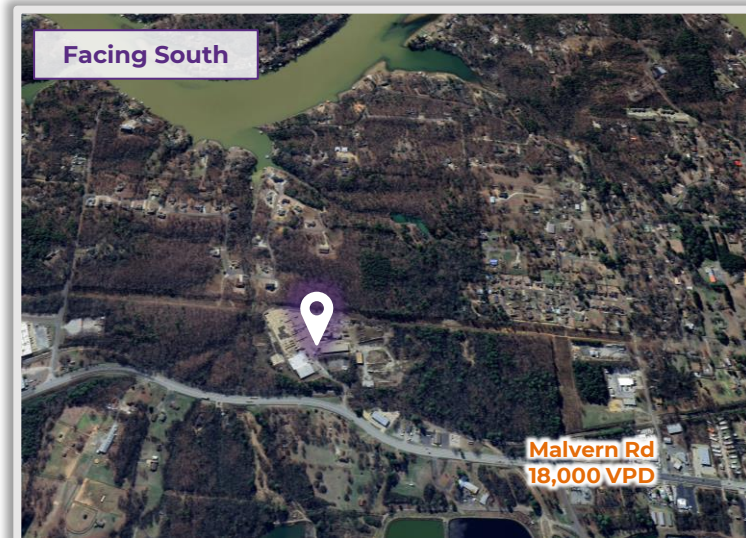
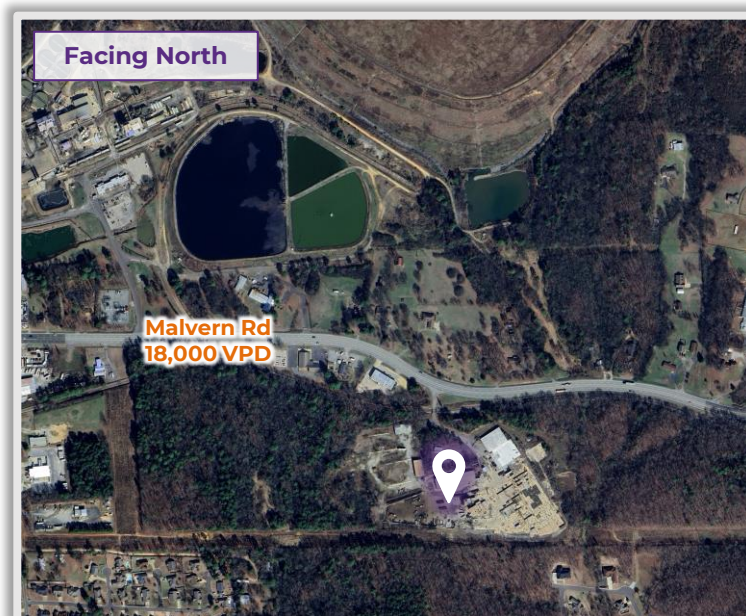
Property Understanding

OVERVIEW

Offering	For Sale
Price	\$2,200,000
Address	4400 Malvern Road
City/State	Hot Springs National Park, AR 71901
Property Type	Industrial
Lot Size	±50.13 Acres (±2,183,662 SF)
Zoning	Industrial
Traffic Count	Malvern Road – 18,000 VPD

PROPERTY HIGHLIGHTS

- Expansive ±50.13-acre site along Malvern Road, which sees 18,000 vehicles per day
- Located midway between Interstate 30 (80,000 VPD) and downtown Hot Springs/Bathhouse Row
- Proximity to local industrial users, including Xpress Boats, Triumph Logistics, and the Garland County Fair & Livestock Association
- Hot Springs attractions nearby include Oaklawn Racing Casino Resort, Bathhouse Row, Lake Hamilton, Lake Ouachita, and Lake Catherine





MARKET MAP



4400 Malvern Rd, Hot Springs National Park, AR



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Facing Northwest

Malvern Ave
15,000 VPD





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*

	3 MILES	5 MILES	10 MILES
Population	5,807	13,796	63,999
Households	2,296	5,349	27,171
Average Age	42.8	42.4	43.6
Average Household Income	\$84,836	\$89,951	\$73,363
Businesses	85	227	2,529

**Demographic details based on property location*

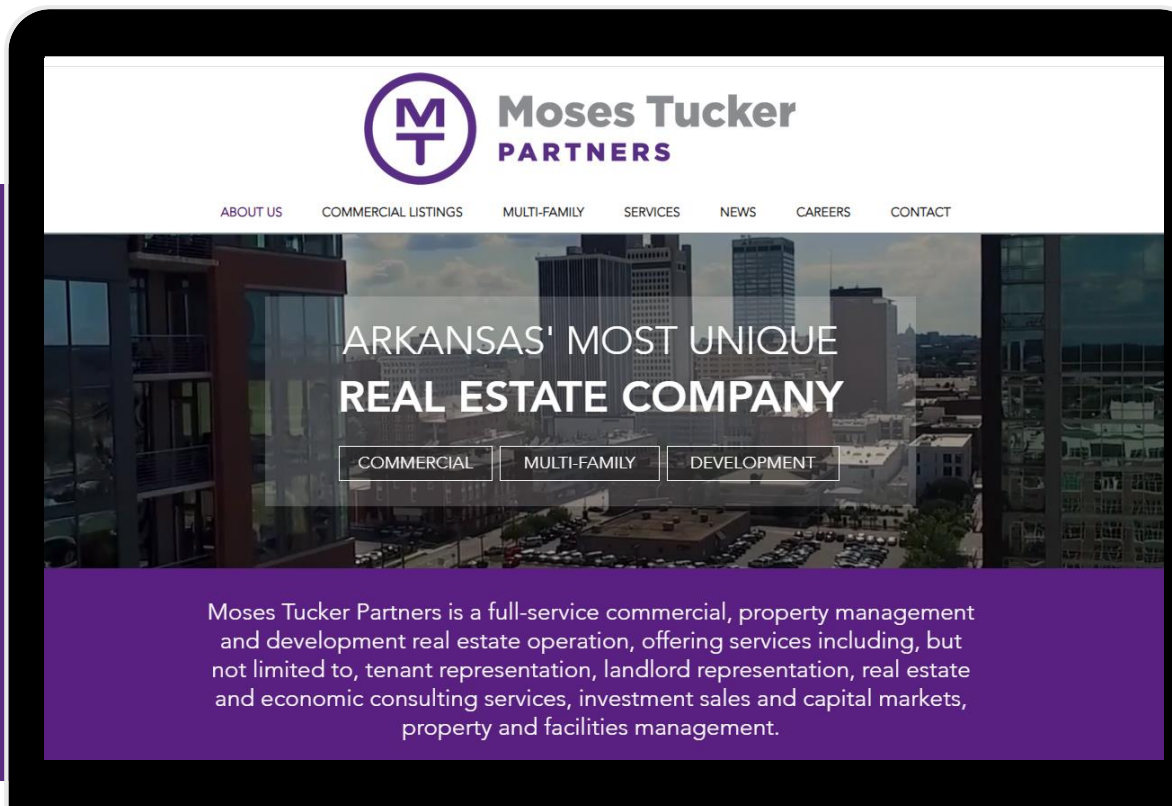
CONNECT

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