

VALUE ADD COMMERCIAL OPPORTUNITY

92-94 Hwy 00 | Jane, Missouri



**CONCEPTUAL RETAIL STRIP
14,400 SF**

14,400 SF

**±1 - 2.4 AC
Development Potential**

HWY 71 - 33,000 VPD

 **KELLEY COMMERCIAL PARTNERS**

PHILIP SCHMIDT
PARTNER | AGENT
O 479.695.8264 | D 501.804.4447
pschmidt@kelleycp.com

BRIAN BROCKMAN
BROKER OF RECORD
License #: 177814
Bang Realty-Oklahoma Inc
bor@bangrealty.com
513.898.1551

BANG REALTY

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AVAILABLE

14,400 SF Building: \$1,850,000

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±1 Acre: Contact Agent for Pricing

±1.4 Acres: Contact Agent for Pricing

COMMENTS

- Priced Well Below Replacement Cost
- Major Upside Potential
- Hard Corner Location at Traffic Signal
- Adjacent to New Mountain Bike Trails Owned by the Walton Family
- Close Proximity to Bentonville and Walmart Home Offices
- Buildings are 60 Feet Deep and can Easily be Converted into Strip Malls or be used as Warehouse/Flex Space

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	141	10,599	26,801	77,400
AVERAGE HH INCOME	\$86,004	\$124,209	\$109,285	\$128,692
TOTAL HH	64	4,720	12,038	30,981

TRAFFIC COUNTS

Hwy 71 - 33,000 VPD



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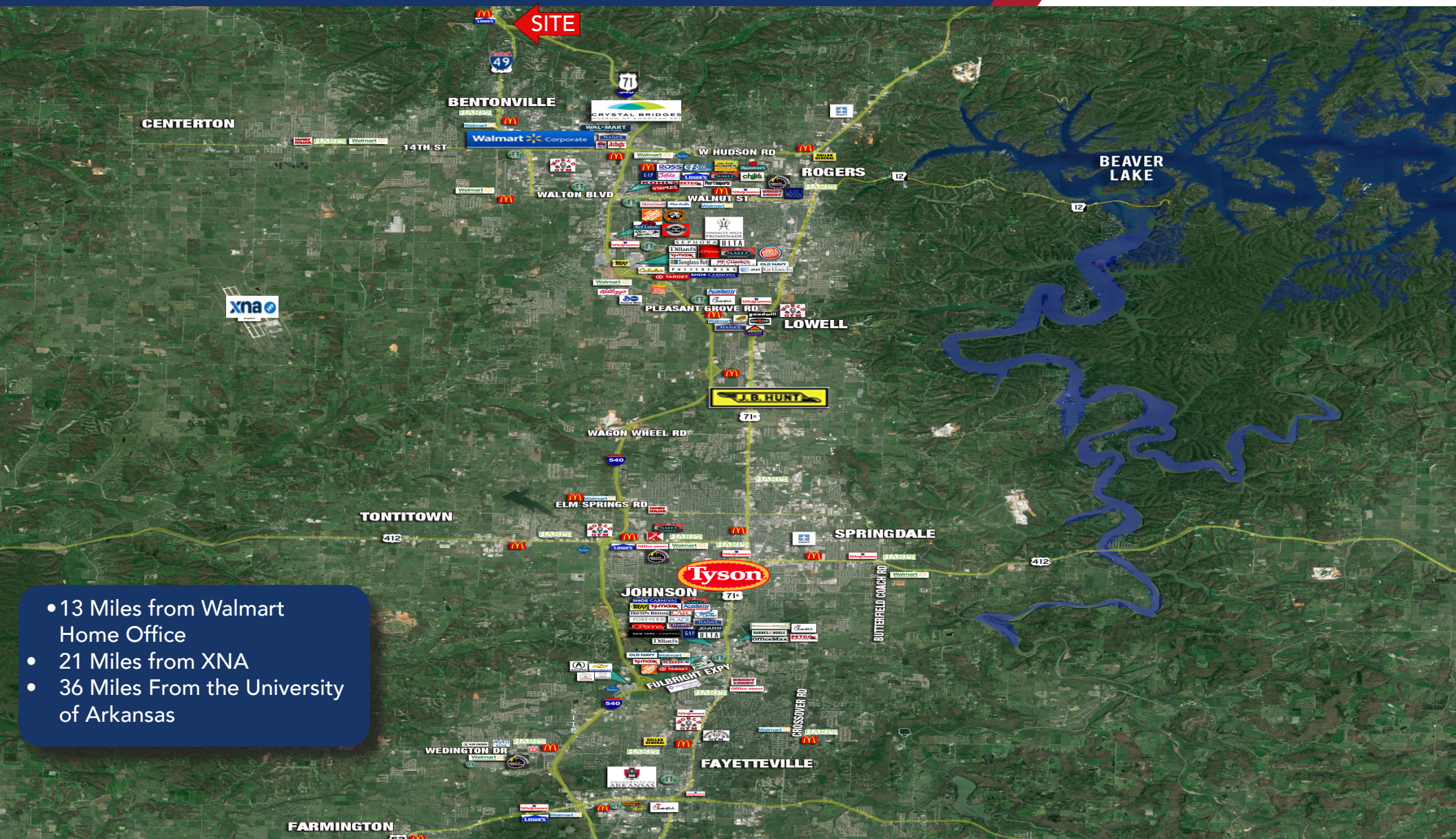
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- 13 Miles from Walmart Home Office
- 21 Miles from XNA
- 36 Miles From the University of Arkansas



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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

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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