



Colliers

270

Carpenter Dam Rd

Tract 1

Tract 2

Development Opportunity

Contact Us:

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28.21 Acres for Development

For Sale: Carpenter Dam Road, Hot Springs, AR

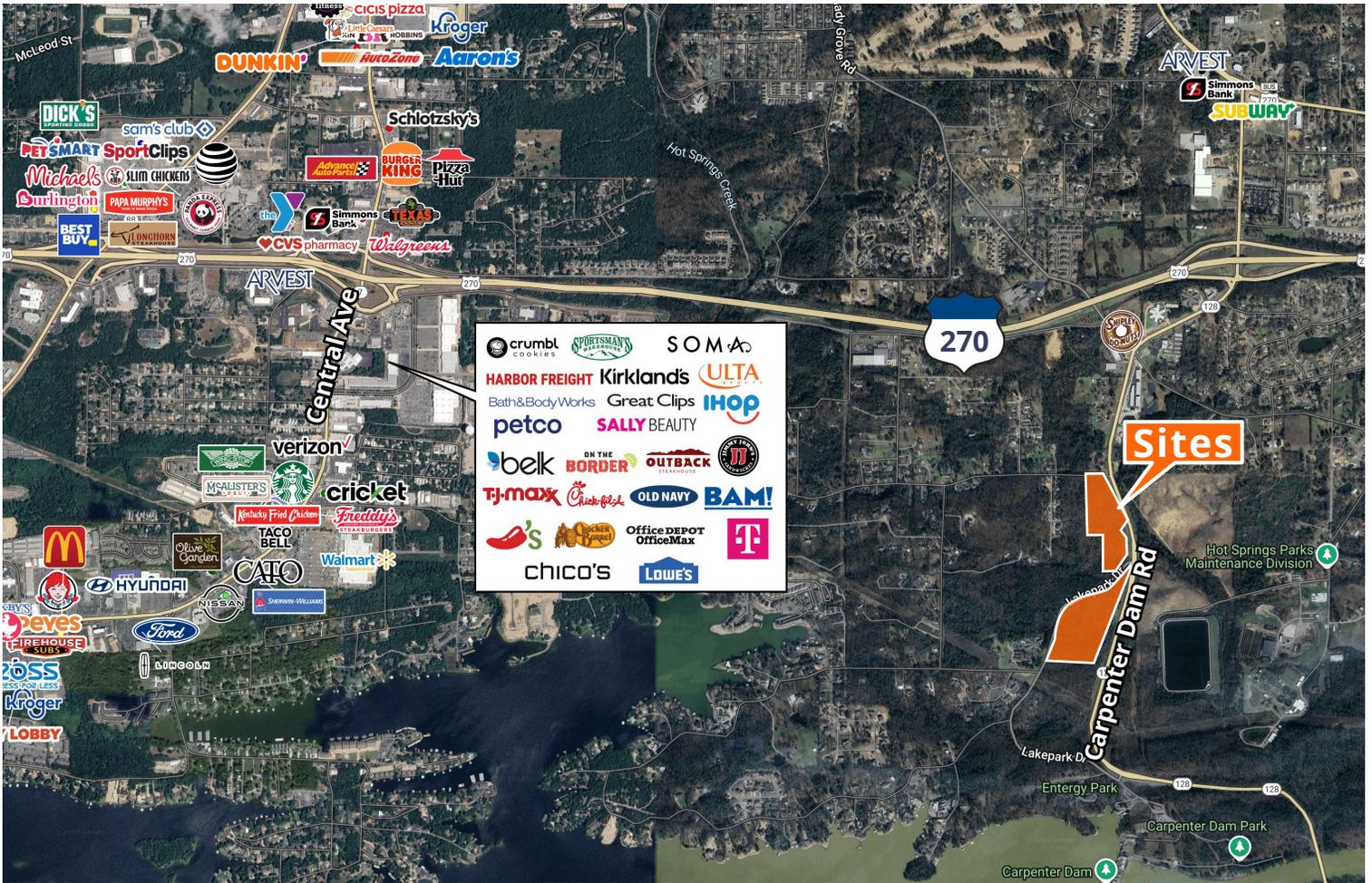
Features

- Sale price: \$39,500/acre
- Total lot size: 28.21 acres
- Tract 1: 11.06 acres
 - Frontage on Carpenter Dam Rd and Grand Point Dr
- Tract 2 - 17.12 acres
 - Frontage on Carpenter Dam Rd and Lakepark Dr
- Less than 1 mile from Expressway
- City utilities available
- Zoned: "I-L," Light Industrial
- Traffic Count: 11,000 vehicles per day

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Accelerating success.

Neighborhood Map



2024 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	1,915	18,012	46,020
Estimated Households	802	8,126	20,910
Estimated Avg. Household Income	\$105,791	\$93,985	\$82,097

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