

## Property Highlights

- Approximately 222 acres of prime development land on the north side of Bill Foster Memorial Highway (Hwy 321), just east of I-57 via Exit 16A
- Very flat, mostly cleared, partially wooded, approximately 3,600 feet of frontage on highway, boundary improvements in place including sidewalk, with 55-acre pond on north portion of site
- All utilities available
- Ideal for multi-use development including frontage retail, various densities of residential, and mixture of office, church, school, & other
- Cabot planning department supportive of development, subject to specific plan
- ENTIRE SITE immediately available at price of \$12,000,000; seller will consider subdividing based on specific proposals to include pricing, size, location, and planned use; contact agents to discuss
- Across highway from landmark Holland Bottom Farm Strawberry outlet. Surrounding area also includes: Cabot Aquatic Park and Sports Complex, city's Sports and Soccer Complex, Cabot Jr. High School South, hundreds of high quality residential units, numerous churches, AllFam Bowling & Entertainment Center, banks, fast food restaurants, and other convenience retail. Easy access to I-57 via Hwy 321 and to downtown Cabot via Pine Street (Hwy-89)

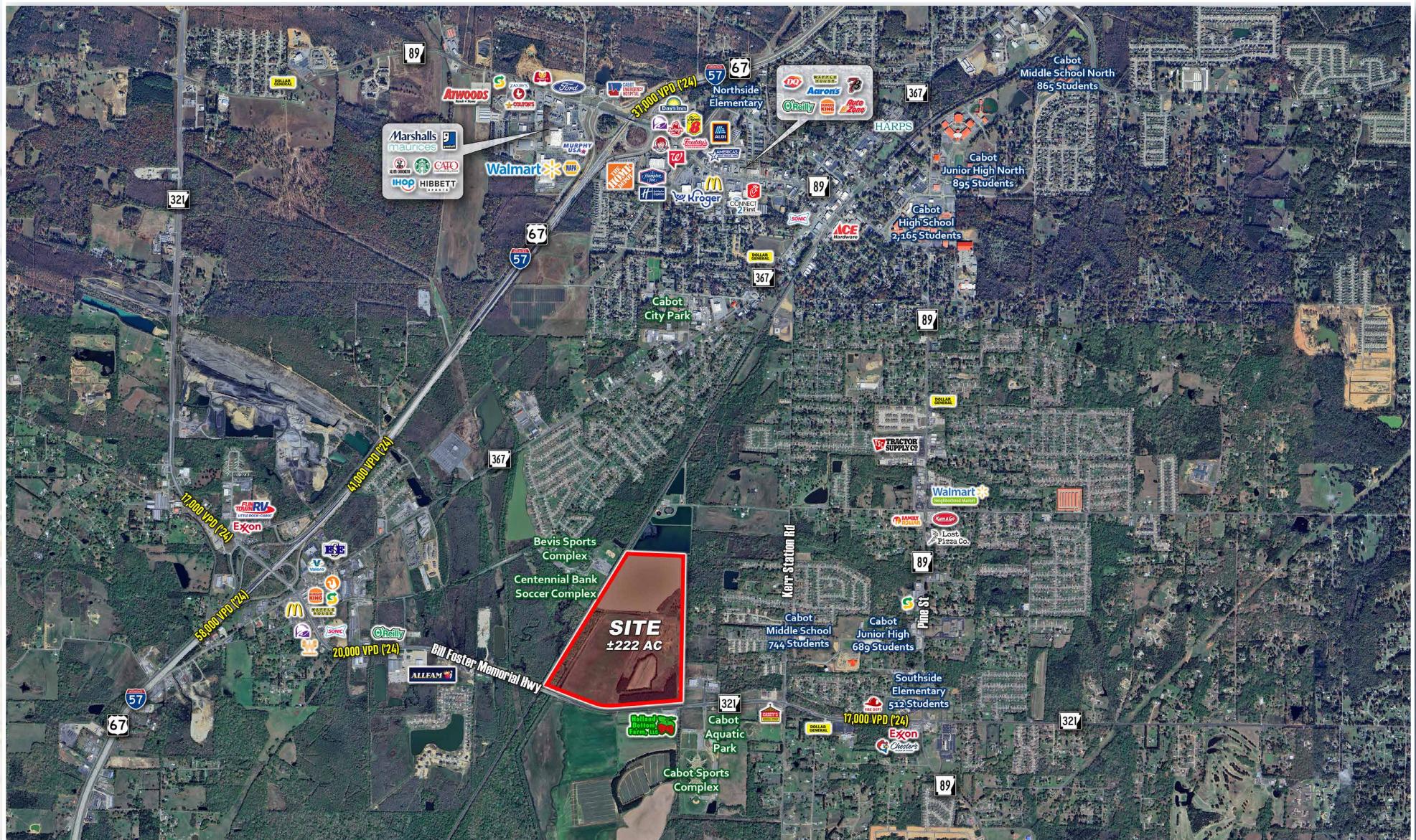


## Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	2,394	19,406	38,880
Daytime Population	1,623	17,422	29,736
Average HH Income	\$68,025	\$82,958	\$92,563

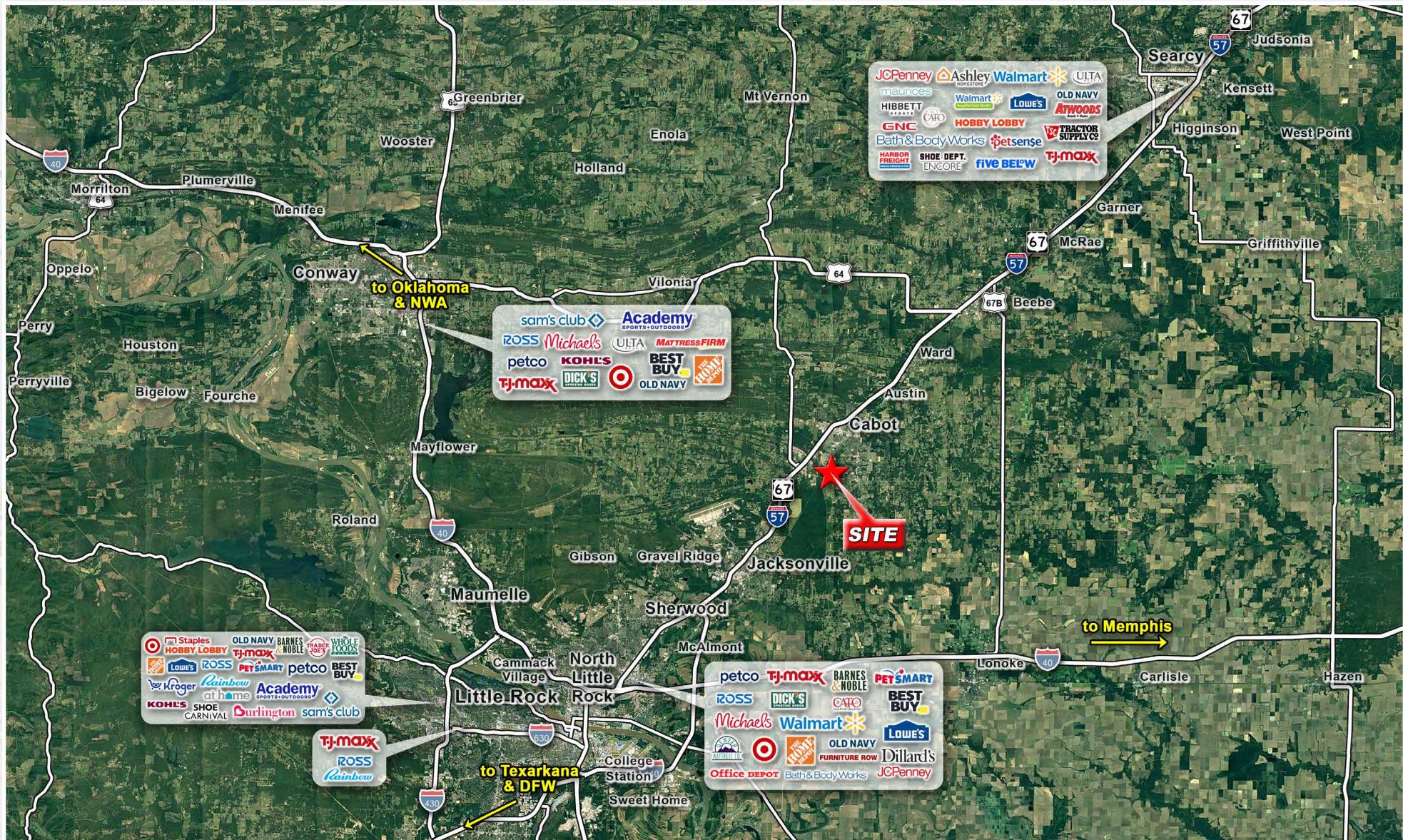
**Wes Martin , CCIM, SIOR** | 501.765.1585 | [wmartin@hathawaygroup.com](mailto:wmartin@hathawaygroup.com)

**Jeff Hathaway, CCIM, SIOR** | 501.529.4669 | [jeff@hathawaygroup.com](mailto:jeff@hathawaygroup.com)



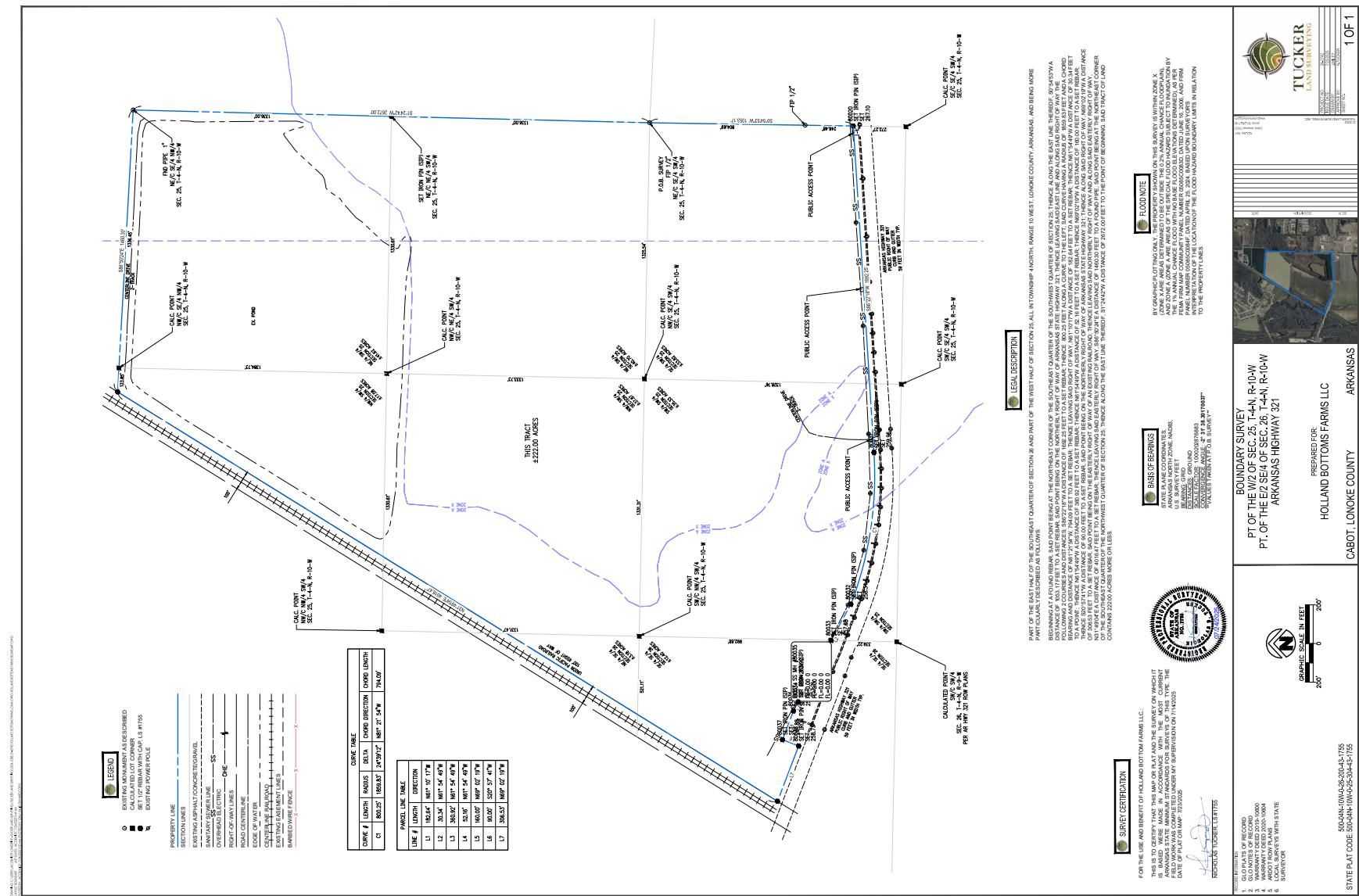
501.663.5400 | 5012 Kavanaugh Blvd, Little Rock, AR 72207 | [HathawayGroup.com](http://HathawayGroup.com)

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.



501.663.5400 | 5012 Kavanaugh Blvd, Little Rock, AR 72207 | [HathawayGroup.com](http://HathawayGroup.com)

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.



501.663.5400 | 5012 Kavanaugh Blvd, Little Rock, AR 72207 | HathawayGroup.com

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.



Hathaway Group

Commercial  
Real Estate

## AREA PHOTOS



501.663.5400 | 5012 Kavanaugh Blvd, Little Rock, AR 72207 | [HathawayGroup.com](http://HathawayGroup.com)

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.