

INDUSTRIAL FOR SALE

TRACT A OF SEARCY, AR INDUSTRIAL LAND AND BUILDINGS FOR SALE AND LEASE

Tract A Of Doniphan Industrial Park, Kensett, AR 72082



OFFERING SUMMARY

SALE PRICE:	\$495,000
AVAILABLE SF:	
LOT SIZE:	28.7 Acres
BUILDING SIZE:	14,425 SF
PRICE / SF:	\$34.32

PROPERTY OVERVIEW

Tract A of large industrial complex within city limits of Searcy, AR. 28.7 +/- acres with lake and river frontage and 14425 Square feet of industrial buildings! Three tracts totaling 125.9+/- acres on the banks of the beautiful Little Red River. This property features 16 for-lease industrial buildings totaling 211,575 +/- square feet. Tract A (28.7+/- acres) and Tract B (50.2+/- acres) contain the industrial complex, while tract C (47+/- acres) is land with great potential for additional industrial or residential subdivision development. Tracts can be purchased all together or separately.

PROPERTY HIGHLIGHTS

- 4 WAYS TO BUY: Tract A: 28.7+/- acres with 14,425 square foot industrial building for \$495,000.00
- Tract B: 50.2 +/- acres with 197,150 square foot industrial building for \$3,274,000.00
- Tract C: 47+/- acres for development for 470,000.00
- All 3 tracts together for 4,239,000.00
- 16 buildings total with 15 available for lease for a total of 197,150 available square feet. These buildings vary in square footage and are available at a rate of \$2.50/sqft!

KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

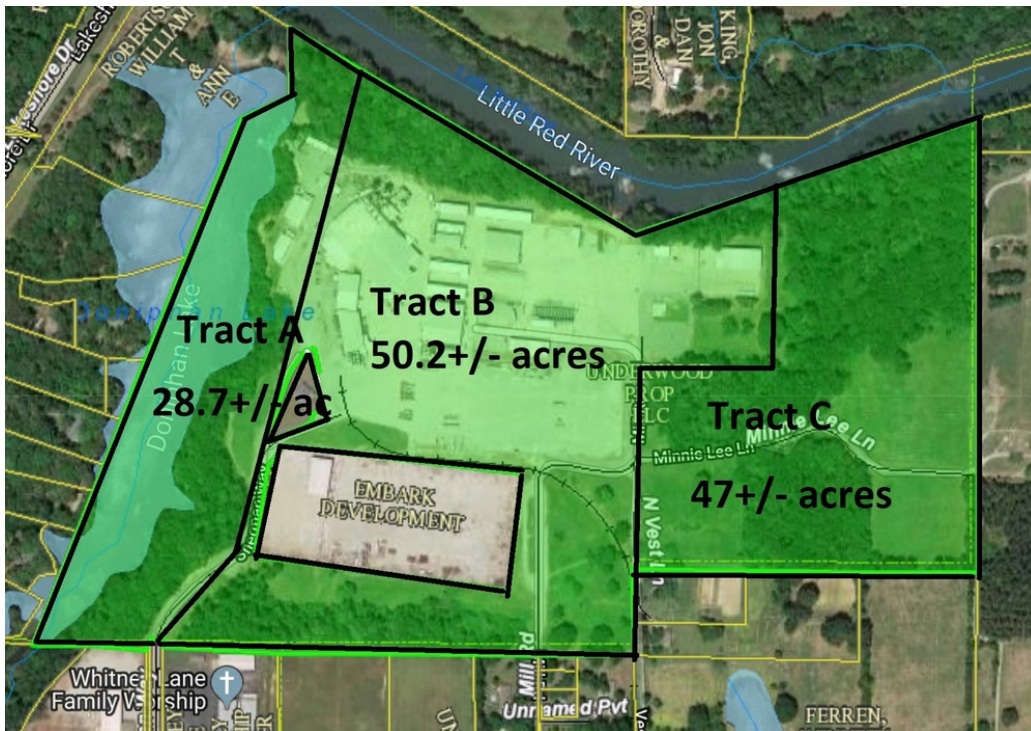
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://mitchumrealestate.com>

INDUSTRIAL FOR SALE

TRACT A OF SEARCY, AR INDUSTRIAL LAND AND BUILDINGS FOR SALE AND LEASE

Tract A Of Doniphan Industrial Park, Kensett, AR 72082



KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

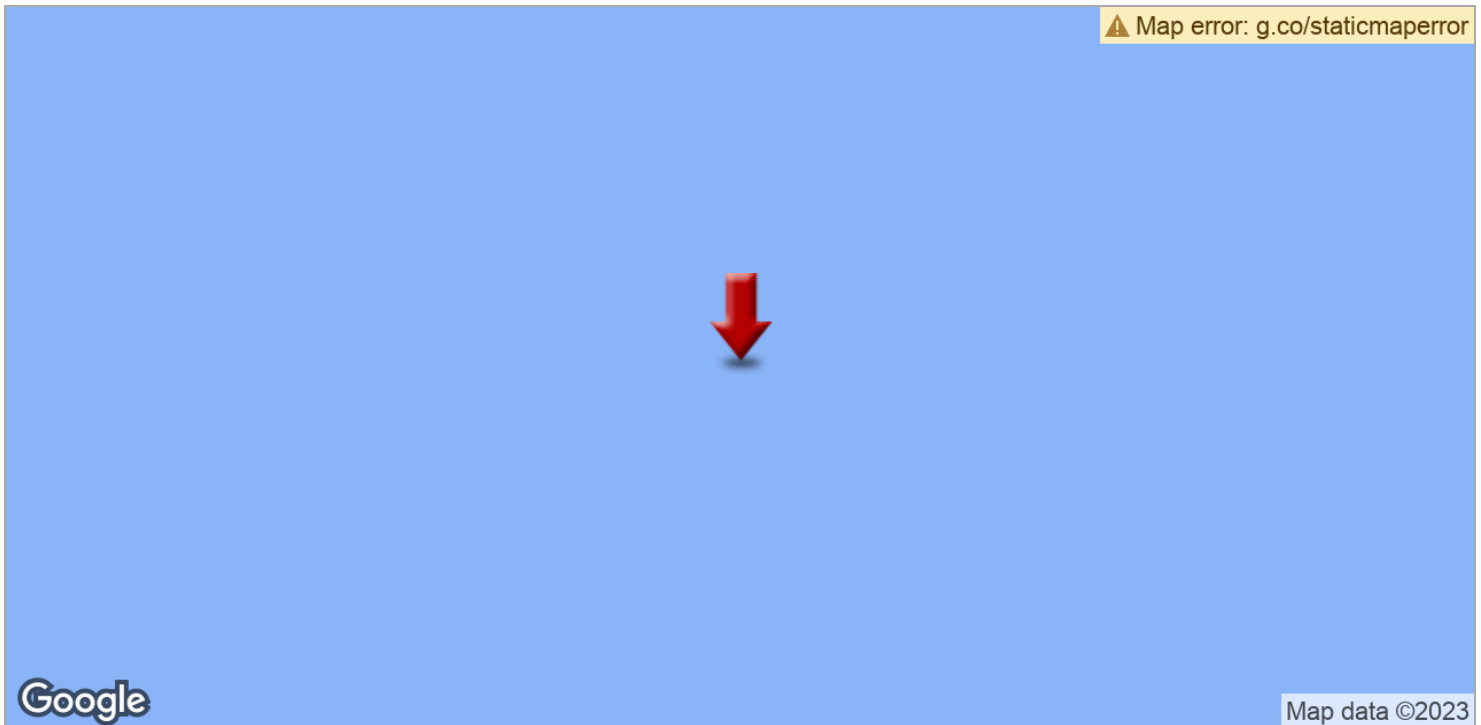
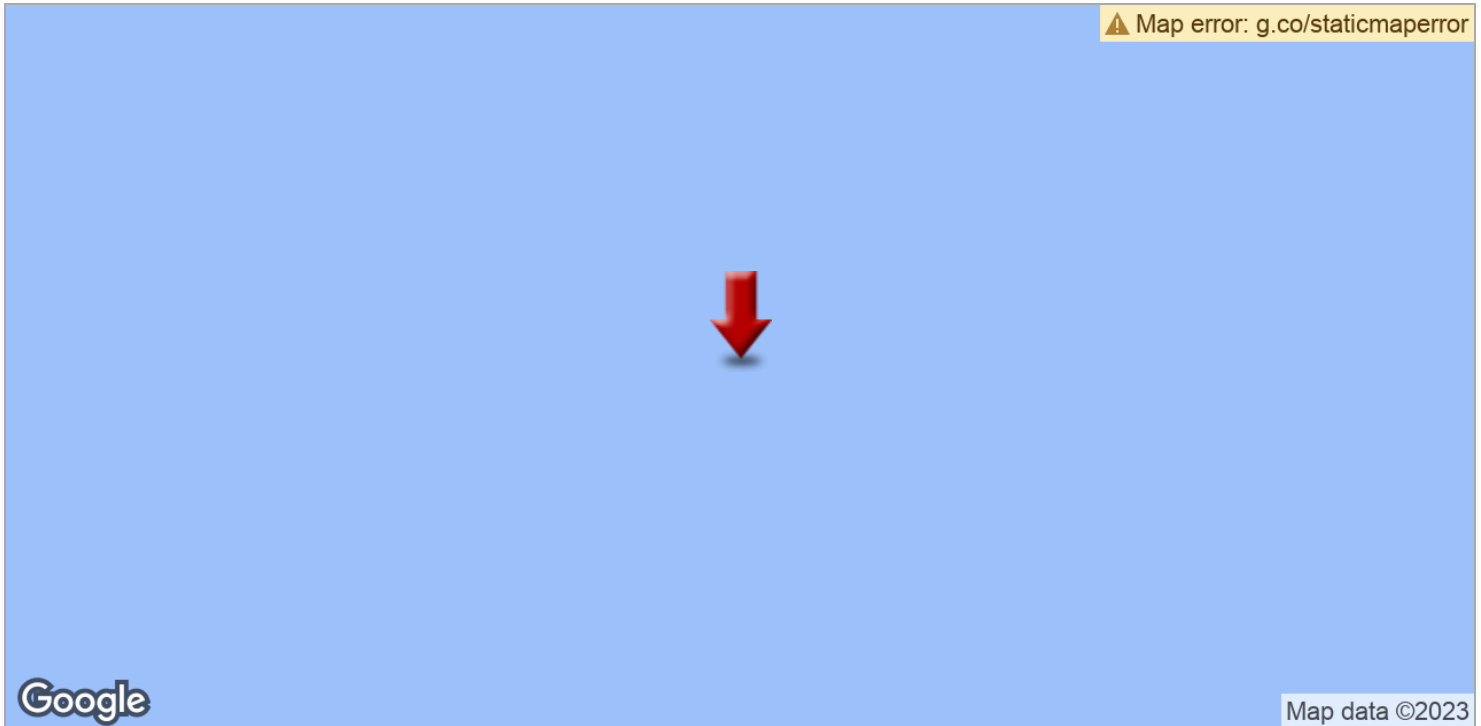
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://mitchumrealestate.com>

INDUSTRIAL FOR SALE

TRACT A OF SEARCY, AR INDUSTRIAL LAND AND BUILDINGS FOR SALE AND LEASE

Tract A Of Doniphan Industrial Park, Kensett, AR 72082



KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://mitchumrealestate.com>

INDUSTRIAL FOR SALE

TRACT A OF SEARCY, AR INDUSTRIAL LAND AND BUILDINGS FOR SALE AND LEASE

Tract A Of Doniphan Industrial Park, Kensett, AR 72082



⚠ Map error: g.co/staticmaperror



Google

Map data ©2023

POPULATION	5 MILES	50 MILES	150 MILES
Total Population	17,805	448,908	4,450,275
Average age	31.1	38.0	37.3
Average age (Male)	30.4	36.9	35.9
Average age (Female)	31.8	38.9	38.6
HOUSEHOLDS & INCOME	5 MILES	50 MILES	150 MILES
Total households	6,484	175,661	1,670,716
# of persons per HH	2.7	2.6	2.7
Average HH income	\$46,612	\$53,633	\$56,212
Average house value	\$141,874	\$131,181	\$164,415

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://mitchumrealestate.com>