

# INDUSTRIAL FOR SALE

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

Doniphan Industrial Park- Tract B, Kensett, AR 72082



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,274,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	50.2 Acres
<b>BUILDING SIZE:</b>	197,150 SF
<b>PRICE / SF:</b>	\$16.61

## PROPERTY OVERVIEW

Tract B features 50.2+/- acres of land with 197150+/- square feet of industrial buildings. This is one of 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!

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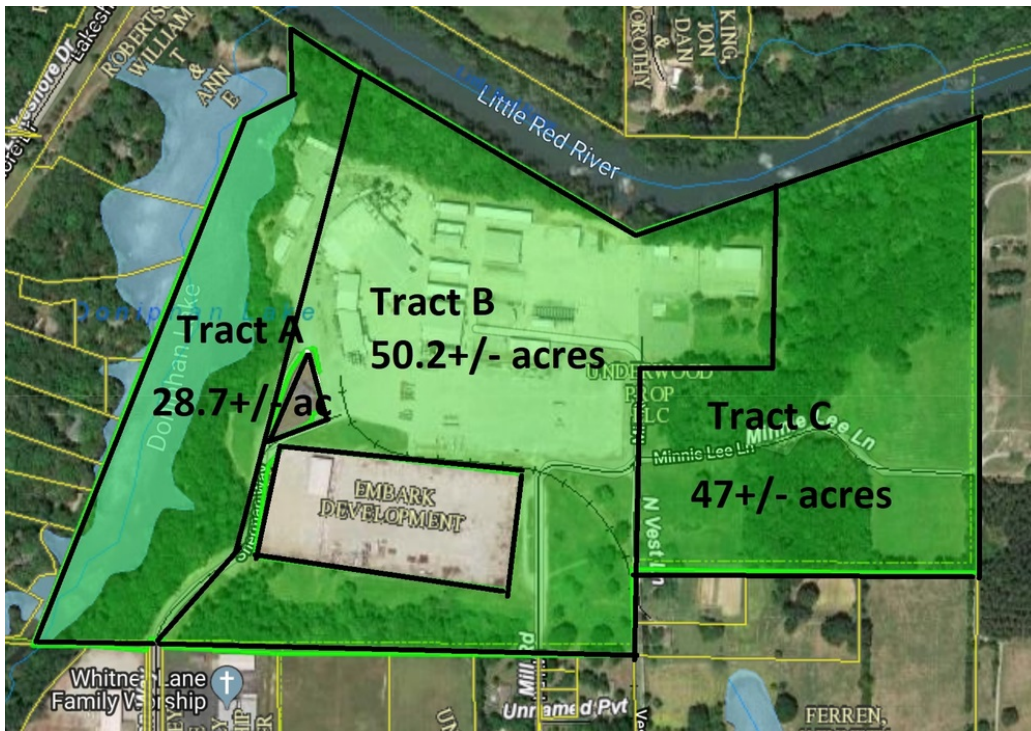
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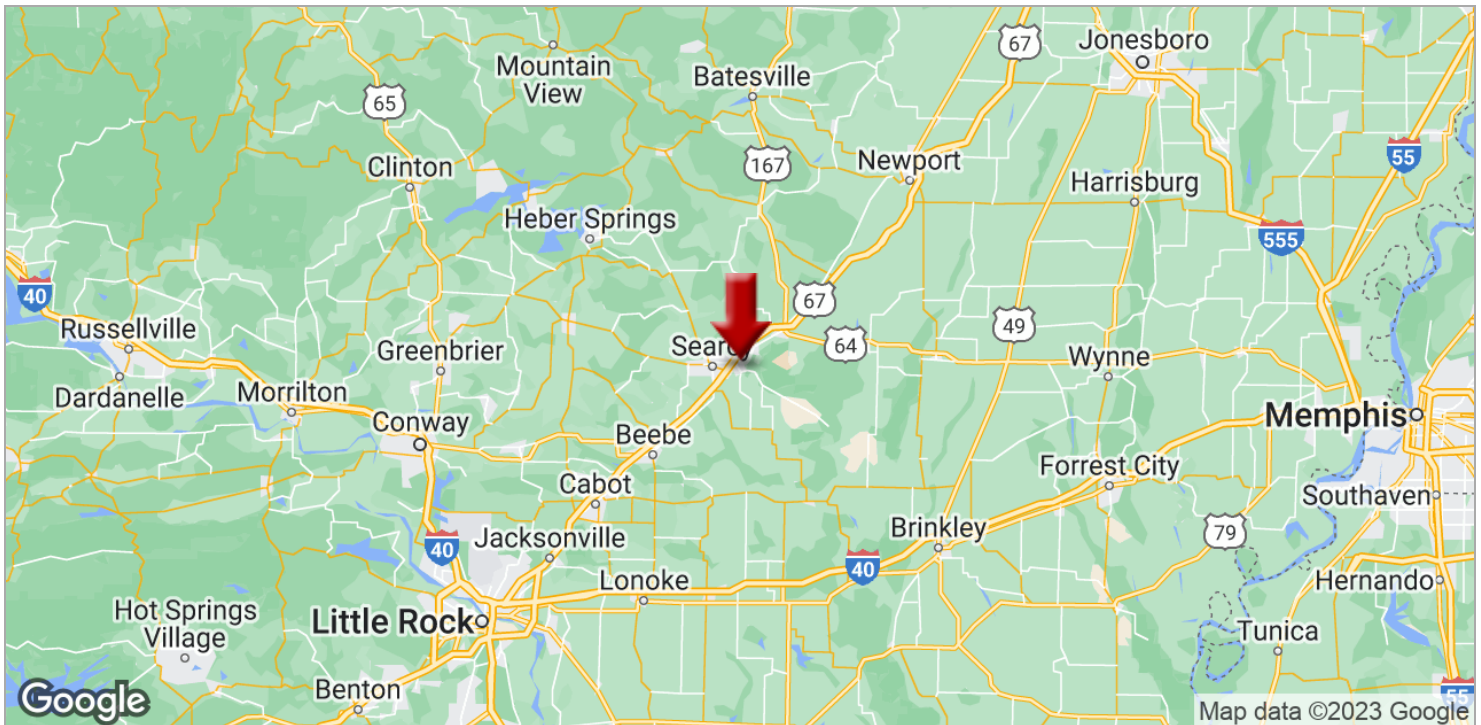
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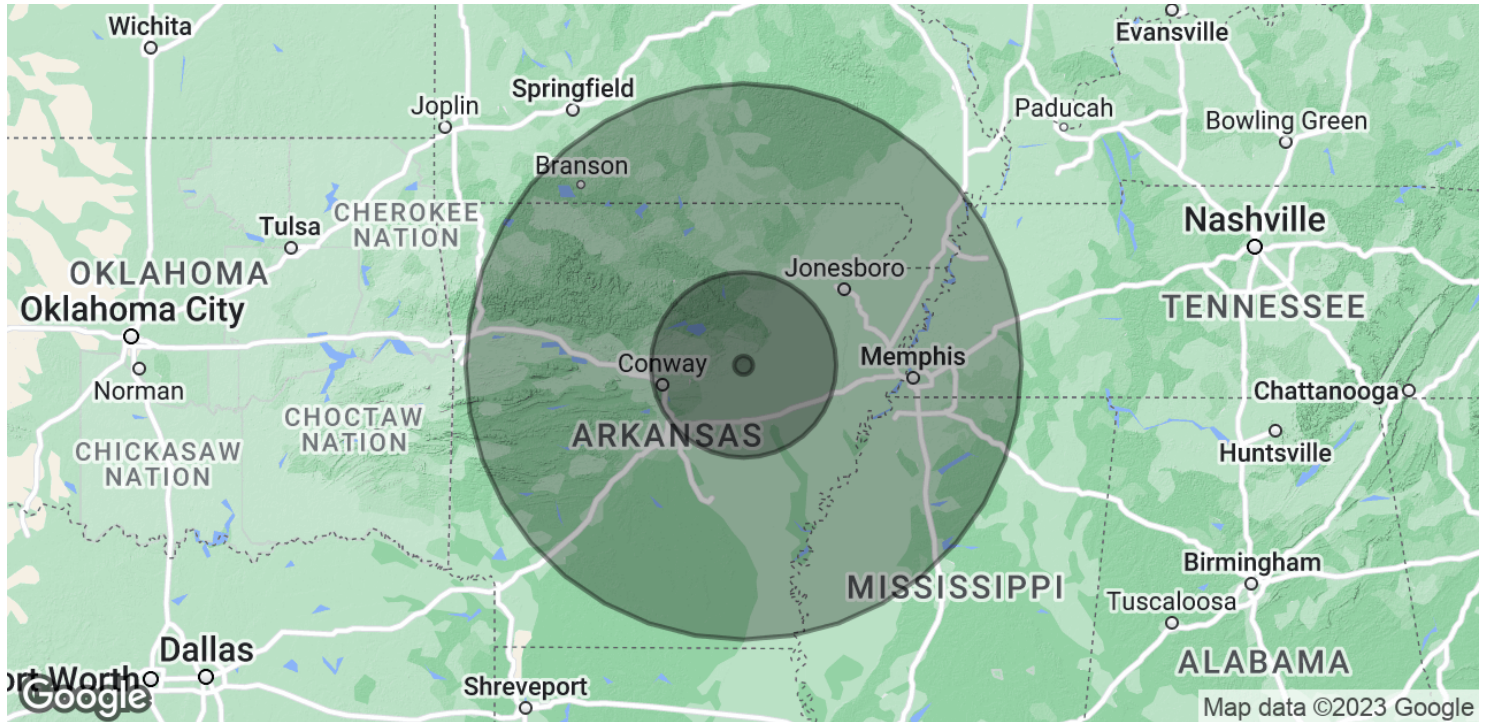
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POPULATION	5 MILES	50 MILES	150 MILES
Total Population	17,805	448,908	4,450,275
Average age	31.1	38.0	37.3
Average age (Male)	30.4	36.9	35.9
Average age (Female)	31.8	38.9	38.6
HOUSEHOLDS & INCOME	5 MILES	50 MILES	150 MILES
Total households	6,484	175,661	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

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