

NEW DEVELOPMENT FOR SALE

# HOPE VALLEY COMMERCIAL LOCATED ON US 167 AND ARCH STREET PIKE.

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## HOPE VALLEY

Hensley, AR 72065

## PRESENTED BY:

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AR #PB00063530





## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$6.00-\$12.00 per foot [Pending Location and Size]
<b>LOT SIZE:</b>	1.0-36 Acres

## PROPERTY OVERVIEW

New Development Hope Valley Estates. Project having over 800 residential and Multifamily mixed development, Prime opportunity to lease or purchase commercial frontage. New East End Sheridan School located directly in front of development.

## PROPERTY HIGHLIGHTS

- - Large residential and multifamily development already underway.
- -Commercial lots with Hwy frontage visibility.
- -East End frontage across from new East End Middle School.
- -Various sized commercial lots.
- -Round about in main center of development.
- -Controlled lighted intersection already approved.
- -Established and under construction retail centers being built and or open with established Tenants.
- -All utilities available including fiber optic. sewer. gas and electric.

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Aerial from earlier in 2024.



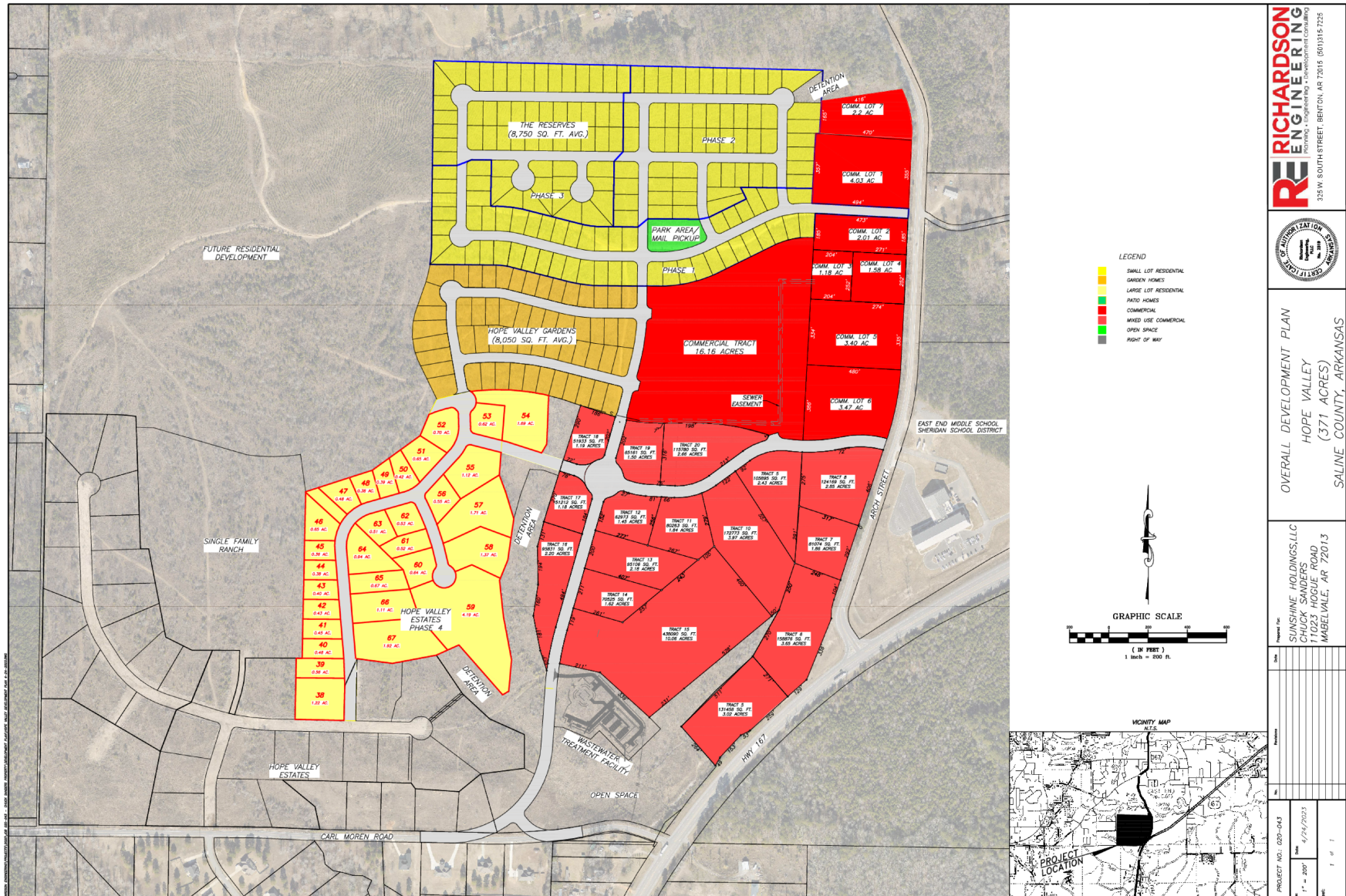
Retail Centers at 100% Occupancy with Established Tenants. Picture from 2024.



New Centers in place due to growth

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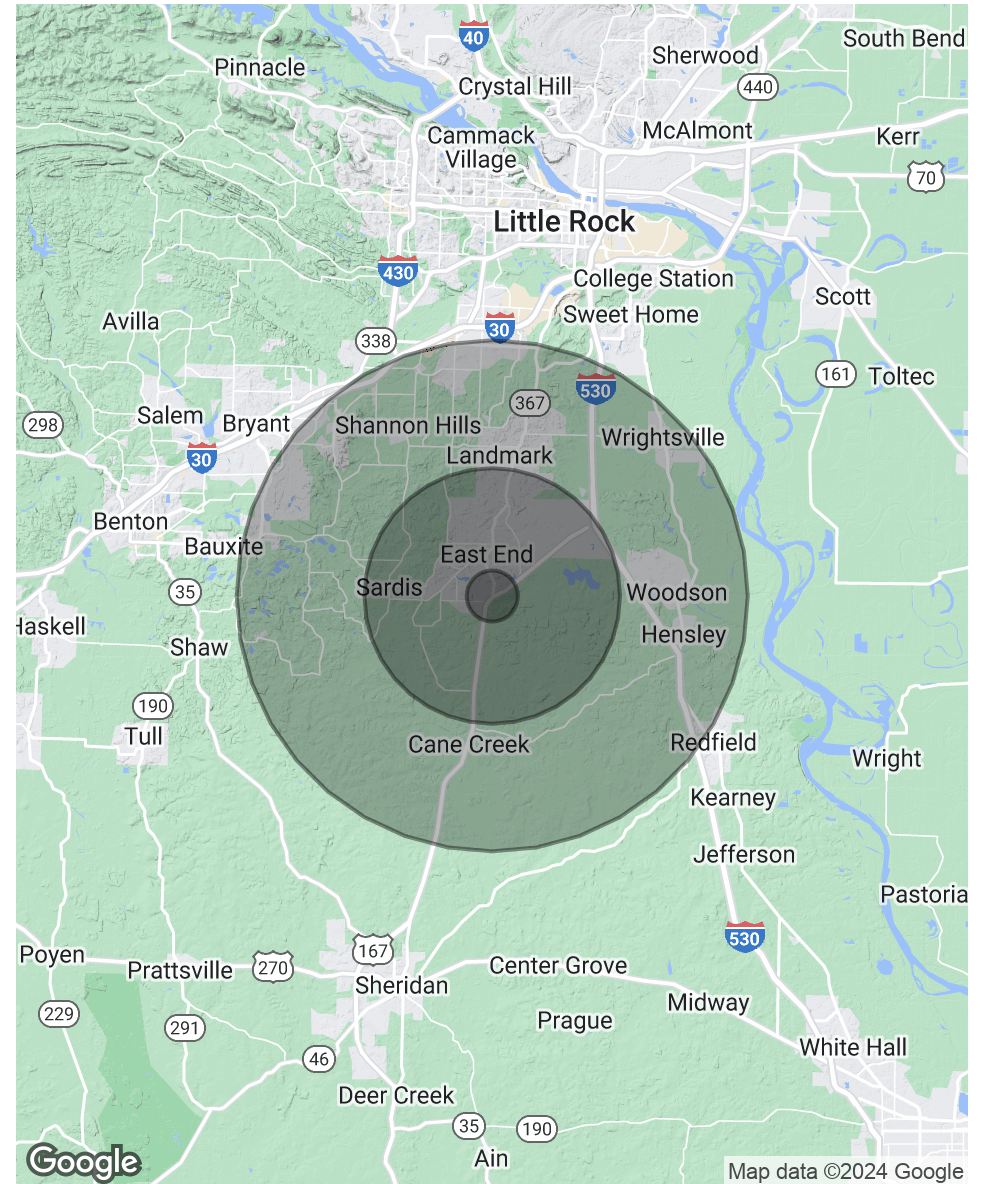
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	587	12,665	67,513
AVERAGE AGE	38.2	38.4	34.3
AVERAGE AGE (MALE)	36.7	36.8	33.3
AVERAGE AGE (FEMALE)	39.3	39.8	35.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	216	4,727	24,108
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$60,314	\$57,912	\$51,701
AVERAGE HOUSE VALUE	\$93,733	\$95,172	\$112,118

\* Demographic data derived from 2020 ACS - US Census



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