

C-STORE SITE FOR SALE / LEASE

Hope Valley

US 167 AND ARCH STREET PIKE

Hensley, AR 72065

PRESENTED BY:

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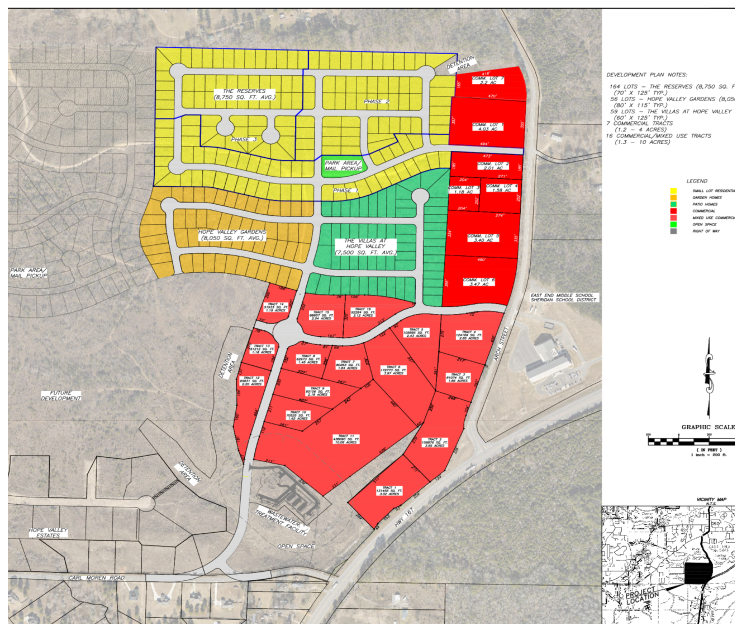
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GRAPHIC SCALE
1 inch = 20 ft

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE: \$1,928,836.00

PRICE PER SG FT: \$12.00

LOT SIZE: 3.69 Acres

VIDEO: [View Here](#)

PROPERTY OVERVIEW

New Development Hope Valley Estates. Project having over 400 residential and Multifamily mixed development, Prime opportunity to lease or purchase commercial frontage. New East End School located across from site.

PROPERTY HIGHLIGHTS

- - Corner lot with high visibility.
- - Future controlled lighted intersection.
- - Large scale residential and multifamily development.
- - US 167 frontage and visibility.
- -East End frontage across from new East End Middle School.
- -Proposed site plan shows a 4600 square foot store.
- -Additional land is available if needed for diesel pump island.

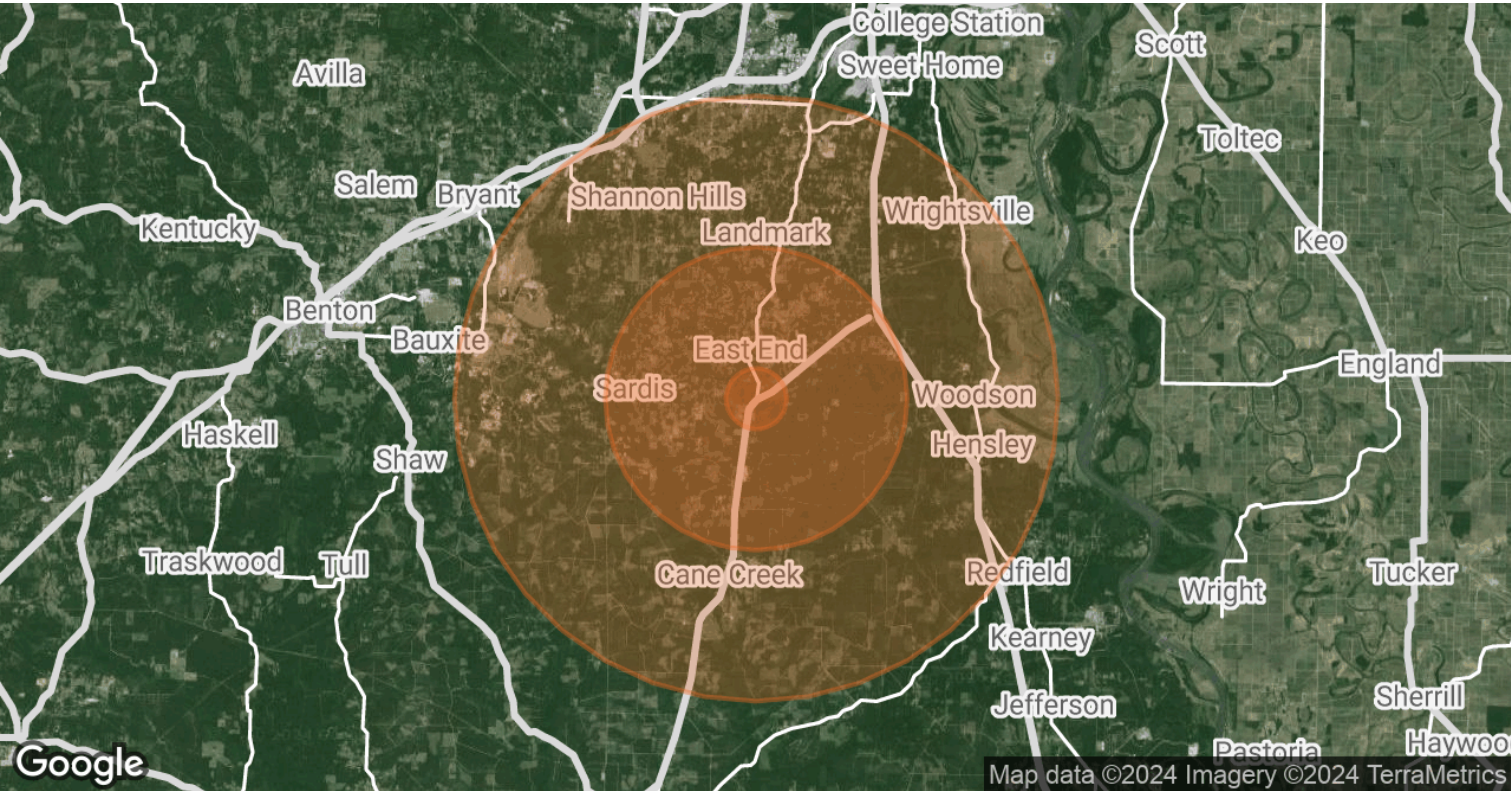
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DEMOGRAPHICS MAP & REPORT



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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