

WAREHOUSE & OFFICE BUILDING

2801 N Hazel St, Hope, AR 71801



PROPERTY DESCRIPTION

Warehouse & Showroom space over 60k Sq. Feet, Two Story Office Building over 9k Sq. Feet, RV spaces, older home resting on the edge of the Large Fishing pond all on approx 20+/- Acres. This property is for sale or for lease! Located next door to ARDOT with easy access to I-30! Seller willing to split all or part! Contact us for more details. Lease asking \$6 a sq. ft.

PROPERTY HIGHLIGHTS

- Warehouse
- Office Building
- For Sale
- For Lease
- Warehouse 61k sq. ft
- Two Story Office Building 9,800+/- Sq. Ft
- RV spaces
- 20 Acres

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$6.00 SF/yr (Ground)
Number of Units:	2
Available SF:	62,000 SF
Lot Size:	20 Acres
Building Size:	61,960 SF

DEMOGRAPHICS	10 MILES	20 MILES	40 MILES
Total Households	7,245	15,053	95,948
Total Population	14,935	29,611	203,031
Average HH Income	\$46,147	\$42,439	\$51,258

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.

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KW COMMERCIAL
803 South 24th Street
Arkadelphia, AR 71923

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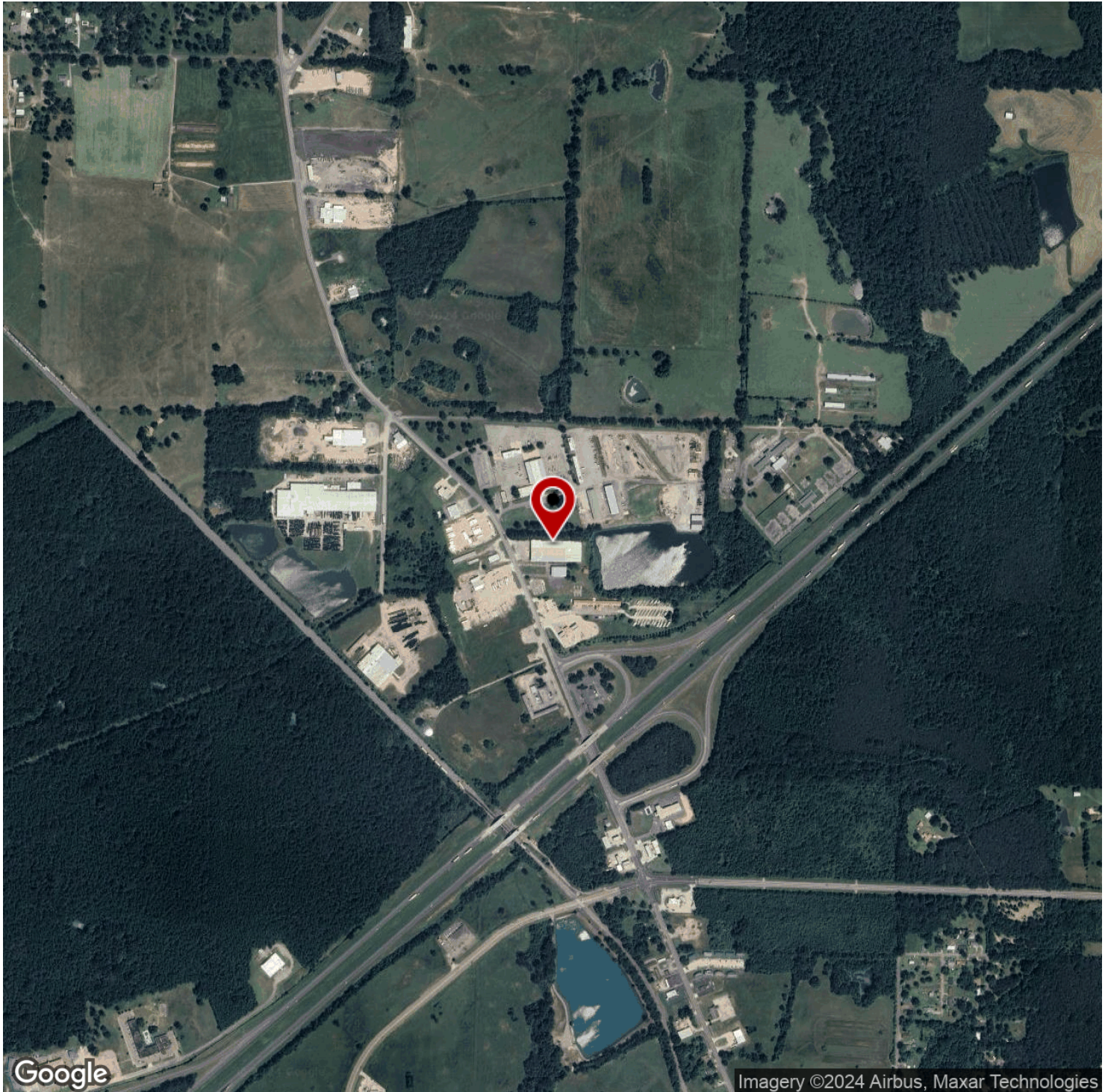
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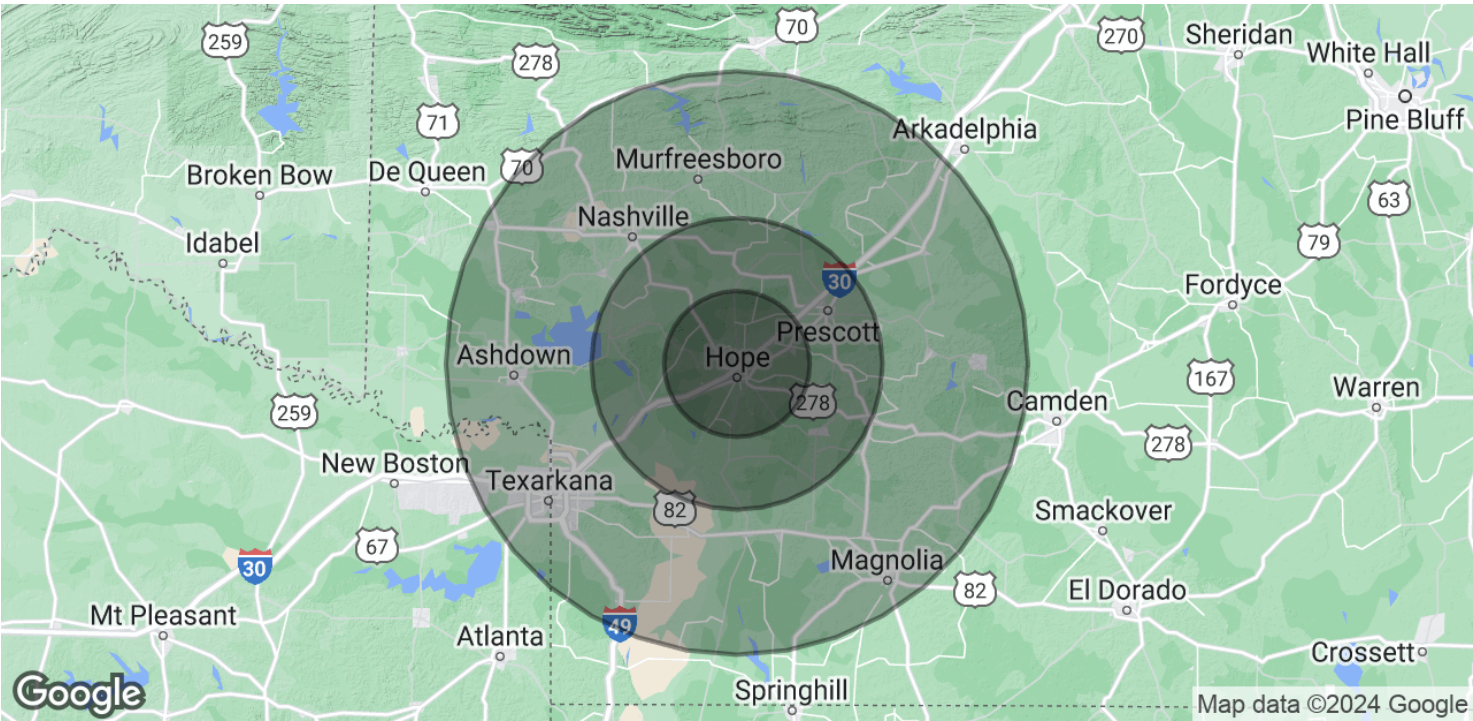
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POPULATION	10 MILES	20 MILES	40 MILES
Total Population	14,935	29,611	203,031
Average Age	38.7	41.2	39.4
Average Age (Male)	38.8	41.0	37.4
Average Age (Female)	40.0	41.9	40.7

HOUSEHOLDS & INCOME	10 MILES	20 MILES	40 MILES
Total Households	7,245	15,053	95,948
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$46,147	\$42,439	\$51,258
Average House Value	\$97,299	\$91,039	\$116,170

2020 American Community Survey (ACS)

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