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HIGHWAY FRONTAGE COMMERCIAL SITES STARTING AT \$299,000

Highway 70 / Airport Road, Hot Springs, Arkansas



±16.63 Acres
Available

±1.00 Acre
Premier
Frontage Site #1
Available

±1.00 Acre
Premier
Frontage Site #2
Available

±1.00 Acre
Premier
Frontage Site #3
Available

Airport Rd
38,000 VPD

CONTACT US TODAY
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Property Understanding

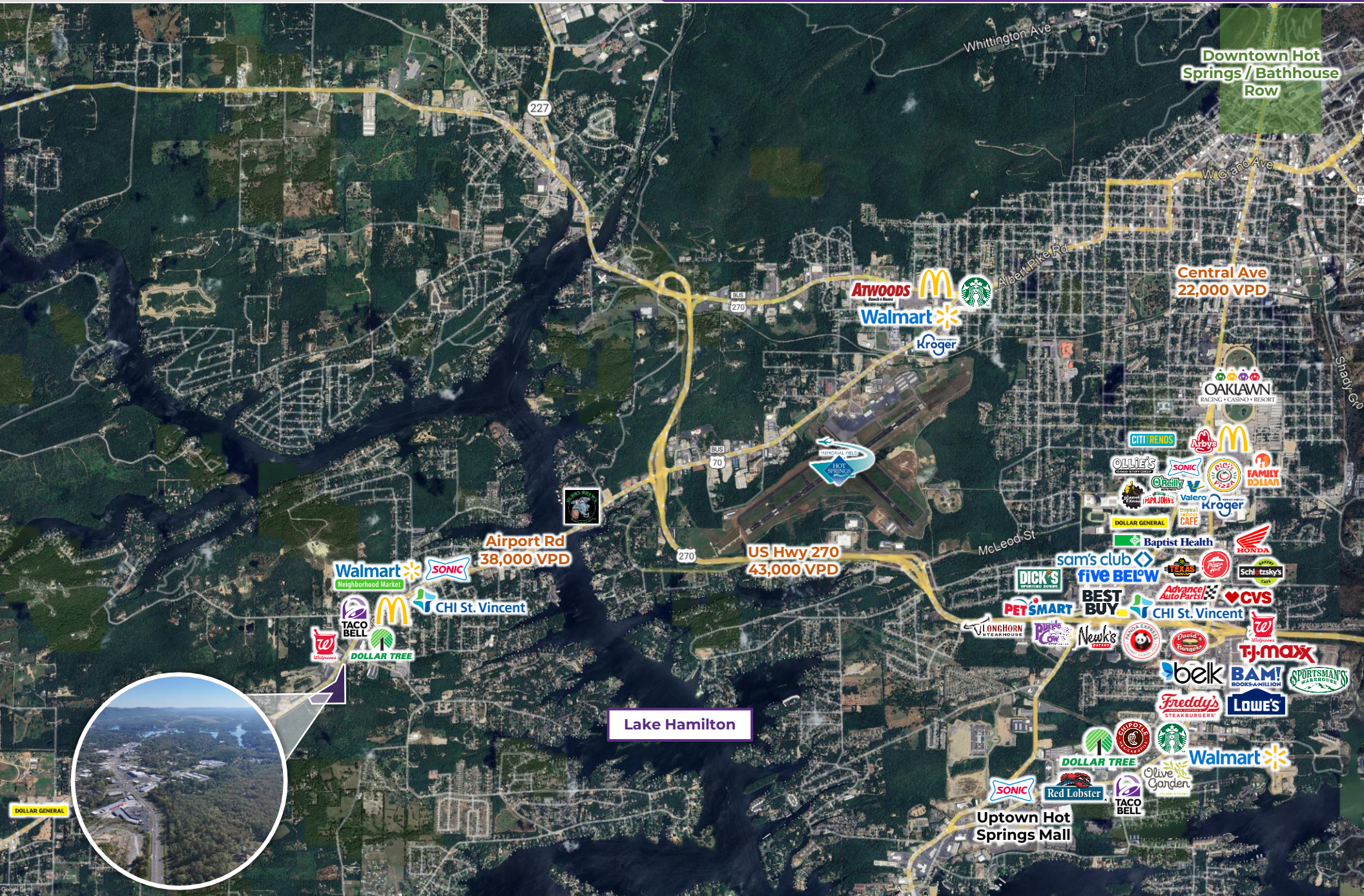
OVERVIEW

Offering	For Sale
Price	Contact Agent
Address	Airport Rd, Hot Springs, AR 71913
Property Type	Land
Lot Sizes	Total Available – ±16.63 Acres *Owner will subdivide ○ Premier Frontage Site #1 – ±1.00 Acre (\$299,000) ○ Premier Frontage Site #2 – ±1.00 Acre (\$299,000) ○ Premier Frontage Site #3 – ±1.00 Acre (\$299,000)
Frontage	Airport Rd/Hwy 70 – 1,600+ feet (0.3 miles)
Traffic Count	Airport Rd/Hwy 70 – 38,000 VPD

PROPERTY HIGHLIGHTS

- ±16.63-acre development opportunity in a rapidly growing corridor where developable land with significant frontage and flexible subdivision opportunities is increasingly limited – Airport Rd/Hwy 70 is one of Hot Springs' highest-trafficked corridors.
- Flexible acquisition options with approximately 1-acre frontage lots available (final dimensions subject to survey), or the seller will subdivide to accommodate buyer needs.
- Exceptional visibility (1,600' of frontage) and exposure to approximately 38,000 vehicles per day on Airport Rd/Hwy 70, providing outstanding accessibility and long-term value.
- Within an established national retail corridor anchored by Walmart Neighborhood Market, McDonald's, Walgreens, Taco Bell, Sonic Drive-In, Dollar Tree, Take 5 Car Wash, and numerous additional retailers that drive consistent consumer traffic.
- Ideal for retail, restaurant, medical, hospitality, multifamily, or mixed-use development in one of Central Arkansas' fastest-growing commercial markets.
- Less than 1.5 miles from Lake Hamilton and minutes from Oaklawn Racing Casino Resort, Bathhouse Row, and Downtown Hot Springs, placing the property in the heart of one of Arkansas' most popular tourism destinations.
- Capitalize on Hot Springs' thriving tourism economy and year-round demand, fueled by approximately 2.7 million annual visitors.









Hot Springs, Arkansas



Located in the heart of the nation and within a one-day drive of 80 million people, Hot Springs is a great place to work and live. Greater Hot Springs has one of the most vibrant economies in Arkansas, and it is in one of the nation's most scenic settings. The region has a reasonable cost of living and a business-friendly approach that has attracted global companies as well as entrepreneurs. Companies as diverse as Triumph Airborne, Xpress Boats, Timber Automation, and Alliance Rubber all call the region home. With access to waterways, railways, and trucks, intermodal freight transportation makes doing business all over the world convenient and efficient.

The region is also home to two four-year universities and two nationally accredited colleges. Hot Springs has a regional airport as well as quick access to Interstate 30 and several regional hubs, including Little Rock.

Visitors and residents have an assortment of activities at their disposal in Hot Springs, such as an esteemed national park, live thoroughbred racing and gaming at Oaklawn Racing Casino Resort, Magic Springs Amusement Park, the 210-acre Garvan Woodland Gardens, the Gangster Museum of America, a renowned lineup of art galleries and the Mid-America Science Museum, which received a National Medal for Library & Museum in 2016.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	16,912	37,798	79,556
Households	7,138	16,347	33,889
Average Age	43.4	43.3	43.1
Average Household Income	\$85,178	\$77,873	\$75,086
Businesses	405	1,361	2,815

**Demographic details based on property location*

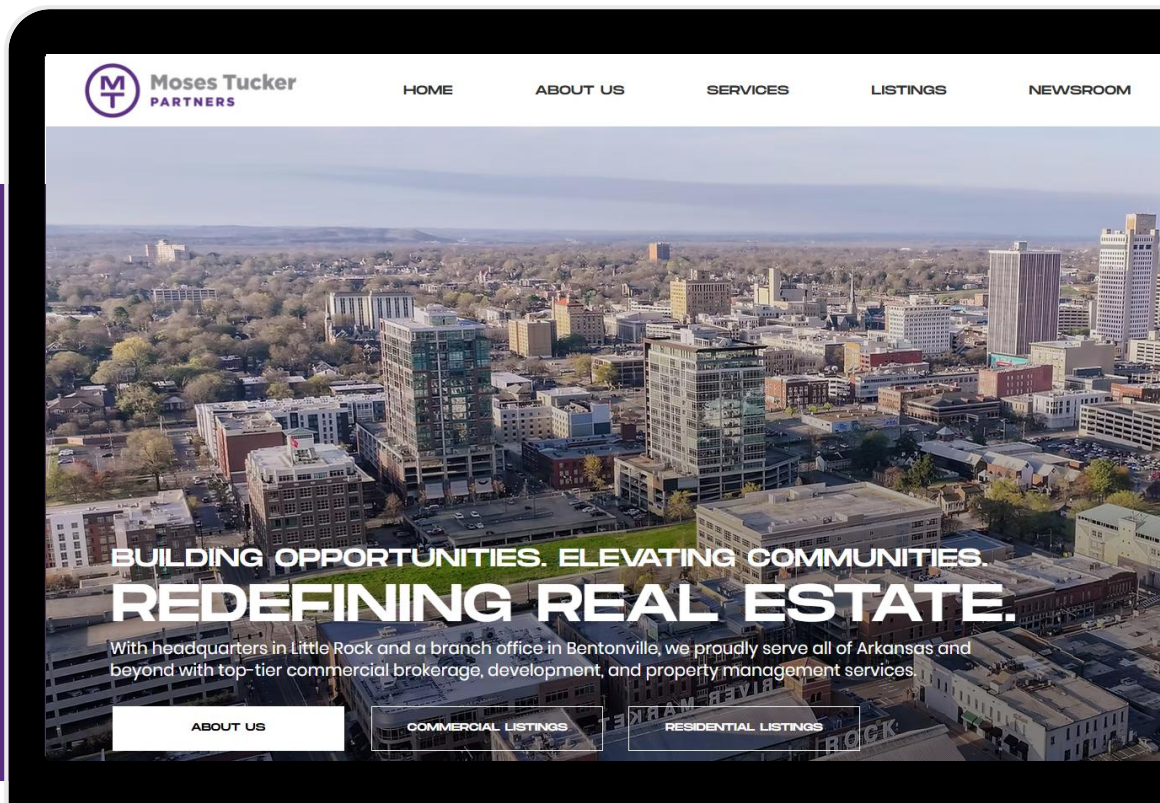
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DISCLAIMER

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