



RENOVATED EXECUTIVE OFFICE BUILDING

2906 CYPRESS RD, ARKADELPHIA, AR 71923

SUBJECT PROPERTY

30445 Northwestern Highway, Suite 275
Farmington Hills, MI 48334
248.254.3410
fortisnetlease.com

KYLE CARSON
SENIOR DIRECTOR
D: 248.419.3271
KCARSON@FORTISNETLEASE.COM

PEYTON GASCHE
INVESTMENT ADVISOR
D: 248.419.3840
PGASCHE@FORTISNETLEASE.COM

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EXCLUSIVELY LISTED BY:

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D: 248.419.3271

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PEYTON GASCHE

INVESTMENT ADVISOR

D: 248.419.3840

PGASCHE@FORTISNETLEASE.COM

STATE BROKER OF RECORD:

BRIAN BROCKMAN

AR #PB00082359

BANG REALTY - ARKANSAS INC.

BOR@BANGREALTY.COM

513.898.1551

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 **FORTIS NET LEASE™**

INVESTMENT SUMMARY

List Price:	\$495,000
Land Acreage:	0.75
Year Built	2005
Building Size:	4,976 SF
Price PSF:	\$99.48
Recent Rental Rate:	\$59,712 - \$1.00 PSF Rent
Current Market Rent Per Costar:	\$1.65 PSF
Current Real Estate Taxes:	\$8,964.29

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this freestanding, owner-user or investment office property located within Woodland Medical Park in Arkadelphia, Arkansas.

The property offers 4,976 square feet of leasable space, featuring six private offices, a shared lobby, reception area, and a complete upstairs apartment with two bathrooms, shower, laundry room, full kitchen, and one bedroom. Ample on-site parking is available, and the property is conveniently situated near Baptist Health Medical Center, making it an ideal location for healthcare providers.

This asset represents a compelling value-add opportunity, delivered vacant to provide investors and owner-users with maximum flexibility to reposition, re-lease, or immediately occupy the space. There is strong potential to lease the property to local or regional healthcare tenants seeking outpatient facilities.

This is an excellent opportunity for medical or professional service users seeking high-quality space in a strategic and accessible location.



PRICE \$495,000



MARKET ASKING RENT \$1.65 SF



BUILDING TYPE Renovated Office

SALES HIGHLIGHTS

- Short Term Lease: \$6,000/Mon Until July 1st, 2026
- Recent Renovations Include Upgraded Electrical, New Paint, New Flooring,&. Roof Repairs
- **Previously Rented for \$4,976/Month - \$1.00 PSF**
- **Current Market Rent Per Costar - \$1.65 PSF**
- Full One Bedroom Upstairs Apartment w/Full Kitchen, Bathroom,&. Laundry
- Marketed Below Replacement Cost
- **Recent Comp - Sold 9/2025: 3001 Twin Rivers Drive, Arkadelphia, AR - \$575,000 | 3,188 SF | \$180.36 PPSF**
- 1.5 Miles from Fire Department | ISO Rating: 3

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First Floor

= privacy
= passage
= keyed

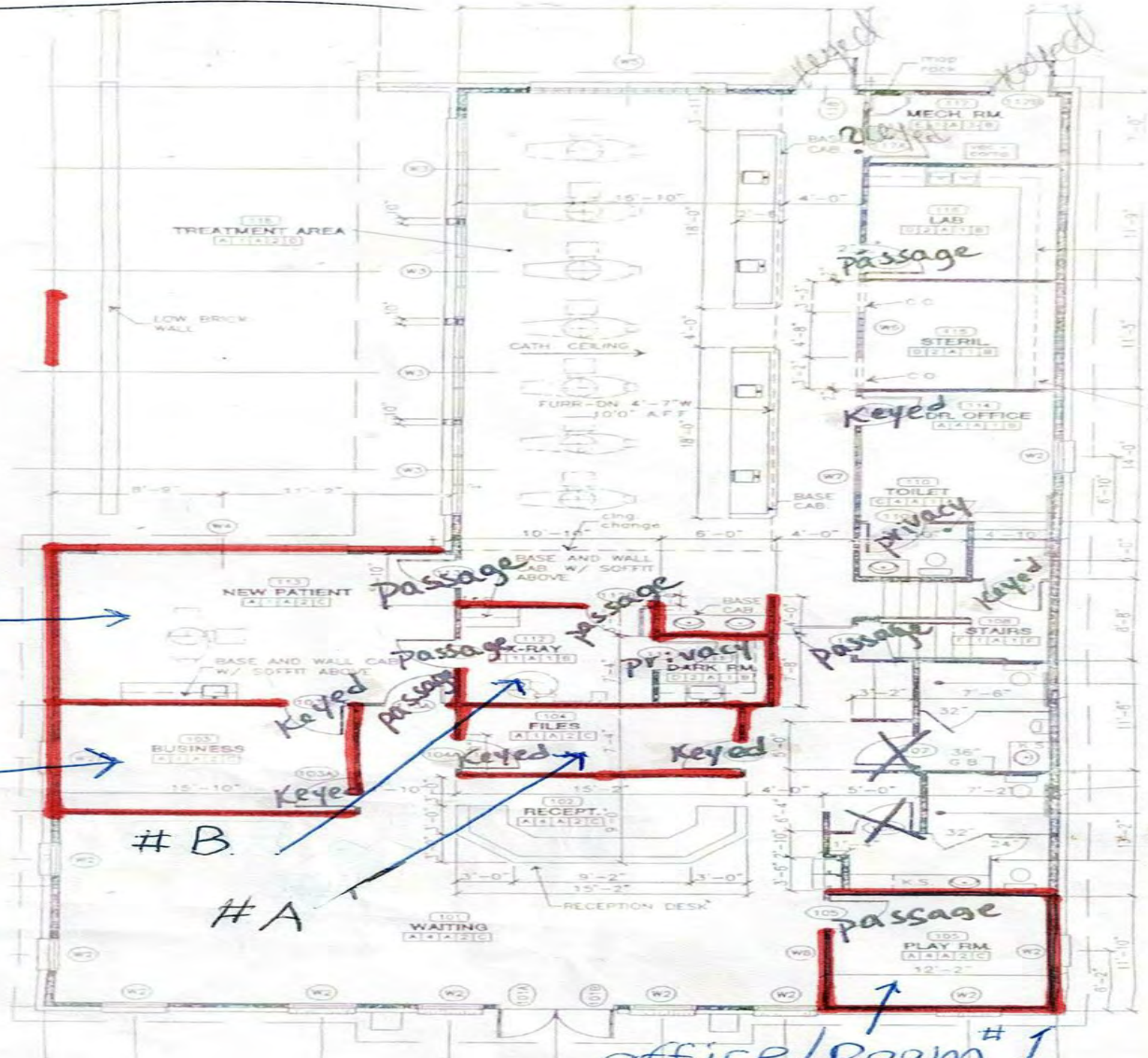
Collazo
Locus

office
3
office
2

B.

A

office/Room #1



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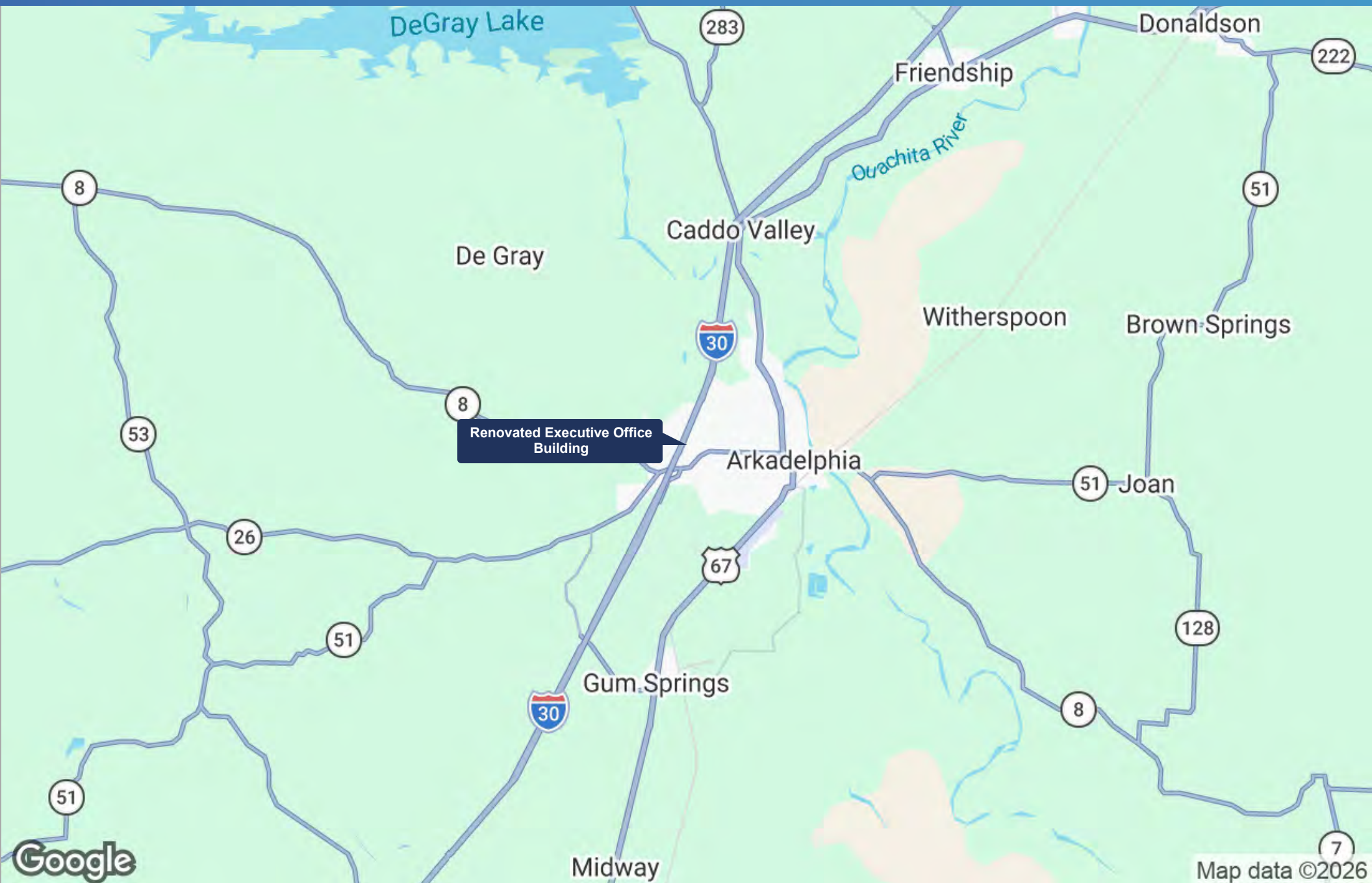
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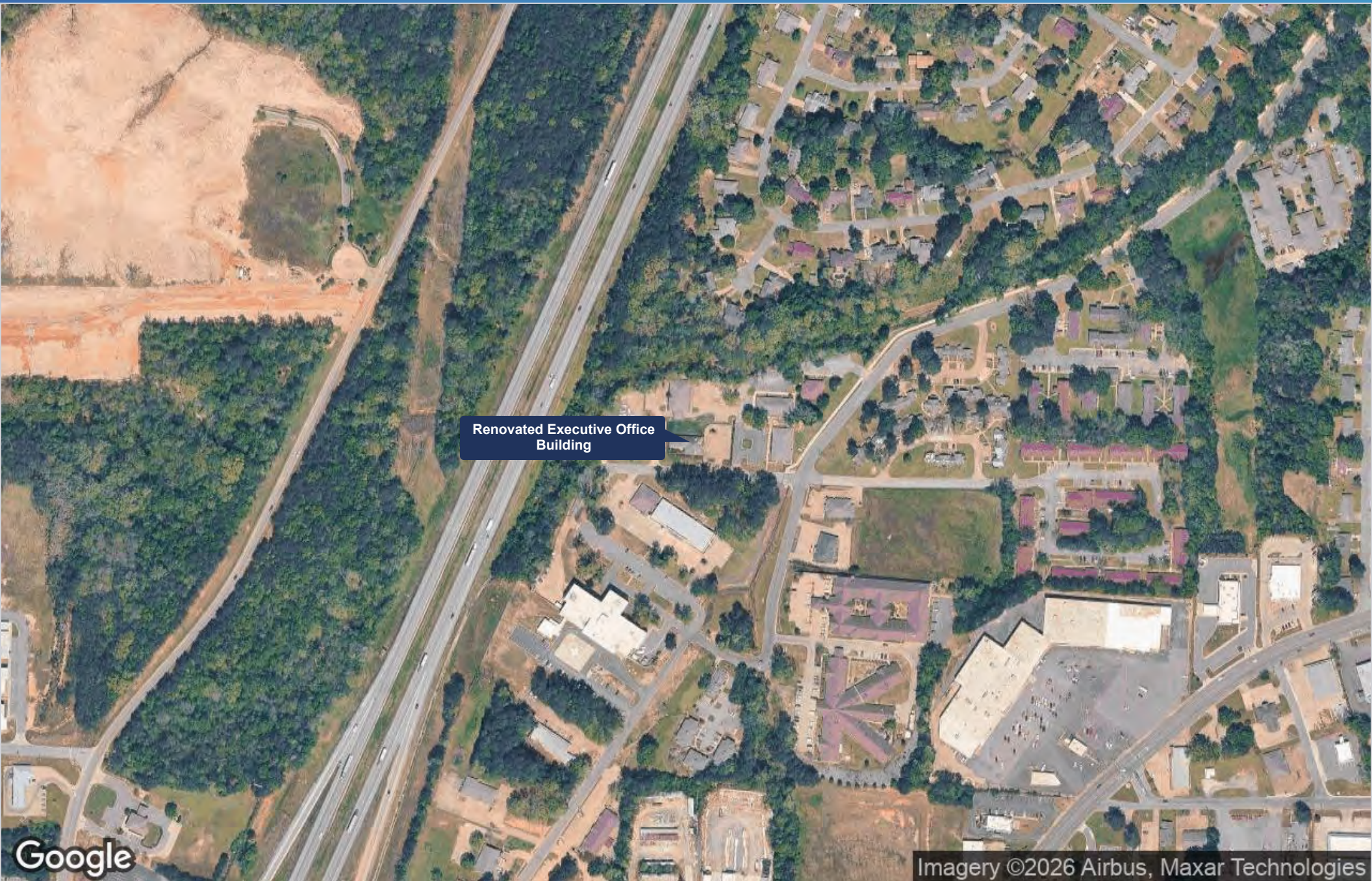
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Arkadelphia is a small city located in south-central Arkansas and serves as the county seat of Clark County. Situated along the Ouachita River at the foothills of the Ouachita Mountains, the city offers a scenic natural setting with access to outdoor recreation such as boating, fishing, and hiking, particularly at nearby DeGray Lake Resort State Park. Ouachita Baptist University and Henderson State University play a central role in shaping the community, giving Arkadelphia a distinct college-town atmosphere with cultural events, performances, and a relatively young population.

The local economy is driven primarily by education, light manufacturing, healthcare, and small businesses, with additional contributions from agriculture and timber industries. Arkadelphia has a population of roughly 9,500–10,000 residents and is characterized by a slower-paced, tight-knit community environment. While the city offers affordable living and a lower cost of entry compared to larger markets, it also faces challenges such as modest population decline and limited job diversity. Overall, Arkadelphia is known for its blend of natural beauty, academic influence, and small-town charm, making it appealing for students, retirees, and those seeking a quieter lifestyle.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2025	10,914	12,208	16,167
Total Population 2030	10,628	11,970	16,035
Median Age	29.1	30.1	33.2
# of Persons per HH	2.2	2.2	2.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,840	4,371	5,995
Average HH income	\$89,392	\$92,795	\$99,941
Median House Value	\$173,827	\$175,406	\$171,122
Consumer Spending	\$296.53 M	\$345.99 M	\$501.52 M





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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