

Brian J. Gehrki

bgehrki@yahoo.com mobile: 501.258.5500
501.623.2200, 835 Central Avenue, Suite 200
Hot Springs, AR 71901

WILL BUILD TO SUIT

1537 Airport Road, Hot Springs, Arkansas



Highlights

BUILD TO SUIT OPPORTUNITY

Up to 0.72 Acres Available

100' US Highway 70 Frontage +/-

Corner Location for Two Street Access

High Traffic Area - 34,000 Vehicles per Day

Near Walmart Neighborhood Market

Outside City Limits - Subject to ETJ Planning



Brian J. Gehrki

bgehrki@yahoo.com mobile: 501.258.5500

501.623.2200, 835 Central Avenue, Suite 200

Hot Springs, AR 71901



Brian J. Gehrki

bgehrki@yahoo.com mobile: 501.258.5500
501.623.2200, 835 Central Avenue, Suite 200
Hot Springs, AR 71901

GREAT CORNER LOCATION

1537 Airport Road, Hot Springs, Arkansas

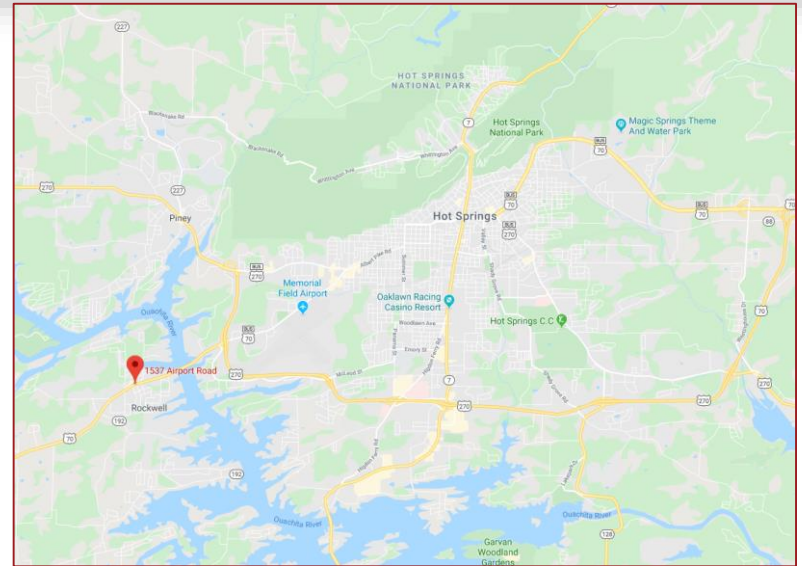
The Property has excellent visibility at the corner of Airport Road (US Hwy 70) and S. Danna Drive. It is located just 1.4 miles from the MLK, Jr. Expressway bypass and within minutes of Hot Springs Municipal Airport.

Hot Springs is the county seat for Garland County and has a population of about 37,000. It is a tourist town with attractions such as Oaklawn Racing and Gaming, Magic Springs, Historic Downtown area and Bathhouses as well as three area lakes.

The Hot Springs Metro Partnership is the area's public/private economic development organization, serving all of Garland County. 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. While we have a small-town family atmosphere, there are also more than 250,000 people within a 30-minute driving radius of Hot Springs, ensuring our employers have a readily available workforce. Greater Hot Springs has one of the most vibrant economies in Arkansas 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.

Business is hot in the Greater Hot Springs region. By any measure, the region is growing—from its population and employment numbers to tax revenue and new construction. That's why companies as diverse as Triumph Group, Danfoss Scroll, Grapette, Reynolds Packaging and Alliance Rubber all happily call the region home. With access to waterways, railways and truck, intermodal freight transportation makes doing business all over the world convenient and efficient.

<https://www.hot Springsmetropartnership.com/>



Brian J. Gehrki

bgehrki@yahoo.com mobile: 501.258.5500

501.623.2200, 835 Central Avenue, Suite 200

Hot Springs, AR 71901

ABOUT THE AREA

WILL BUILD TO SUIT

OVERVIEW:

Corner lot available for an office or retail build-to-suit.

LOCATION:

1537 Airport Road, Hot Springs, Arkansas
Garland County, Arkansas

SITE DATA:

Land Size – 0.72 Acres +/-

Frontage – over 100' +/- on Airport Road (US Hwy 70)
over 260' on S. Danna Street

Traffic Count - 34,000+ vpd (2018 Avg)

Zoning - No Zoning – Outside City Limits
may be subject to City ETJ regulations



Brian Gehrki, Principal Broker
501-258-5500
bgehrki@yahoo.com

Links –

[Hot Springs Metro Partnership](#)
[Greater Hot Springs Chamber of Commerce](#)
[Arkansas Economic Development Commission](#)
[West Central Arkansas Planning & Development District](#)
[Arkansas Economic Development Institute](#)
[Arkansas Association of Counties / Garland County](#)
[Arkansas Municipal League](#)
[Fact Finder Demographics Reports](#)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acres are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Agency Disclosure: Gehrki Commercial Real Estate represents the owner of the property described in the marketing information provided.



Brian J. Gehrki

bgehrki@yahoo.com mobile: 501.258.5500

501.623.2200, 835 Central Avenue, Suite 200

Hot Springs, AR 71901

PROPERTY DETAILS