

For illustration purposes only



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835 Central Avenue, Suite 200, Hot Springs, AR

COMMERCIAL LAND



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GROUND LEASE OR BTS

211 & 215 Carpenter Park Rd., Hot Springs, Arkansas

Highlights

GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

Up to 3 Acres Available in Developing Area

240' Frontage on Hwy 128 (Carpenter Dam Rd.)

Access on Carpenter Dam Rd and Piper Street

Near MLK Expressway and Hwy 270B (Malvern Ave.)

Traffic 11,000 Vehicles per Day (2021 Average)

Zoned C3 - Office / Neighborhood Commercial



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GREAT VISIBILITY

211 & 215 Carpenter Park Rd., Hot Springs, Arkansas

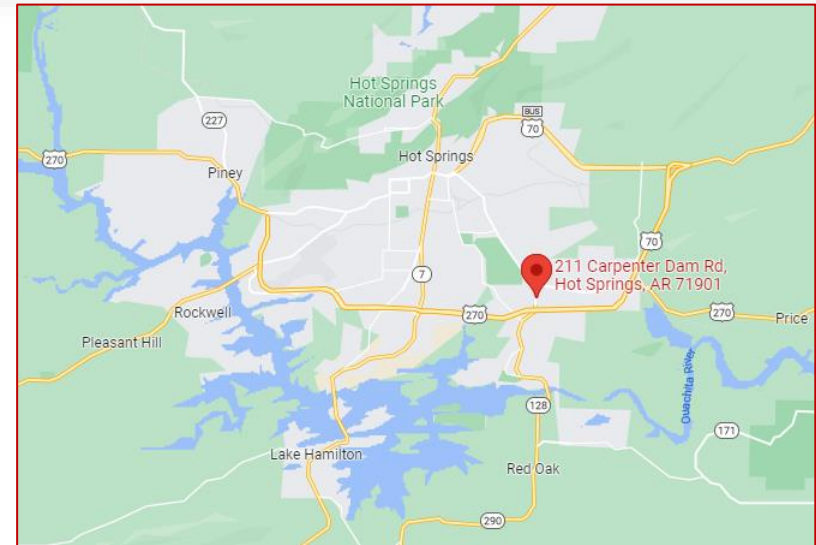
The Property has excellent visibility on Carpenter Dam Road between Malvern Avenue and MLK, Jr. Expressway. It is located in a commercial developing area and would be suitable for an office or retail development.

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.hotspringsmetropartnership.com/>



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ABOUT THE AREA

**PRICE NEGOTIABLE
FOR GROUND LEASE OR
BUILD TO SUIT**

OVERVIEW:

Three commercially zoned acres available for ground lease or owner will build to suit. Great location in a developing area with easy access to MLK, Jr Expressway.

LOCATION:

211-215 Carpenter Dam Rd, Hot Springs, Arkansas
Garland County, Arkansas

SITE DATA:

Land Size – 3.04 Acres +/-

Frontage – 240' +/- on Carpenter Dam Rd.
240' +/- on Piper Street

Traffic Count - 11,000+ vpd (2021 Avg)

Zoning - C3 – Office / Neighborhood Commercial

LISTING AGENT:



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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.



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PROPERTY DETAILS