



**Brian J. Gehrki**

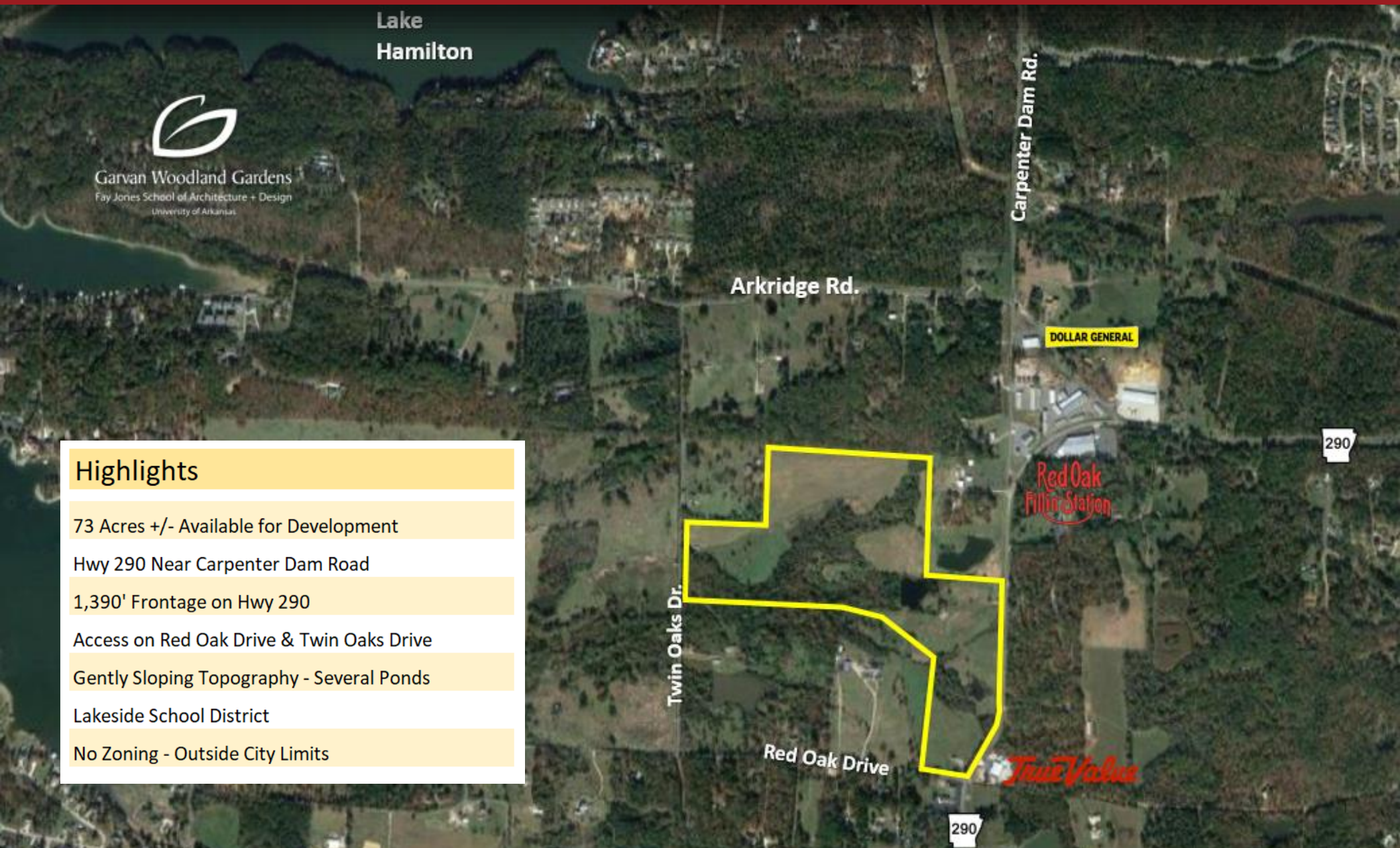
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Mobile: 501.258.5500 Office: 501.623.2200

835 Central Avenue, Suite 200, Hot Springs, AR

**DEVELOPMENT LAND**





## Highlights

73 Acres +/- Available for Development

Hwy 290 Near Carpenter Dam Road

1,390' Frontage on Hwy 290

Access on Red Oak Drive & Twin Oaks Drive

Gently Sloping Topography - Several Ponds

Lakeside School District

No Zoning - Outside City Limits



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# SATELLITE IMAGE

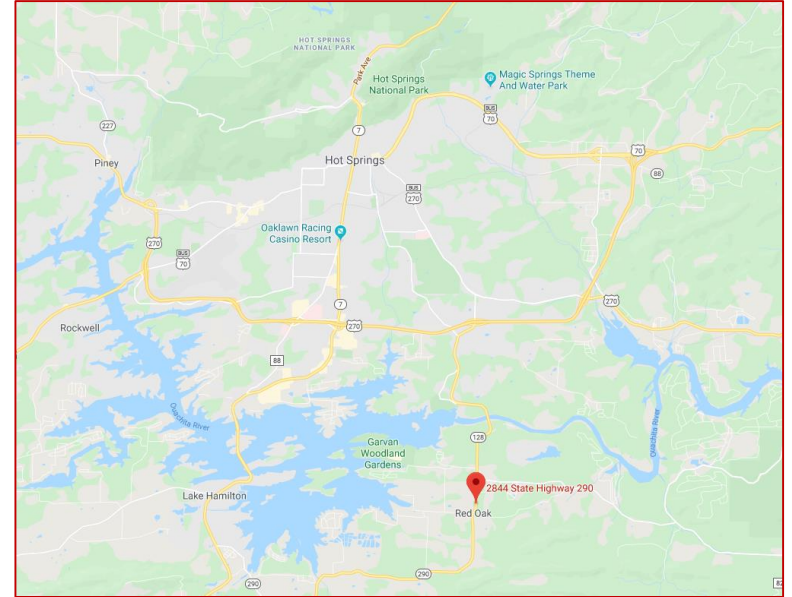


# Highway 290 & Red Oak Drive, Hot Springs, Arkansas

This property is located on Hwy 290 near the Carpenter Dam Road intersection. It has nearly 1,400 feet of frontage on the highway with additional frontage and access on Red Oak Drive and Twin Oaks Drive. It is located in south Hot Springs outside the City limits.

Hot Springs is the county seat for Garland County and has a population of over 36,000. 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 and is bordered by the National Park System on three sides.

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.



*Hot Springs, Arkansas*



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## ABOUT THE AREA



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**PRICE: \$1,450,000**  
**(\$19,900/AC)**

[drone video](#)



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**CONTACT**