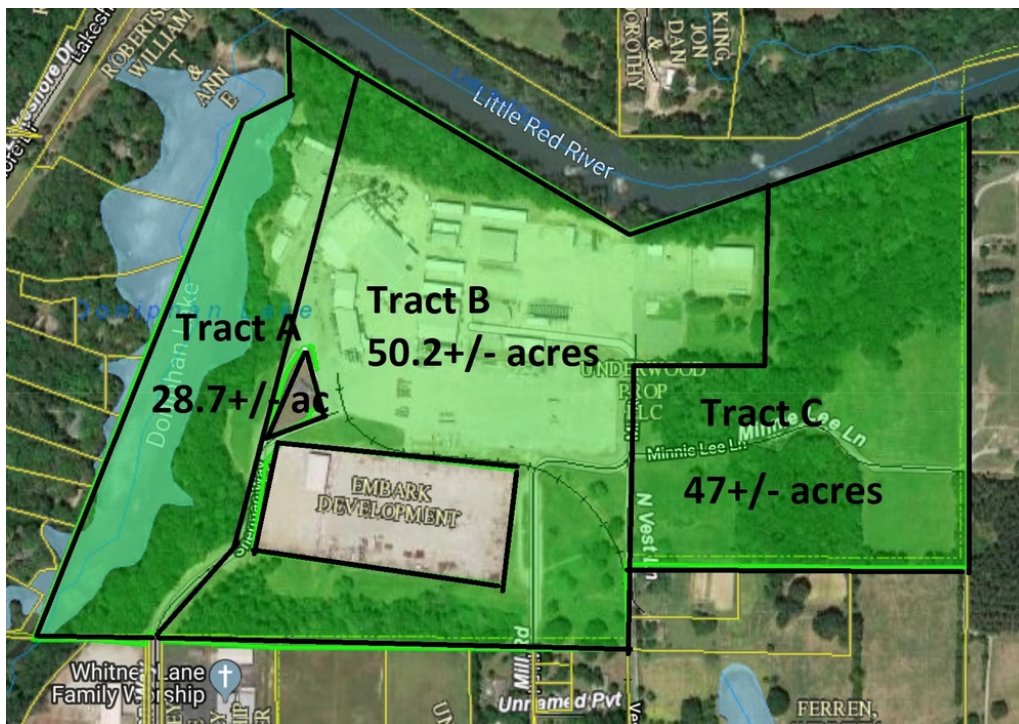


INDUSTRIAL FOR SALE

SEARCY, AR INDUSTRIAL LAND AND BUILDINGS FOR SALE AND LEASE

Doniphan Industrial Park, Kensett, AR 72082



OFFERING SUMMARY

SALE PRICE:	\$4,239,000
LOT SIZE:	125.9 Acres
BUILDING SIZE:	211,575 SF
PRICE / SF:	\$20.04

PROPERTY OVERVIEW

Large industrial complex within city limits of Searcy, AR. Three tracts totaling 125.9+/- acres on the banks of the beautiful Red River. This property features 16 for-lease industrial buildings totaling 211,575 +/- square feet. Tract A (28.7+/- acres) and Tract B (50.2+/- acres) contain the industrial complex, while tract C (47+/- acres) is land with great potential for additional industrial or residential subdivision development. Tracts can be purchased all together or separately.

PROPERTY HIGHLIGHTS

- 4 WAYS TO BUY: 1. Tract A: 28.7+/- acres with 14,425 square foot industrial buildings for \$495,000.00
- 2. Tract B: 50.2 +/- acres with 197,150 square foot industrial buildings for \$3,274,000.00
- 3. Tract C: 47+/- acres for development for \$470,000.00
- 4. All 3 tracts together for \$4,239,000.00
- Total of 16 industrial buildings, 15 of these are available for lease for a total of 197,150 available square feet. Buildings vary in size and are available at \$2.50/sqft.
- Leased building brings \$37,800 in annual revenue!

KELLER WILLIAMS REALTY
501.940.3231
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, CPA (INACTIVE)
Commercial Director And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

TIMOTHY SALMONSEN
Executive Broker - Commercial Director
O: 479.231.1355
C: 479.366.6737
sgmrwa@gmail.com
AR #EB00066512

All information deemed reliable but is not guaranteed. Prospective buyers and/or their agents should do their own due diligence.



INDUSTRIAL FOR SALE

SEARCY, AR INDUSTRIAL LAND AND BUILDINGS FOR SALE AND LEASE

Doniphan Industrial Park, Kensett, AR 72082



KELLER WILLIAMS REALTY
501.940.3231
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, CPA (INACTIVE)
Commercial Director And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

TIMOTHY SALMONSEN
Executive Broker - Commercial Director
O: 479.231.1355
C: 479.366.6737
sgrnwa@gmail.com
AR #EB00066512

All information deemed reliable but is not guaranteed. Prospective buyers and/or their agents should do their own due diligence.

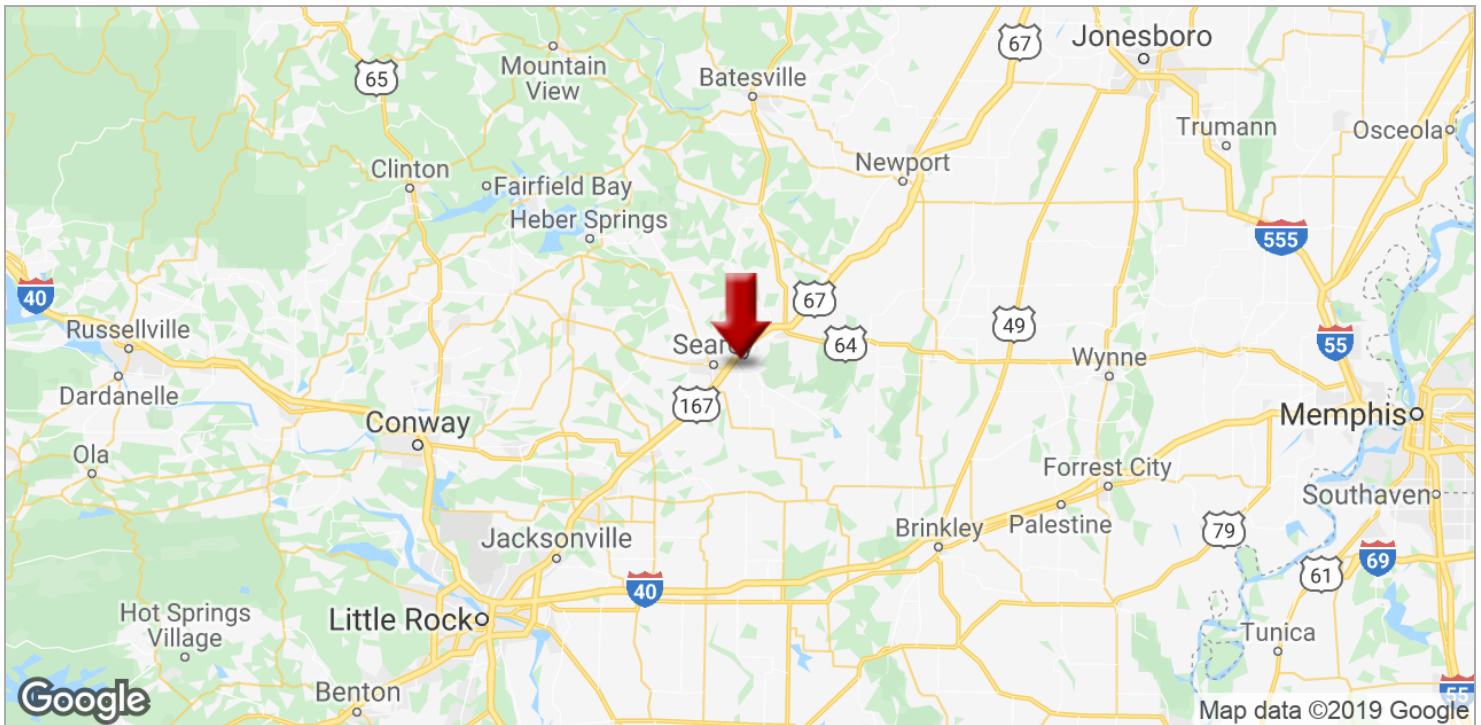


Each Office Independently Owned and Operated KWCLR.com

INDUSTRIAL FOR SALE

SEARCY, AR INDUSTRIAL LAND AND BUILDINGS FOR SALE AND LEASE

Doniphan Industrial Park, Kensett, AR 72082



KELLER WILLIAMS REALTY
501.940.3231
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, CPA (INACTIVE)
Commercial Director And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jrmitchum@kw.com
AR #EB00043654

TIMOTHY SALMONSEN
Executive Broker - Commercial Director
O: 479.231.1355
C: 479.366.6737
sgmrwa@gmail.com
AR #EB00066512



All information deemed reliable but is not guaranteed. Prospective buyers and/or their agents should do their own due diligence.

Each Office Independently Owned and Operated KWCLR.com

INDUSTRIAL FOR SALE

SEARCY, AR INDUSTRIAL LAND AND BUILDINGS FOR SALE AND LEASE

Doniphan Industrial Park, Kensett, AR 72082



POPULATION	5 MILES	50 MILES	150 MILES
Total Population	17,103	458,633	4,462,906
Median age	30.5	38.2	37.4
Median age (Male)	29.9	37.2	36.0
Median age (Female)	31.2	39.0	38.7

HOUSEHOLDS & INCOME	5 MILES	50 MILES	150 MILES
Total households	6,132	179,477	1,683,416
# of persons per HH	2.8	2.6	2.7
Average HH income	\$46,436	\$54,551	\$55,046
Average house value	\$140,295	\$132,437	\$158,095

* Demographic data derived from 2010 US Census

KELLER WILLIAMS REALTY
 501.940.3231
 12814 Cantrell Road
 Little Rock, AR 72223

JOHNNY MITCHUM, MBA, CPA (INACTIVE)
 Commercial Director And Prin. Auctioneer (Aalb 1787)
 O: 501.940.3231
 C: 501.940.3231
 jmitchum@kw.com
 AR #EB00043654

TIMOTHY SALMONSEN
 Executive Broker - Commercial Director
 O: 479.231.1355
 C: 479.366.6737
 sgrnwa@gmail.com
 AR #EB00066512



All information deemed reliable but is not guaranteed. Prospective buyers and/or their agents should do their own due diligence.

Each Office Independently Owned and Operated KWCLR.com