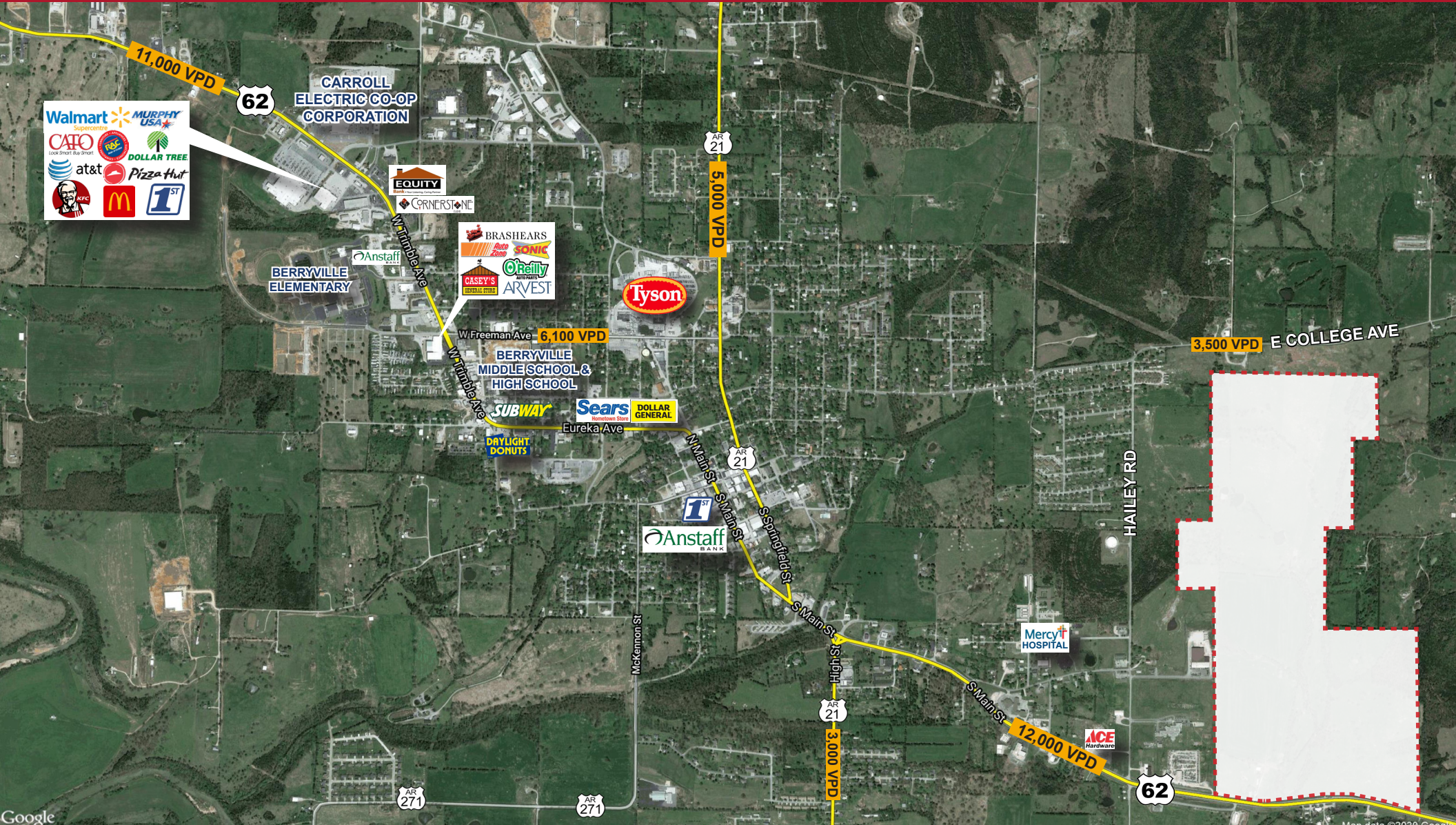


# COMMERCIAL / INDUSTRIAL DEVELOPMENT SITE

**OPPORTUNITY ZONE PROPERTY!** Berryville Regional Business Park | 480 US Hwy 62 | Berryville, AR 72616



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## AVAILABLE

±280 Acre Development Site

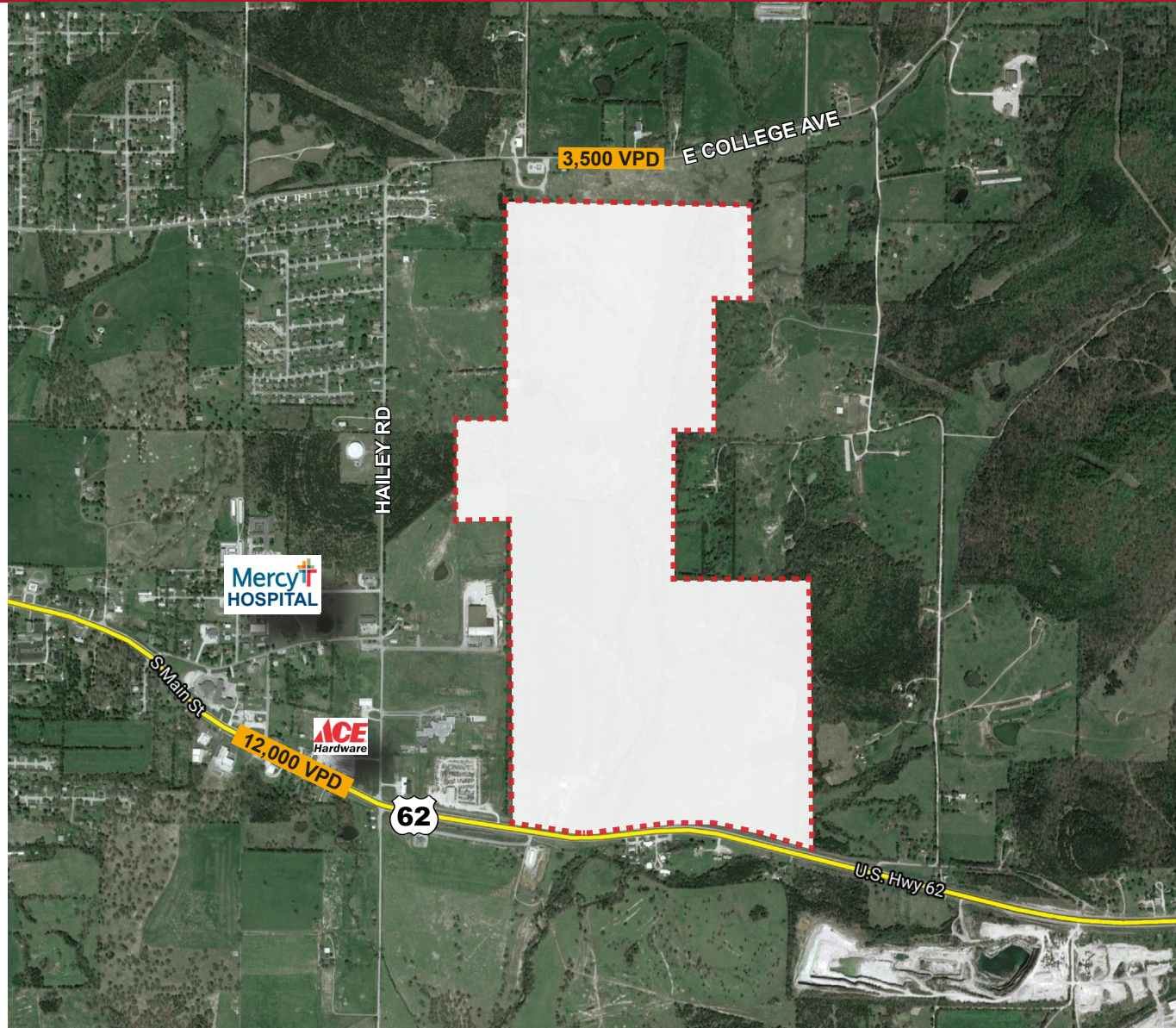
*\*\*Sites may be subdivided into  
parcels of 5-10+ Acres\*\**

## PRICE

Pricing from \$10,000+ per acre, depending on location

## COMMENTS

- Property is located in an Opportunity Zone, providing tax incentives to investors
- City services and utilities in place
- No city property taxes
- Three eco-friendly startups already in progress
- Located north of Hwy 62, east of Hailey Rd, just outside the Berryville city limits
- Retail trade area includes several major cities including Bentonville (Walmart HQ & Crystal Bridges Museum), Rogers (Daisy BB Guns)
- Located near several major tourist destinations including Eureka Springs, Branson, MO, and Silver Dollar City
- Existing industries nearby include Nighthawk Custom Firearms, Wilson Arms, Tyson Foods, & Midstate Specialty Eggs



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## LOCATION SUMMARY

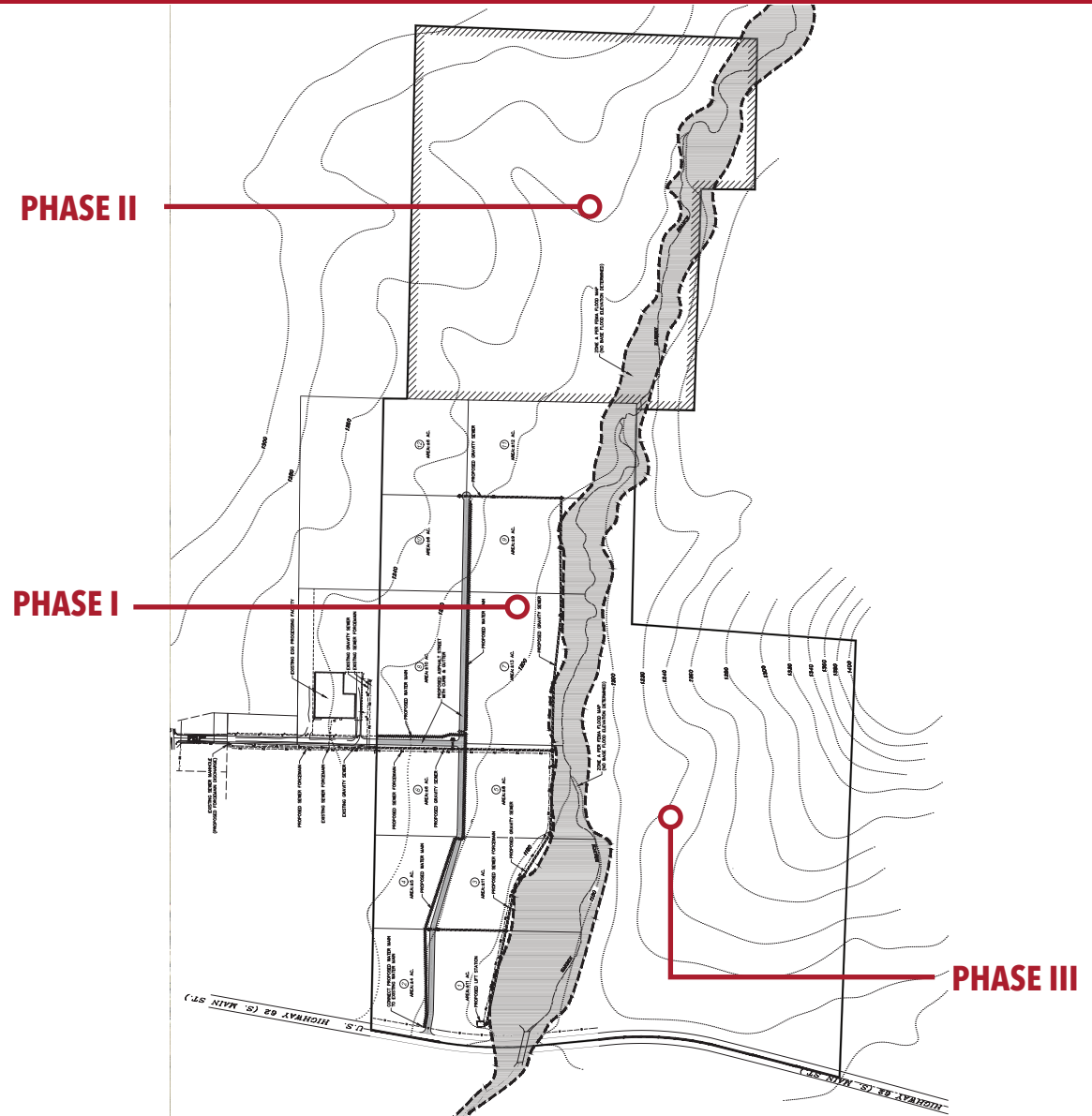
Berryville is a growing town in Northwest Arkansas featuring a broad range of business services, manufacturing plants, a thriving agricultural industry, and an expanding retail shopping trade to serve its residents and surrounding communities.

The city of Berryville's economic development efforts got a major boost when U.S Commerce Department's Economic Development Administration (EDA) awarded a \$1.5 million grant to the city. The city's acquisition of a portion of the Ansel Hutchison Estate in late 2017 helped pave the way for the EDA grant. The grant money will be used for infrastructure developments including street and drainage improvements and wastewater extensions.

The business park is 15 minutes from Eureka Springs, one of the top tourist destinations in the state, 40 minutes from Branson, Missouri, and less than one hour away from Bentonville's charming town square, Crystal Bridges Museum, and Walmart headquarters.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,504	6,673	8,501	18,681
AVERAGE HH INCOME	\$62,833	\$65,894	\$73,162	\$64,741
TOTAL HH	1,747	2,573	3,298	7,581



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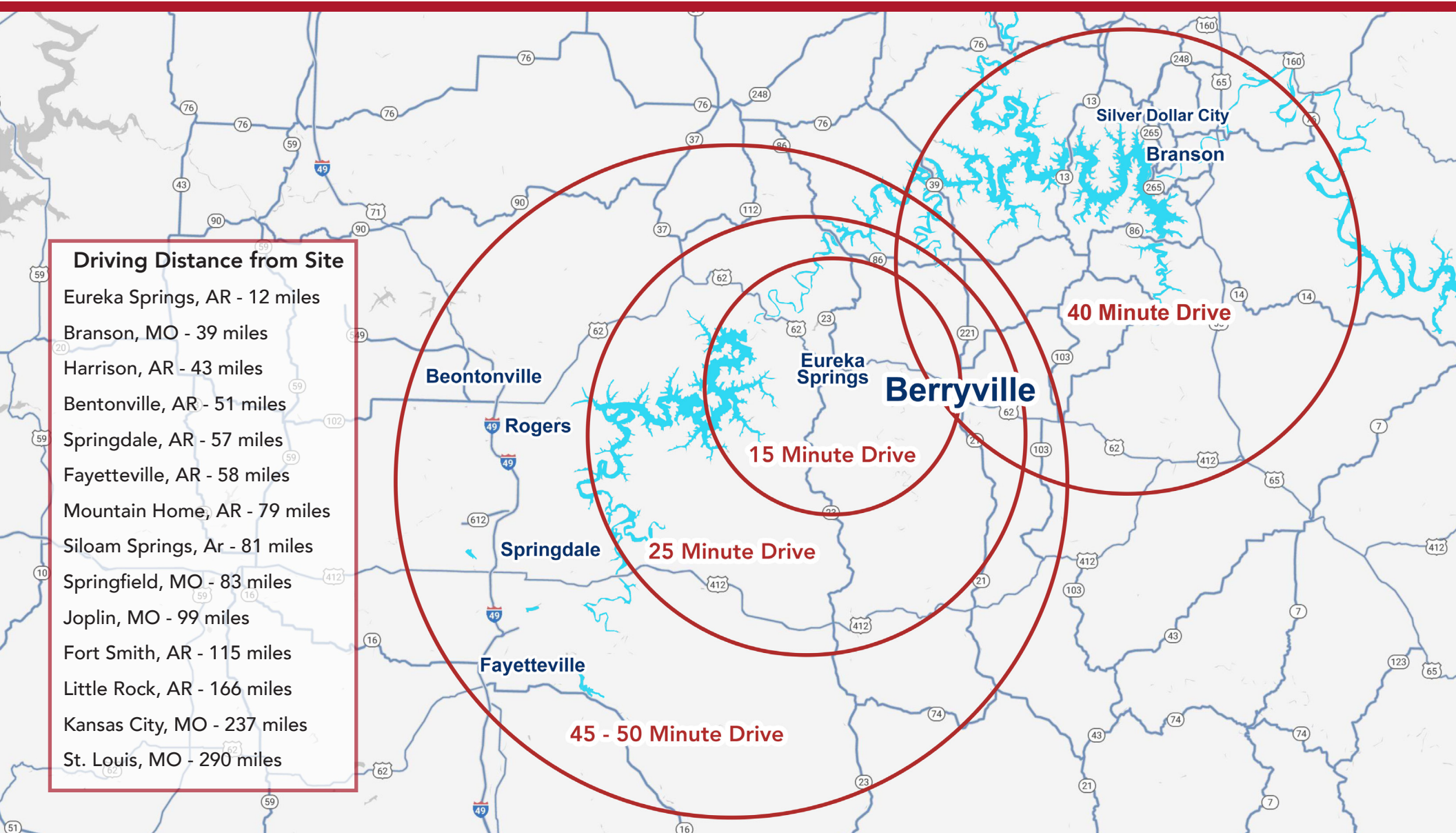


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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



**GARY SMITH**  
DIRECTOR OF BUSINESS DEVELOPMENT



**JIM DAILEY**  
VP OF GOVERNMENT RELATIONS

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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RETAIL ADVISORS