

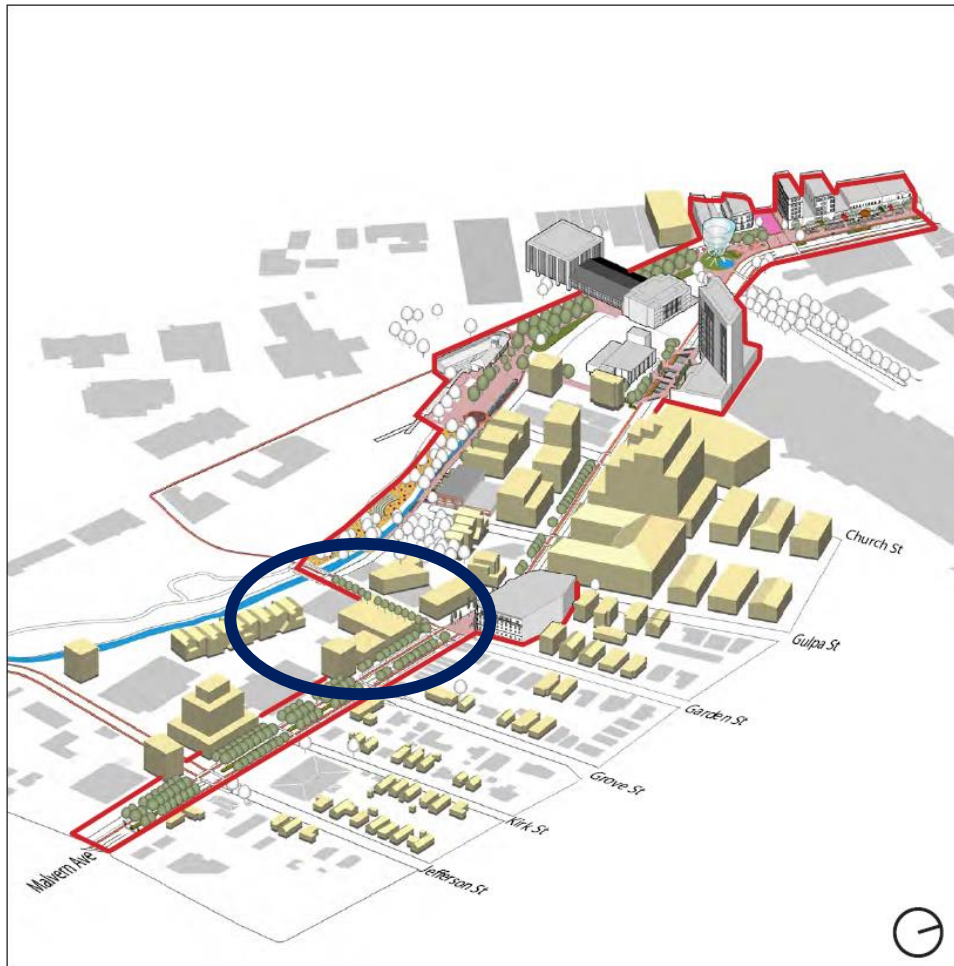


When looking for an investment opportunity in Hot Springs, one should look no further than these highly attractive, family-owned properties along Malvern Avenue. Located in an area of the community that is seeing significant reinvestment – and has a culture and history unlike any other in Hot Springs – these commercial and mixed-use properties are primed and ready for development.

The properties are mostly vacant and include lots that front Malvern Avenue and extend to Hot Springs Creek, the site of a new trail system for the community that connects the Malvern Avenue properties to the new Baseball Complex, Skateboard Park and Bicycle Skills Park. When finished, the trail will connect this area of town with Lake Hamilton. Portions of the properties also overlook the community's Farmers Market, which hosts numerous events each year. A warehouse is available on one site.

The City of Hot Springs is investing publicly, with a new downtown gateway project along Malvern Avenue beginning this year (for more information about this project, visit the City's website link: <https://www.cityhs.net/659/Malvern-Gateway-Proposal>). The project will include new streetscape improvements, bicycle and pedestrian lanes and a public plaza commemorating the Black heritage of the surrounding neighborhood. The goal of this project is to encourage

mixed-use development along Malvern Avenue, with commercial space and restaurants on the ground floor and residential properties above. A public transit component will also be included, with an upgraded bus station depicting the musical heritage of the neighborhood.



Building Development Opportunity in the Plan

Besides enhancing livability, the Malvern Corridor and District Plan is a public-sector tool to improve infrastructure in preparation for future private sector investment contemplating a return to downtown. The Plan provides the necessary signals to the market and property owners that investments in downtown revitalization will be supported by public space offering a high level of livability. The Plan supports the equivalent of 14 city blocks of building development.

Excerpt from the "Malvern Avenue Gateway Corridor and District Plan" showing potential for development. Circled area identifies approximate location of the available properties. Source: University of Arkansas Community Design Center. Malvern Avenue Gateway Corridor and District Plan; p 12.

All of this new investment fronts the properties highlighted below. The properties are perfect for developers looking for a unique opportunity to create a neighborhood project that fits the character of the Hot Springs community.

The property owners are community-oriented and willing to work with potential developers – including flexible financing options – to create a one-of-a-kind project that benefits both the developers and the surrounding neighborhood. With the new Gateway Corridor project kicking off, the timing for this investment is now.



Property Address: 600-620 Malvern Avenue
Selling Price: \$1,975,000



Property Address: 625 Malvern Avenue
Selling Price: \$195,000



Property Address: 510 Malvern Avenue
Selling Price: \$875,000