

For Sale

# Industrial Property

\$600,000



## 23044 W Honey Creek Rd.

Sulphur Springs, Arkansas 72768

### Property Highlights

- 34,731 manufacturing plant
- 3,053 SF Office Facility with Living Quarters
- Solid Metal, Steel and Concrete Construction
- 10 ton overhead crane
- 3 phase 480 voltage electric

### Property Description

Located in the beautiful countryside of Sulphur Springs. Price reduced to far below appraised value! This 34,731 manufacturing plant is situated on 29.94 acres with a combination of timber, pasture, and commercial land. Property is connected to city water along with well water. Heavy duty equipment includes 10-ton overhead crane, 3-phase 480 high voltage electric. Property also includes separate 3,053 SF office building with living quarters. Numerous large roll-up doors to accommodate large vehicles and equipment.

### OFFERING SUMMARY

Sale Price	\$600,000
Lot Size	29.94 Acres
Building Size	34,731 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	154	\$48,670
5 Miles	4,057	\$47,476
10 Miles	19,025	\$49,189

### VIEW PROPERTY VIDEO

For more information

**Roger Reithemeyer CCIM**

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rrreithemeyer@naicapstone.com

## Additional Photos



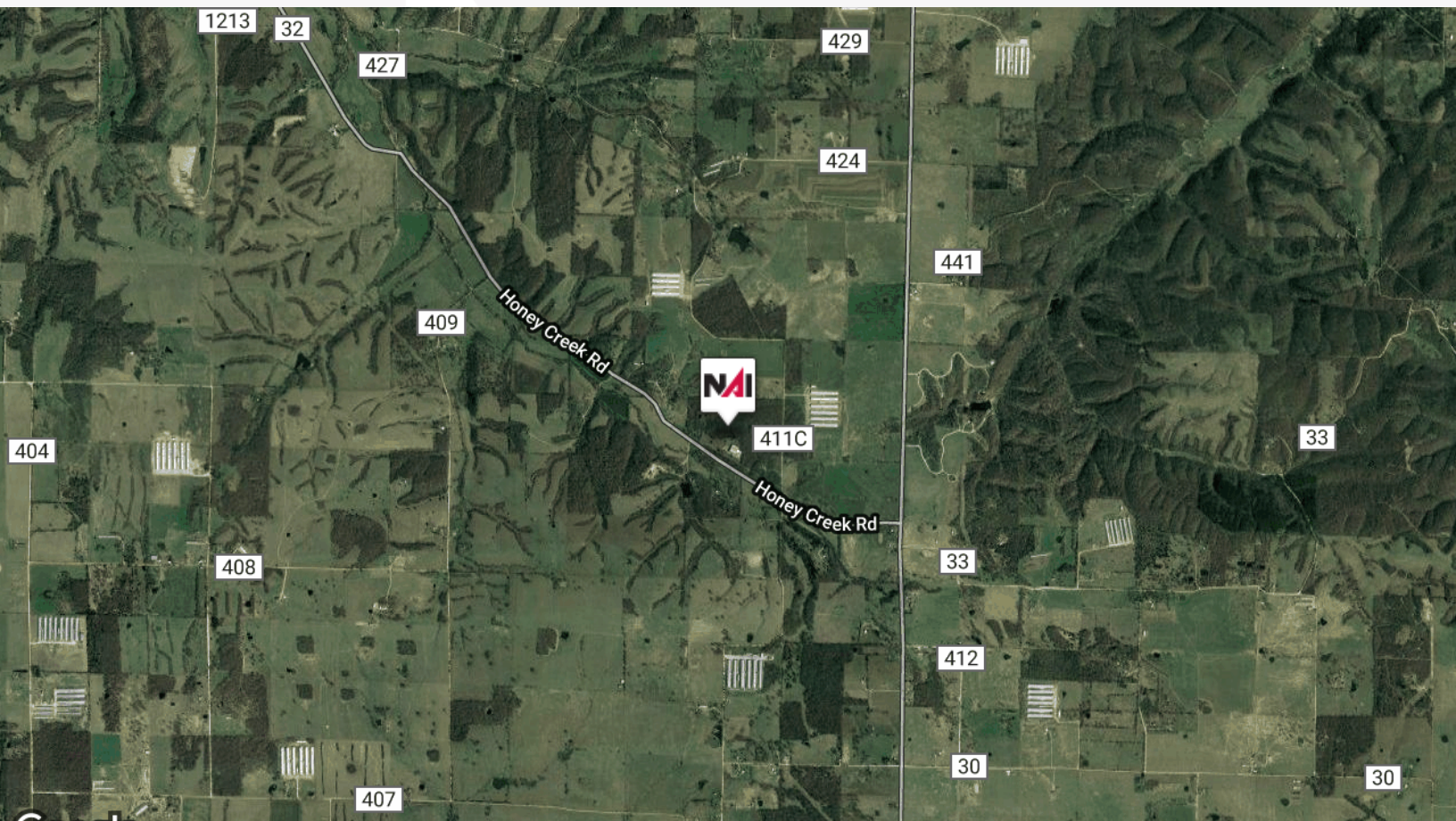


## Additional Photos





# Location Maps



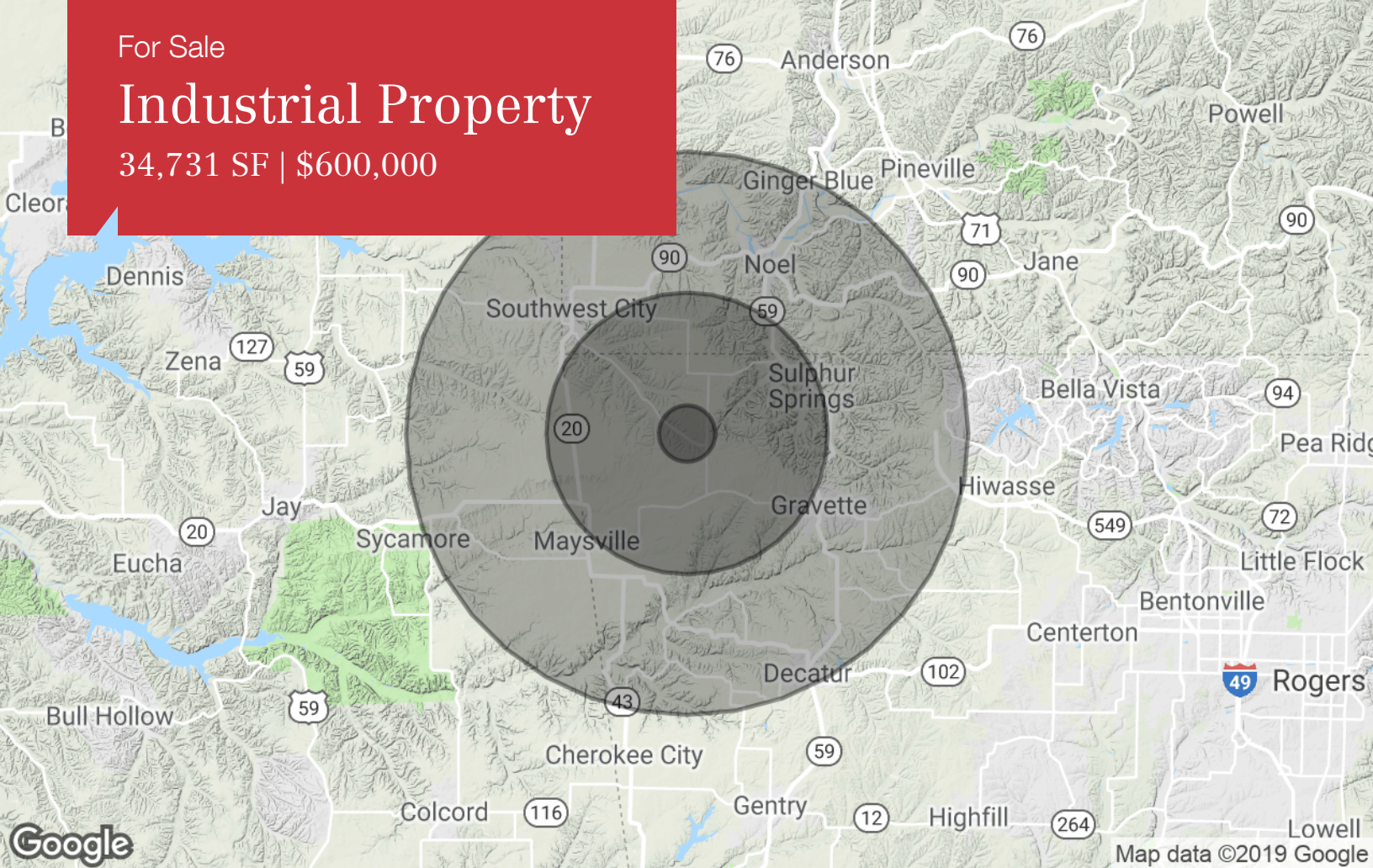
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# Industrial Property

34,731 SF | \$600,000



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	154	4,057	19,025
MEDIAN AGE	32.5	31.9	33.6
MEDIAN AGE (MALE)	31.5	31.0	32.8
MEDIAN AGE (FEMALE)	33.4	32.7	34.4

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	53	1,363	6,502
# OF PERSONS PER HH	2.9	3.0	2.9
AVERAGE HH INCOME	\$48,670	\$47,476	\$49,189
AVERAGE HOUSE VALUE			\$158,432

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	87.2%	86.4%	83.8%
% BLACK	0.0%	0.3%	0.7%
% ASIAN	9.5%	7.7%	3.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.4%	1.6%	6.8%
% OTHER	2.0%	4.0%	5.2%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	5.2%	10.7%	14.4%

\* Demographic data derived from 2010 US Census



## Roger T. Reithemeyer MBA, CCIM

Commercial Advisor

### Scope of Responsibilities

Roger joins NAI Capstone as a Commercial Real Estate Advisor specializing in medical office and general purpose office services. These services include:

Site Selection	Leasing	Market Analysis
Sales	Acquisitions	Tenant Representation

### What Makes Me Stand Out

Highest Level of Accountability	Well Respected in the Community
Delivering on a Commitment	Persistence in Serving my Clients
Consistent Values	Reliability

#### Contact Information:

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Certified Commercial Investment Member (CCIM) with Skill Sets:

- Commercial Real Estate Financial Analysis
- Market Analysis
- User Decision Analysis
- Investment Analysis

### Notable Projects

- 20 Years of Experience with Real Estate Processes
- Corporate Liason / Relationship with more than 220 Strategic National Partners
- Managed Real Estate Portfolio of more than 450 Businesses
- Responsible for Corporate Land Dispositions Generating \$10M in Sales
- Generated \$12M in Income from Real Estate and Leasing Projects

### Background & Experience

Wal-Mart Stores, Inc. Realty Division:

Responsible for Land Disposition, Special Projects, Tenant Leasing, and Realty Management.

Wal-Mart Stores, Inc. Health & Wellness Division:

Supported Integration of Medical Clinics, Pharmacies, Vision Centers, and Durable Medical Equipment into Total Store Operations.

Wal-Mart Stores, Inc.:

Walmart Store and Sam's Club Operations serving as management in: Arkansas • Tennessee • Texas • Florida • Louisiana • Illinois • Missouri

### Education

(John Brown University)

Master of Business Administration - International Business

MBA International Business Practicum - Brasil Studies Program

Bachelor of Science Degree - Organizational Management



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