

FOR SALE



1620 S Hanshew Rd_Warehouse + Land

1620 S Hanshew Road
Fayetteville, AR 72701



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

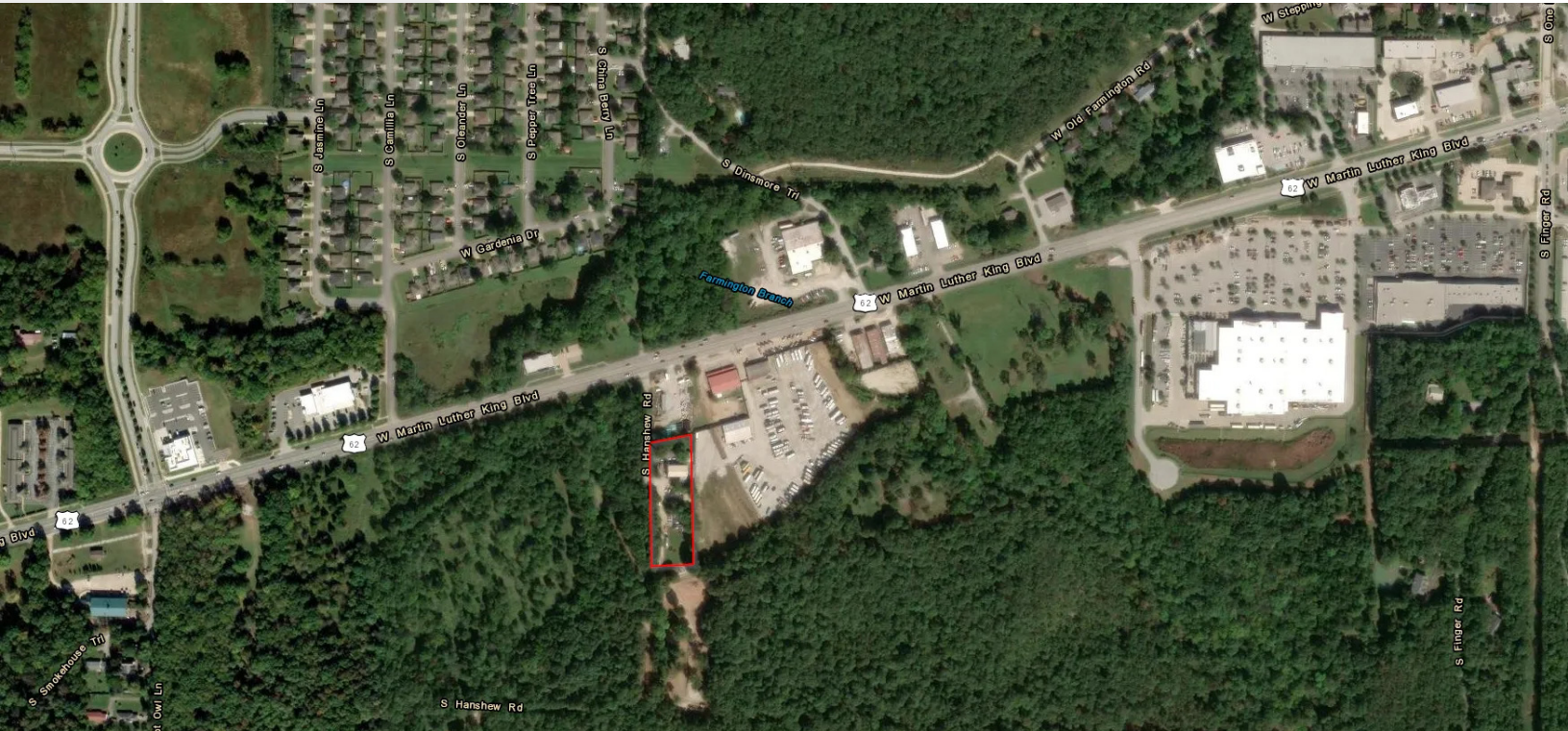
Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

4 LOTS In West Fayetteville AR +/- 1.9 ACRES

Introducing 1620 S Hanshew Road, Fayetteville, AR, a prime industrial and manufacturing investment opportunity. This 2,800 SF building, constructed in 2008, offers an expansive floor plan designed to accommodate manufacturing and distribution operations. With generous ceiling heights, efficient column spacing, high-capacity utilities, dedicated truck courts, and ample parking, this facility is tailored to support industrial tenants' needs. Its turnkey interior and durable construction materials make it ready for immediate occupancy, while the flexible floor plan allows for versatile industrial uses.

The property includes a 1470 sf Residential rental house.

Don't miss out on this opportunity to invest in a premier industrial property in the West Fayetteville area.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	2,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	37	180	898
Total Population	83	408	2,106
Average HH Income	\$92,973	\$93,004	\$97,563

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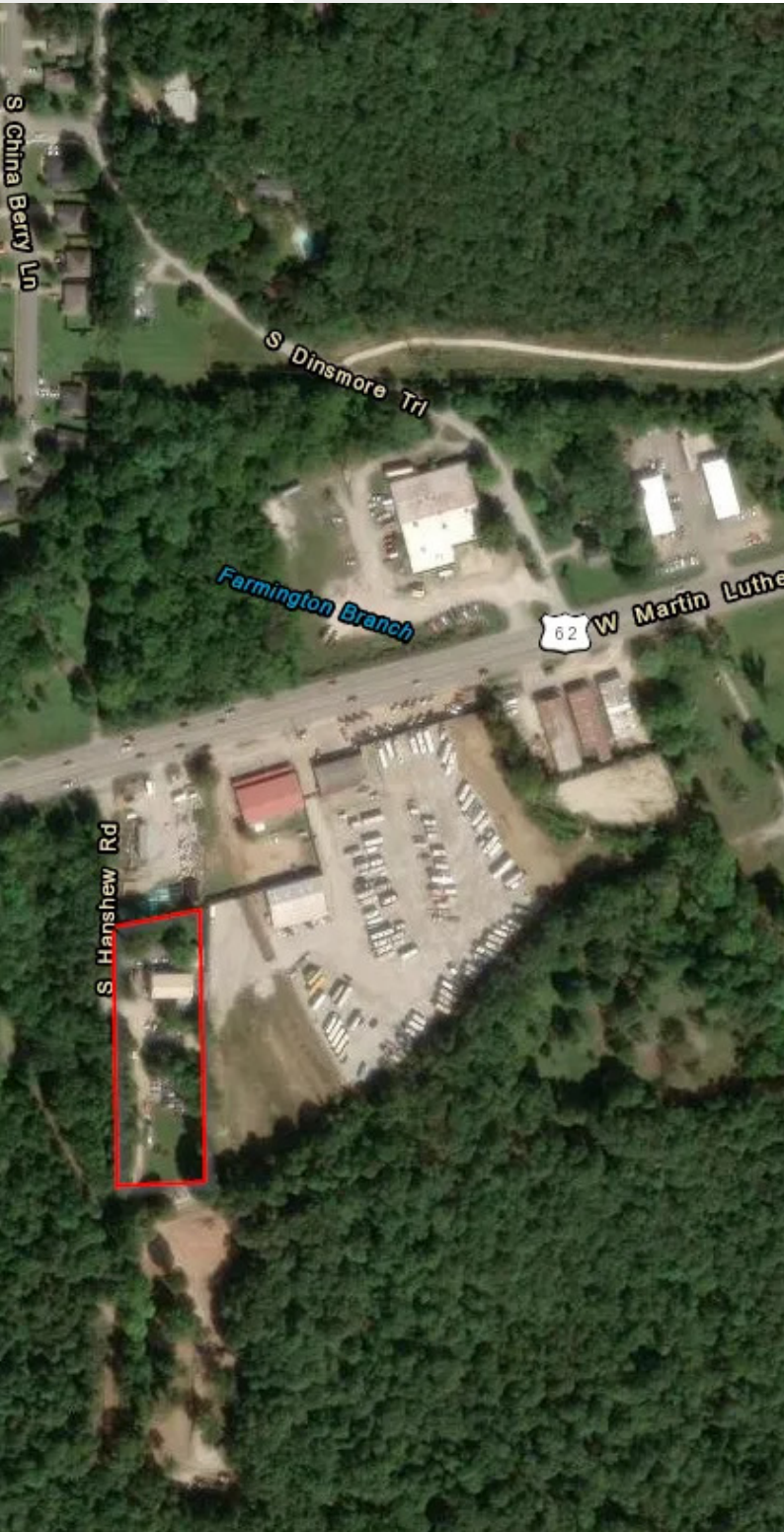
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Property Description

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LOCATION DESCRIPTION

Discover the thriving industrial and manufacturing hub of Fayetteville, AR. The location offers convenient access to major highways and rail lines, making shipping and distribution a breeze. Nearby landmarks such as the Northwest Arkansas Regional Airport, the University of Arkansas, and the Fayetteville Industrial Park showcase the area's business-friendly environment. The property includes 4 lots with a combined 1.9 acres, providing ample space for industrial development. Fayetteville's vibrant community, rich culture, and growing economy make it an attractive location for industrial and manufacturing investors. With a diverse talent pool and strong support for business innovation, the area offers ample opportunities for growth and success.

The property includes a 1472 sf residential rental unit.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Spacious industrial facility designed for manufacturing and distribution
- Generous ceiling heights support tall racking and equipment
- Efficient column spacing maximizes usable floor area
- High-capacity utilities engineered to serve industrial tenants
- Dedicated truck courts streamline loading and unloading
- Expansive drive aisles simplify circulation for fleets
- Ample parking for employees and visitors
- Flexible floor plan adaptable to various industrial uses
- Durable construction materials ensure long-term durability
- Turnkey interior ready for immediate occupancy



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Section 2

Location Information



Location Map

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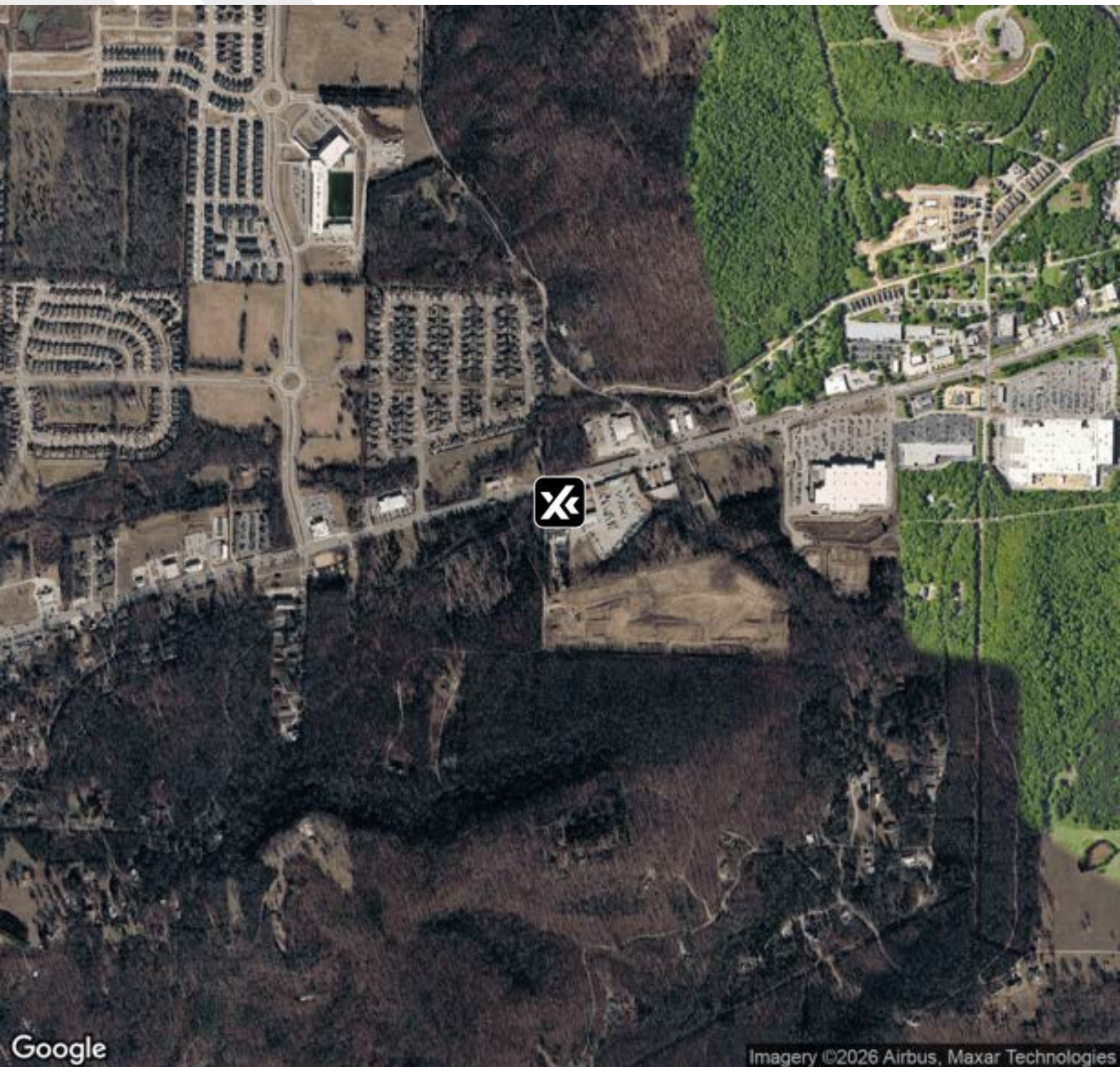
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Aerial Map

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Google

Imagery ©2026 Airbus, Maxar Technologies

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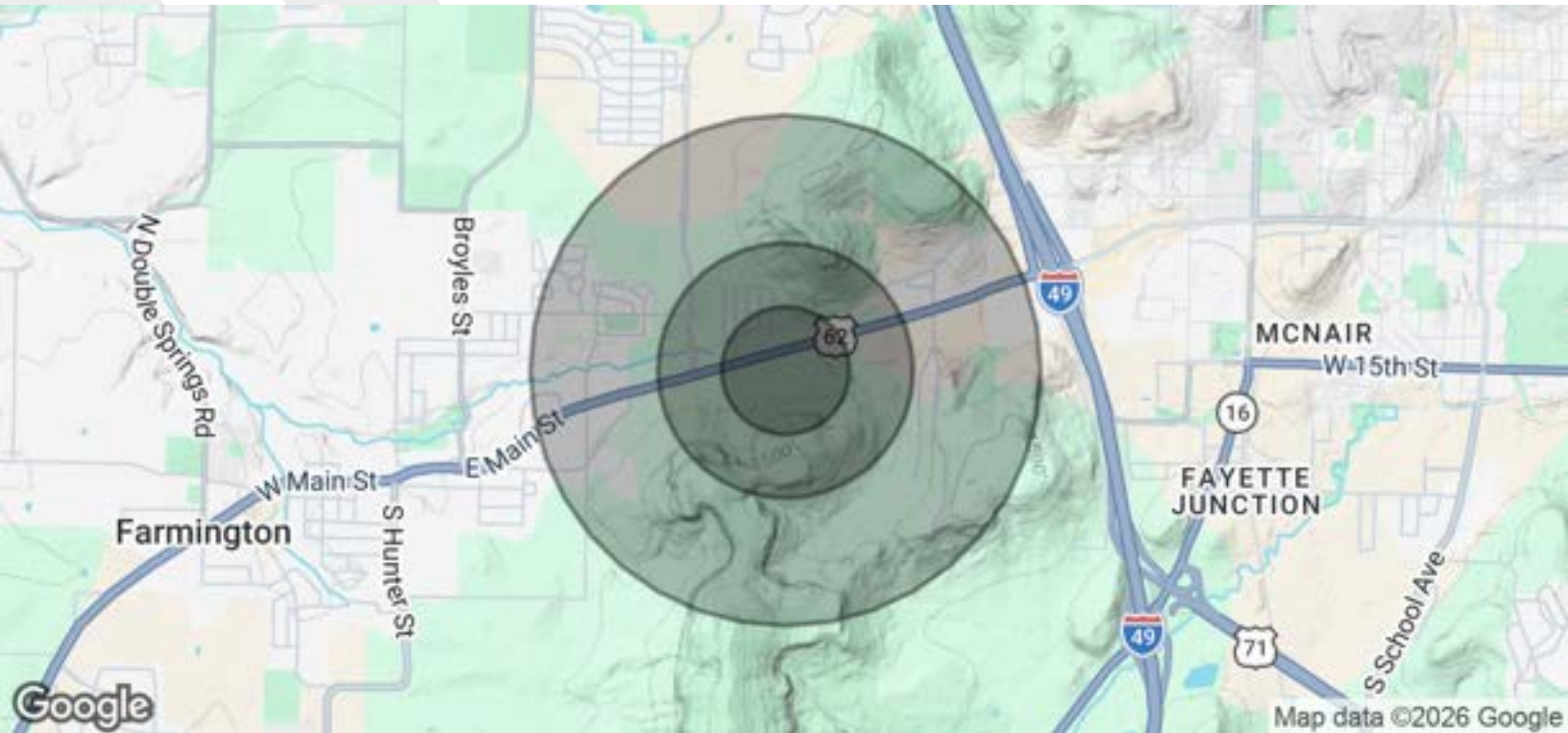


Section 3

Demographics

Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	83	408	2,106
Average Age	34.1	33.0	32.2
Average Age (Male)	33.0	32.0	30.6
Average Age (Female)	35.8	34.1	34.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	37	180	898
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$92,973	\$93,004	\$97,563
Average House Value	\$249,957	\$235,177	\$237,759

2023 American Community Survey (ACS)

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Section 4

Advisor Bios



Advisor Bio

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PROFESSIONAL BACKGROUND

I am a Multicultural, Trilingual Commercial Real Estate Broker specializing in comprehensive real estate solutions.

My team is committed to identifying the right property for you and providing you with the information you need to make an informed decision through extensive deal analysis. Whether you are an investor or looking to sell your property, we have experience in contract negotiations, market research and analysis, risk and feasibility analysis, and comparable acquisition analysis. Our services include but are not limited to, investment sales, tenant representation, property management, and adaptive reuse real estate development. We also provide a representative for international buyers and investors.

My commitment is to meeting and exceeding your expectations. I bring a lifetime of experience to the table along with the ability to adapt to cultural needs facilitated by my multi-cultural, trilingual background. My 20 years of experience as a general contractor and builder enhances my ability to have an unrestricted view of a property's potential. I understand structural integrity and design solutions. I am a discerning, analytical thinker helping you find the right high return investment or desirable facility for your current business needs. Ultimately, exponentially elevating your return of investment potential. Thus offering you a combination of considerable market knowledge and architectural gravitas providing you with a diverse skillset that optimizes your real estate investment.

MEMBERSHIPS

CCIM_Oklahoma

Rotary Club of Southside Tulsa _ International Chair

Tulsa Global Alliance

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