

Marcus & Millichap
TAG INDUSTRIAL GROUP

218 MASSENGALE ROAD

CLARKSVILLE, AR 72830

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a factory or a large warehouse with complex piping and structural elements.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Three-Building, 60,427-Square-Foot, Mixed-Use Industrial Property Situated on 10.02 Acres
- Metal Construction Featuring 12'-20' Clear Height, Wet Sprinkler System, and Four Dock Doors
 - TPO Overlay Installed on all Roofs in 2021, Reducing Near Term Capital Expenses
 - Priced Well Below Replacement Cost | Ideal for Owner Use, Including Retail
- High Visibility Along I-40 | Adjacent to Tight Barrier-to-Entry Market with 3.7% Vacancy

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 218 Massengale Road in Clarksville, Arkansas. The subject property consists of approximately 60,427 square feet of mixed-use industrial space and is situated on 10.02 acres of land. The three-building asset features a clear height ranging from 12' to 20', four dock-high doors, metal construction, and wet sprinkler system. The seller reports newly installed TPO in 2021 on each roof, reducing near-term capital expenses. With 5,100 square feet of retail space and 8,683 square feet of office space, the property is ideal for a variety of owner uses. At \$28.96 per square foot, the property can be acquired well below replacement cost. Situated along Interstate 40, the property has high visibility with property signage.

The subject property is located 104 miles northwest of downtown Little Rock and East of the Fort Smith market. In 2024, the relatively small Fort Smith market, containing 27.9 million square feet of industrial space, welcomed a record amount of new supply, largely thanks to the delivery of an 825,000-square-foot, build-to-suite warehouse. With demand nearly keeping pace with supply at 766,000 square feet of net absorption, the vacancy rate remained in low territory at 3.7 percent. Availability in Fort Smith sat far below the 7.0 percent national vacancy rate (based on the top 50 metros, minimum 10,000 square feet, and Class A, B, & C properties). Despite availability remaining tight, annual rent growth decelerated from 9.2 percent the year before to 4.9 percent in 2024 yet remained ahead of the increase in the Consumer Price Index. At the start of 2025, no industrial properties were under construction in Fort Smith, placing demand in the driver's seat of rents and vacancies for the foreseeable future (CoStar).

With a metro population of just under 765,000 (including about 204,000 within city limits), Little Rock serves as the state's cultural hub in addition to the capital of Arkansas. Historically, Little Rock has been anchored by government employment but the local economy has been diversifying into other industries such as advanced manufacturing and medical services. Major private employers include Dillard's headquarters and Skippy Foods' flagship manufacturing plant. The University of Arkansas at Little Rock and the University of Central Arkansas in Conway are the primary source of the metro's educated workforce. While Little Rock does not host any major professional athletic teams, the area offers a low cost of living and easy access to major cities such as Memphis, Tennessee, and Dallas, Texas.

PROPERTY DETAILS

218 MASSENGALE ROAD,
CLARKSVILLE, AR 72830

Number of Buildings	3
Total Square Feet	60,427
Warehouse Square Feet	46,644
Office Square Feet	8,683
Retail Square Feet	5,100
Year Built	1992, 1995
Lot Size	10.02 Acres
Type of Ownership	Fee Simple
Clear Height	12' - 20'
Parking Spaces	68
Parking Surface	Asphalt
Building Class	B
Tenancy	Owner-User
Dock High Doors	4
Sprinklers	Wet System
Construction	Metal
Power	120/280V
Zoning	I-1
Roof Type	TPO Overlay
Age/Condition of Roofs	2021
Market	Fort Smith



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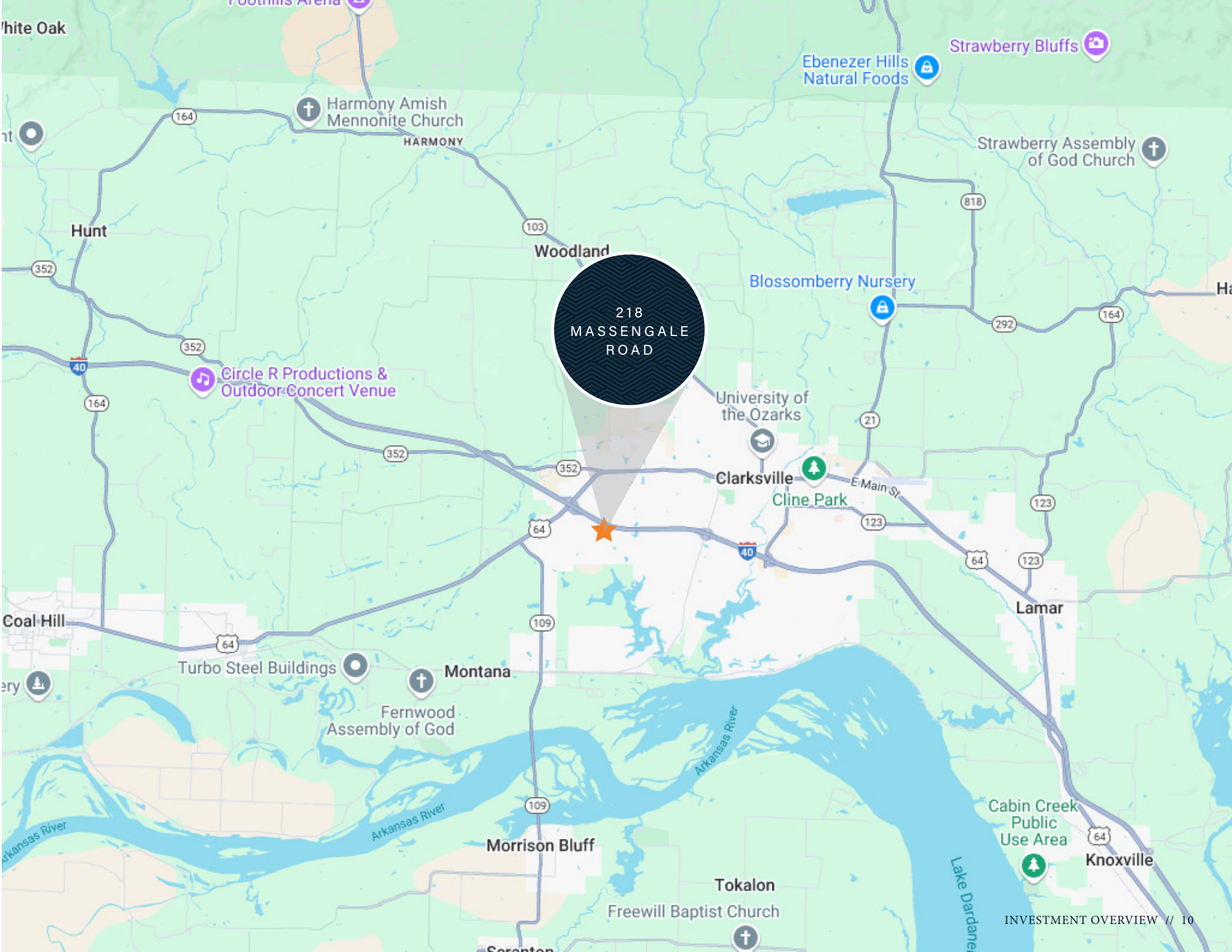
218 MASSENGALE ROAD

CLARKSVILLE, AR 72830

OFFERING PRICE
\$1,750,000

Offering Price	\$1,750,000
Price/SF	\$28.96
Total Square Feet	60,427
Tenancy	Owner-User
Occupancy	0.00%

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218
MASENGALE
ROAD



218
MASSENGALE
ROAD







CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



Access to more capital
sources than any other
firm in the industry

WHY MMCC?

.....

Optimum financing solutions
to enhance value

.....

Enhanced control through
MMCC's ability to qualify
investor finance contingencies.

.....

Enhanced control through quickly
identifying potential debt/equity
sources, processing, and closing
buyer's finance alternatives.

.....

Enhanced control through MMCC's
ability to monitor investor/due
diligence and underwriting to
ensure timely, predictable closings.

.....

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SECTION 2

MARKET OVERVIEW

Marcus & Millichap

LITTLE ROCK ARKANSAS

Little Rock is situated in central Arkansas and is the state's capital city, as well as the cultural and economic center. The region is known as a hub for government jobs, yet it also boasts a sizable medical services sector. The metro is composed of six counties, and its population is expected to swell by nearly 23,000 people in the next five years, with Pulaski and Faulkner counties being epicenters of the growth. Cultural amenities in the region include the Arkansas Symphony Orchestra, Arkansas Museum of Fine Arts, and the Arkansas Repertory Theatre.



DIVERSE
ECONOMY



CULTURAL
CENTER



HIGHER
EDUCATION

METROPLEX GROWTH

ECONOMY

Government jobs are widespread in the metro, totaling over 69,000 roles last year. State and local positions are most prevalent. The region is also host to Little Rock Air Force Base. Skippy Foods manufactures most of its Skippy Peanut Butter at its Little Rock port facility. The port is host to 40 existing manufacturers. Dillard's and the American Taekwondo Association are headquartered in the metro. The University of Arkansas for Medical Sciences leads the metro's medical field. Baptist Health Medical Center and Arkansas Children's Hospital represent additional health care employers.

POPULATION

766K

GROWTH 2023-2028*

3.0%

HOUSEHOLDS

312K

GROWTH 2023-2028*

3.3%

MEDIAN AGE

37.7

U.S. MEDIAN

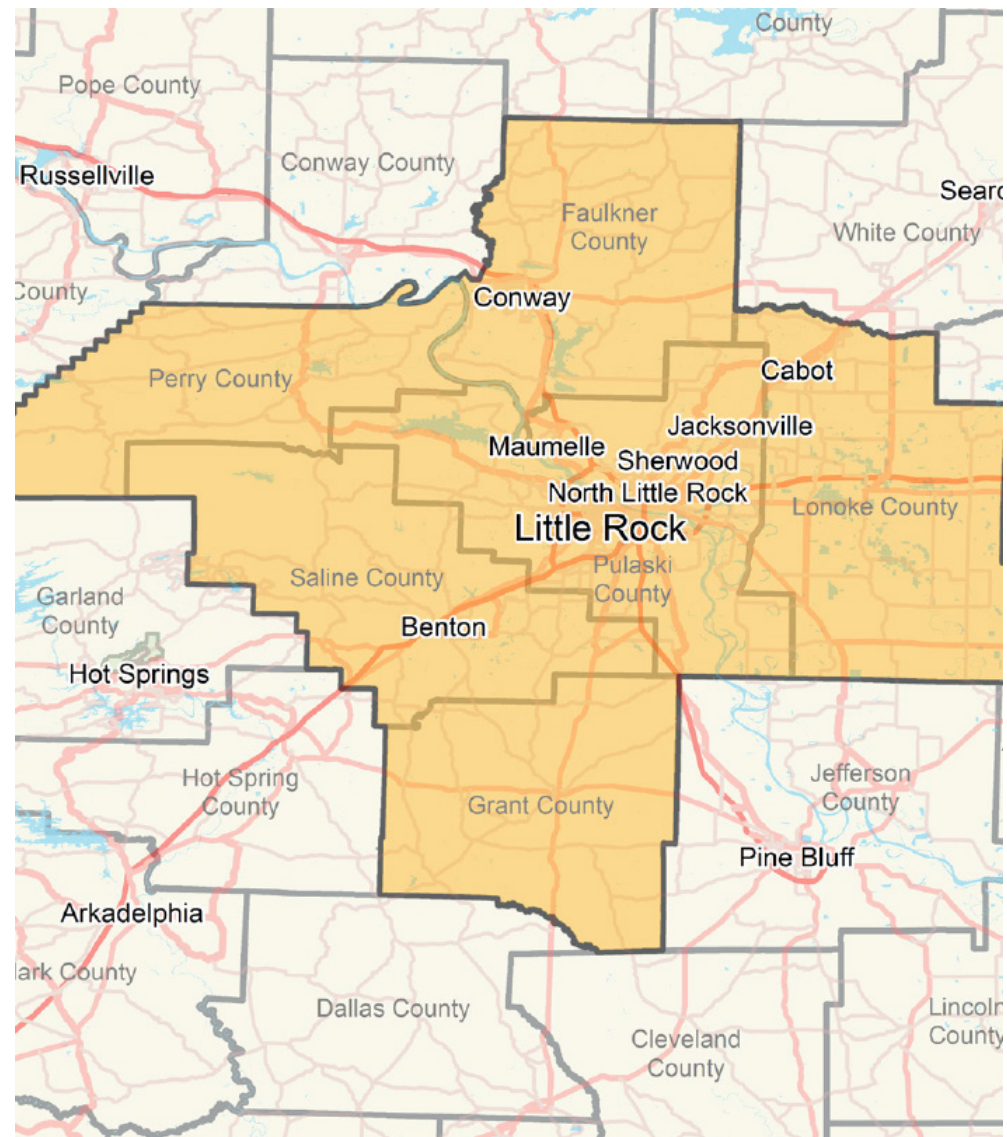
38.7

MEDIAN
HOUSEHOLD
INCOME

\$56,900

U.S. Median

\$68,500



DEMOGRAPHICS



12,740

Total Population
Within 5 Miles



49.6%



50.4%



\$57,368

Average Household Income
Within 5 Miles



5,926

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	1,011	7,694	12,817
2023 Estimate			
Total Population	1,002	7,664	12,740
2020 Census			
Total Population	1,091	7,959	13,045
2010 Census			
Total Population	935	7,733	12,829
Daytime Population			
2023 Estimate	1,384	10,964	16,038
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	366	2,904	4,944
2023 Estimate			
Total Households	363	2,886	4,903
Average (Mean) Household Size	2.6	2.5	2.5
2020 Census			
Total Households	359	2,863	4,864
2010 Census			
Total Households	332	2,828	4,831

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	0.2%	1.7%	1.6%
\$150,000-\$199,999	0.5%	3.9%	3.5%
\$100,000-\$149,999	6.0%	7.5%	8.5%
\$75,000-\$99,999	3.3%	6.0%	7.7%
\$50,000-\$74,999	28.9%	18.3%	18.6%
\$35,000-\$49,999	26.1%	21.1%	19.4%
\$25,000-\$34,999	14.6%	14.1%	13.2%
\$15,000-\$24,999	8.6%	12.1%	12.4%
Under \$15,000	11.9%	15.3%	15.0%
Average Household Income	\$47,091	\$56,530	\$57,368
Median Household Income	\$44,684	\$41,127	\$42,505
Per Capita Income	\$17,038	\$21,555	\$22,362
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	1,002	7,664	12,740
Under 20	31.2%	30.8%	29.6%
20 to 34 Years	21.1%	21.2%	20.0%
35 to 39 Years	8.0%	6.8%	6.8%
40 to 49 Years	12.1%	11.1%	11.4%
50 to 64 Years	14.9%	15.5%	16.9%
Age 65+	12.8%	14.5%	15.4%
Median Age	33.6	33.6	35.3
Population 25+ by Education Level			
2023 Estimate Population Age 25+	624	4,719	8,067
Elementary (0-8)	9.0%	11.0%	10.7%
Some High School (9-11)	12.6%	11.2%	10.9%
High School Graduate (12)	39.3%	36.6%	38.0%
Some College (13-15)	21.6%	18.6%	18.6%
Associate Degree Only	4.7%	3.5%	3.8%
Bachelor's Degree Only	6.8%	12.2%	11.8%
Graduate Degree	6.0%	6.9%	6.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	16.0	16.0	18.0

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