

Hope Airport Industrial 258
3905 Highway 278 W
Hope, AR 71801

\$1,750,000
258± Acres
Hempstead County



Hope Airport Industrial 258
Hope, AR / Hempstead County

SUMMARY

Address

3905 Highway 278 W

City, State Zip

Hope, AR 71801

County

Hempstead County

Type

Farms, Commercial, Timberland, Horse Property, Business Opportunity, Hunting Land, Undeveloped Land, Ranches

Latitude / Longitude

33.709656 / -93.643873

Dwelling Square Feet

1,280

Bedrooms / Bathrooms

3 / 2

Acreage

258

Price

\$1,750,000

Property Website

www.mossyoakpropertiesla.com



PROPERTY DESCRIPTION

258-Acre Industrial & Agricultural Property - Hope, Arkansas

Rare 258-acre opportunity in the Hope, Arkansas industrial complex, strategically positioned directly across Highway 278 from the Hope Municipal Airport. This versatile property offers an exceptional combination of **industrial development potential, transportation access, agricultural usability, recreational value, and existing rental income**.

The property benefits from **railroad access** and is located within the Hope industrial complex, providing an attractive setting for a wide range of commercial, industrial, agricultural, and logistics-related uses. With **Hope city water and utilities available to the property**, the site offers valuable infrastructure advantages for future development.

Adding to the property's strategic appeal is its location **adjacent to a major planned high-tech infrastructure project**, creating significant potential for increased commercial activity and demand in the surrounding area.

In addition to its industrial potential, the property offers excellent agricultural opportunities. The acreage could be utilized for **cattle operations, a custom hay operation, grazing, or other agricultural pursuits**. The property is also abundant with wildlife, providing excellent recreational opportunities and an appealing natural component that is increasingly difficult to find on large tracts near established infrastructure.

An existing **16' x 80' modular home** provides an immediate income-producing opportunity and can serve as a residence for an owner, tenant, manager, or agricultural operator.

With its **size, railroad access, proximity to the municipal airport, available city utilities, location within the Hope industrial complex, agricultural versatility, rental income, and proximity to significant planned development**, this 258-acre tract presents a unique opportunity for investors, developers, industrial users, agricultural operators, and landowners looking for a property with multiple potential uses.

Key Features:

- 258 acres
- Located within the Hope, Arkansas industrial complex
- Across Highway 278 from Hope Municipal Airport
- Railroad access
- Hope city water and utilities available
- Adjacent to a major planned high-tech infrastructure development
- 16' x 80' modular home providing rental income
- Abundant wildlife
- Potential for cattle operation or custom hay production
- Agricultural and recreational potential
- Significant acreage with future development possibilities
- Excellent transportation and infrastructure positioning

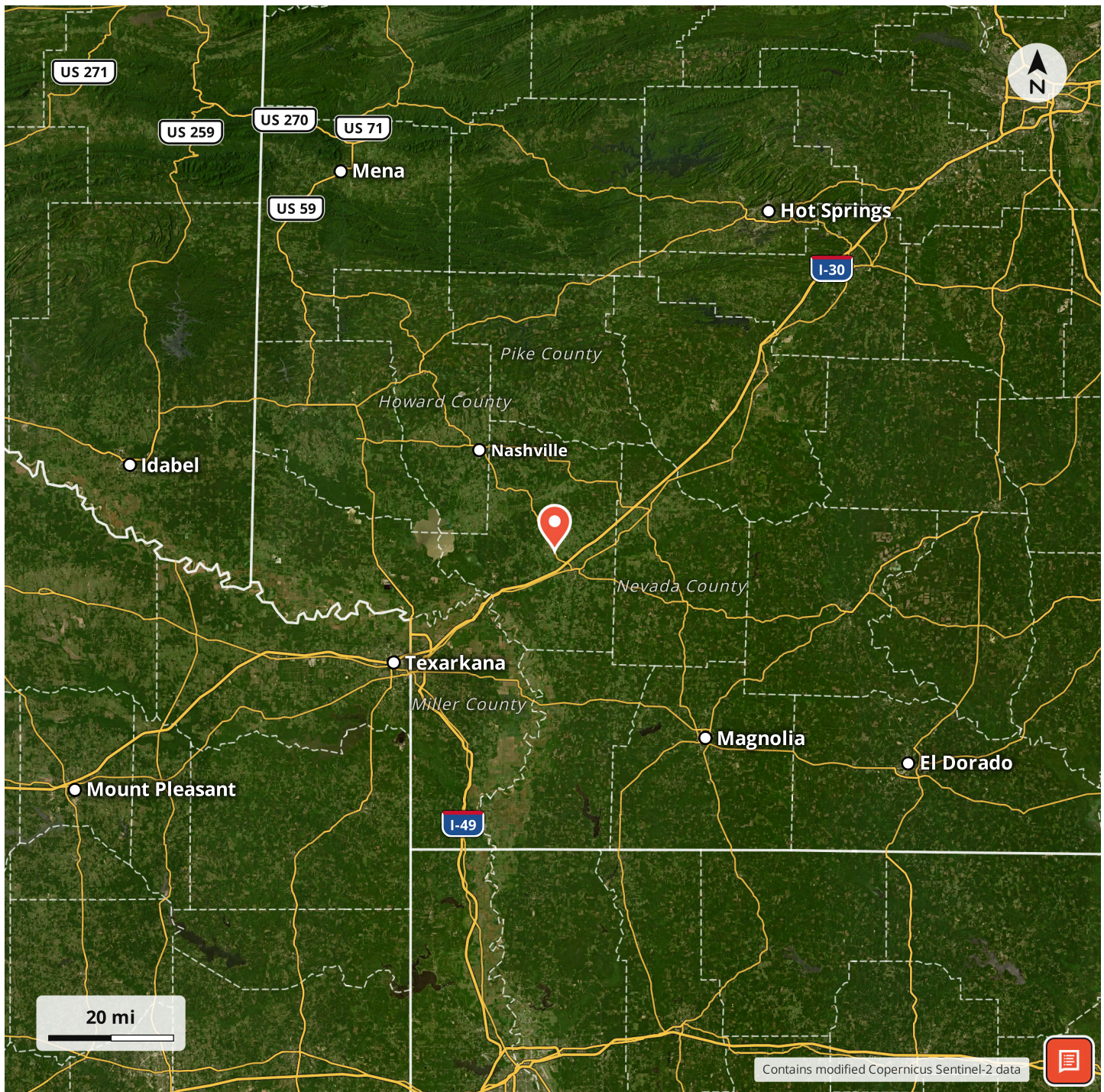
A property with this combination of acreage, infrastructure, transportation access, agricultural capability, and proximity to planned development is a rare opportunity in Southwest Arkansas.



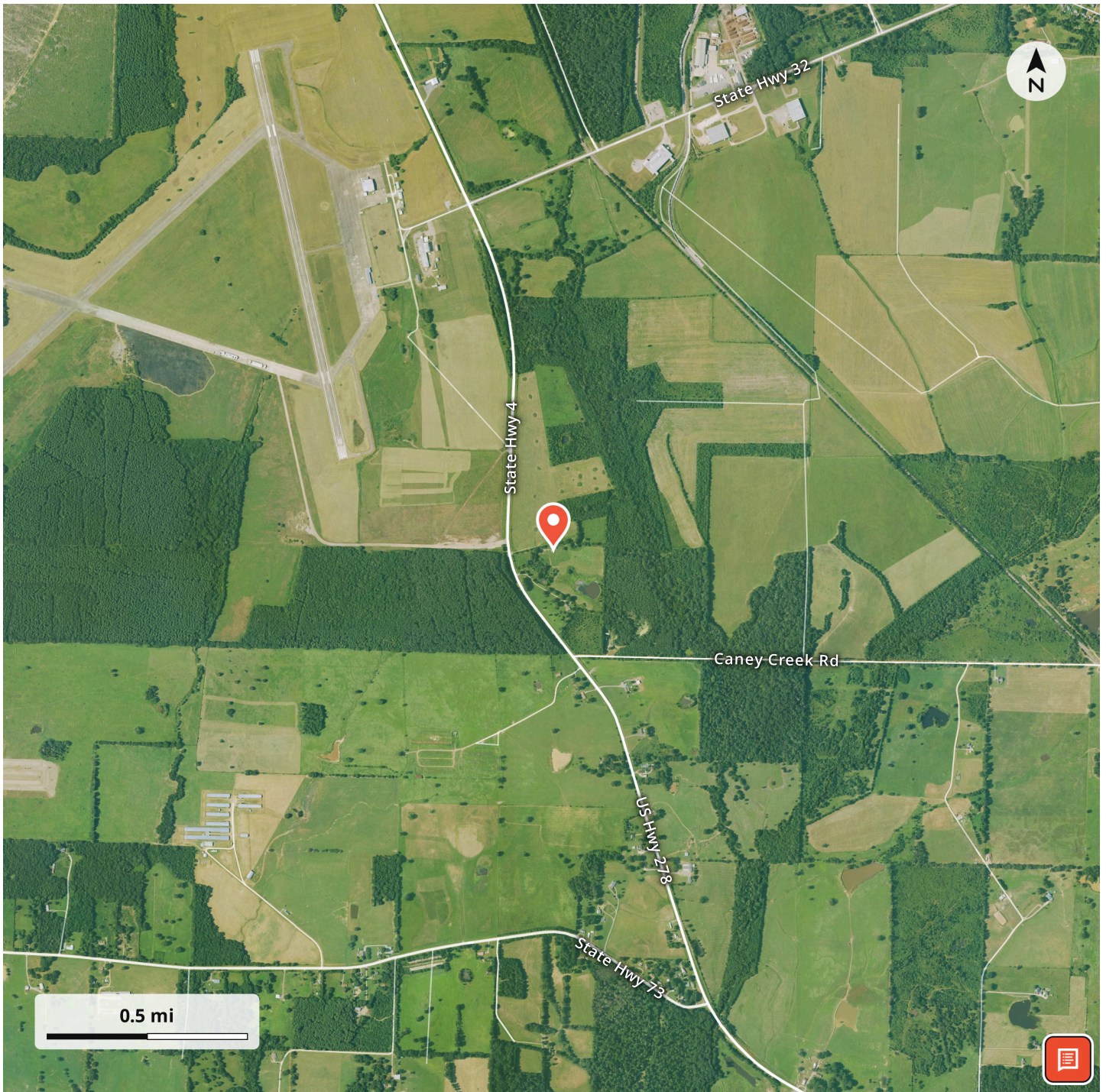
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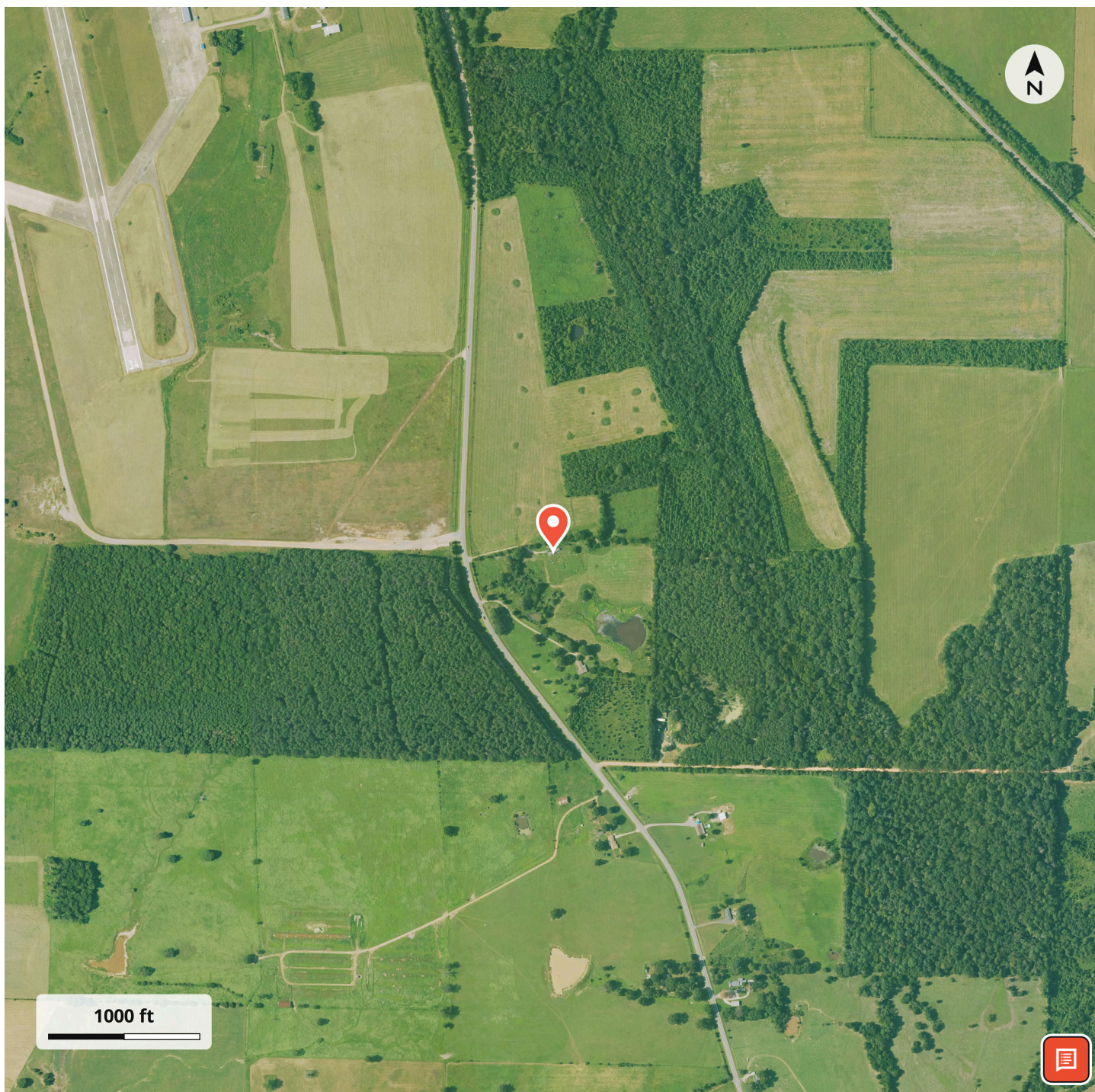
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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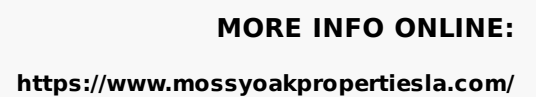
City / State / Zip

Shreveport, LA 71105

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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