

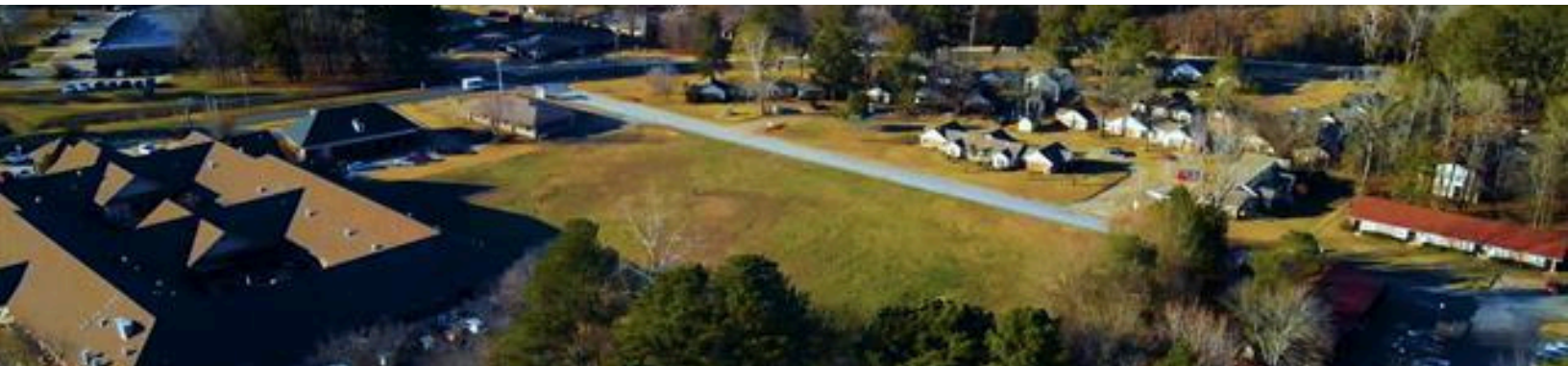
# COMMERCIAL SITE FOR SALE

CYPRESS ROAD

CLARK COUNTY

ARKADELPHIA, AR, 71923

34.12358, -93.08549



**LOT SIZE:**  
2.95 ACRES



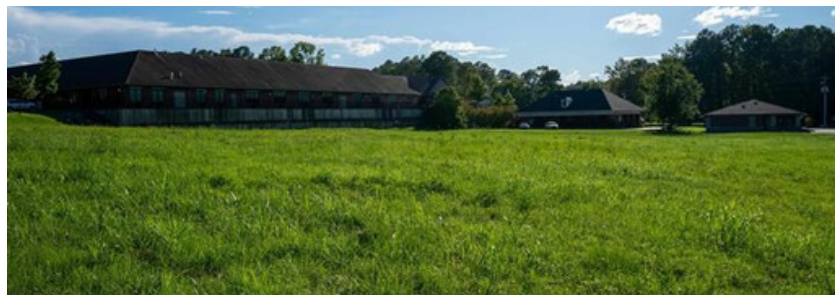
**LISTING PRICE:**  
\$375,000

Located in the heart of a  
**Medical Professional Park.**



Discover the perfect location to build your new office building or apartment complex in the heart of a thriving medical professional park. Conveniently situated near Baptist Medical Center, this property offers exceptional accessibility and visibility.

Just minutes from I-30 and downtown Arkadelphia, this versatile lot combines a strategic location with a vibrant professional environment, making it an ideal investment for your next project.



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## TRANSPORTATION/ INFRASTRUCTURE

### Airports:

Dexter B Florence Memorial Field (1.9 miles)

Gurdon Lowe Field (14.5 miles)

Clinton National Airport (68.7 miles)

*Commercial, Freight, Charter*

### Interstates:

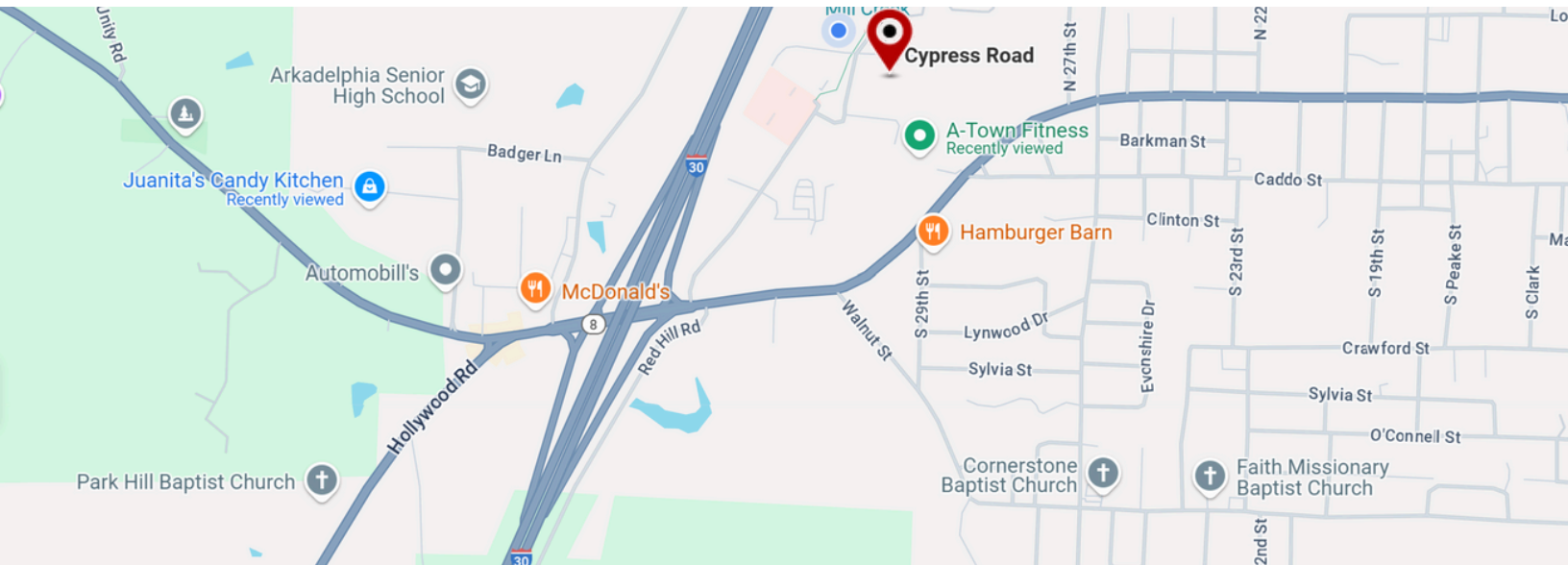
I-30 (0.3 miles)

### Highways:

State HWY 8 (0 miles)

State HWY 51 (0 Miles)

HWY 67 (0.7 miles)





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POPULATION	5 MILES	15 MILES	30 MILES
Total Population	12,661	23,100	135,621
Average Age Average	37.36	40.39	43.42
Age (Male) Average	38		
Age (Female)			

HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total Households # of Persons per	4,587 2.8	8,840 2.6	55,454
HH Average HH Income Average	\$77,335	\$79,883	2.4
House Value	\$227,354	\$222,328	\$72,965
Demographics data derived from AlphaMap			\$218,611

