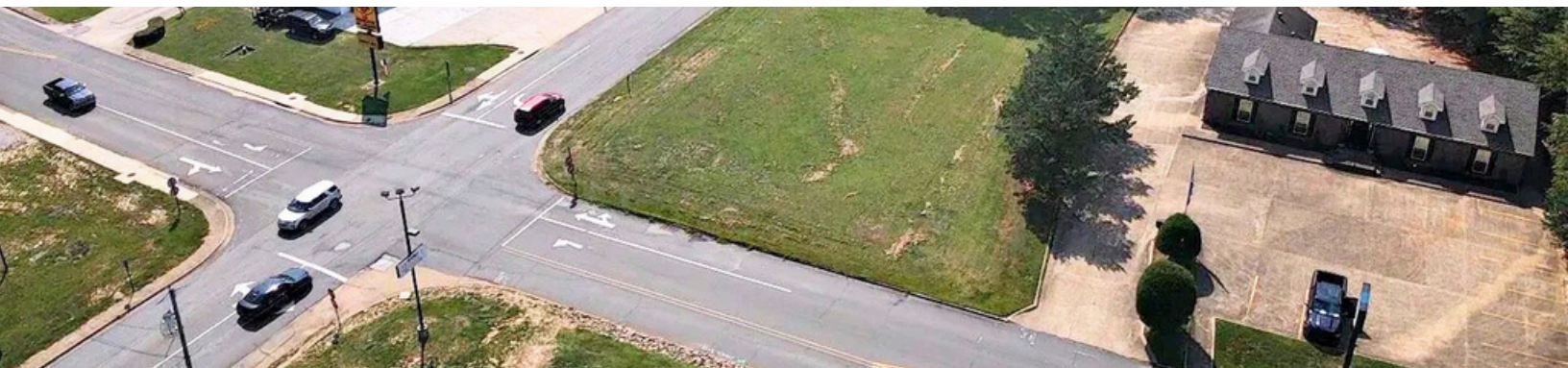


COMMERCIAL LOT FOR SALE

CADDO AND NORTH 26TH STREETS
ARKADELPHIA, AR, 71923

CLARK COUNTY
34.12161, -93.08078



LOT SIZE:
.5 ACRES



LISTING PRICE:
\$174,900
NOT FOR LEASE.

Highly visible .5-acre commercial lot featuring street frontage on both Caddo and 26th Streets. This desirable corner location sees an average of 6,700 vehicles daily, offering excellent exposure for your business. Situated in the heart of Arkadelphia, this property is ideal for retail, office, or service-based development. Don't miss this outstanding opportunity to secure a prime spot in a thriving area!



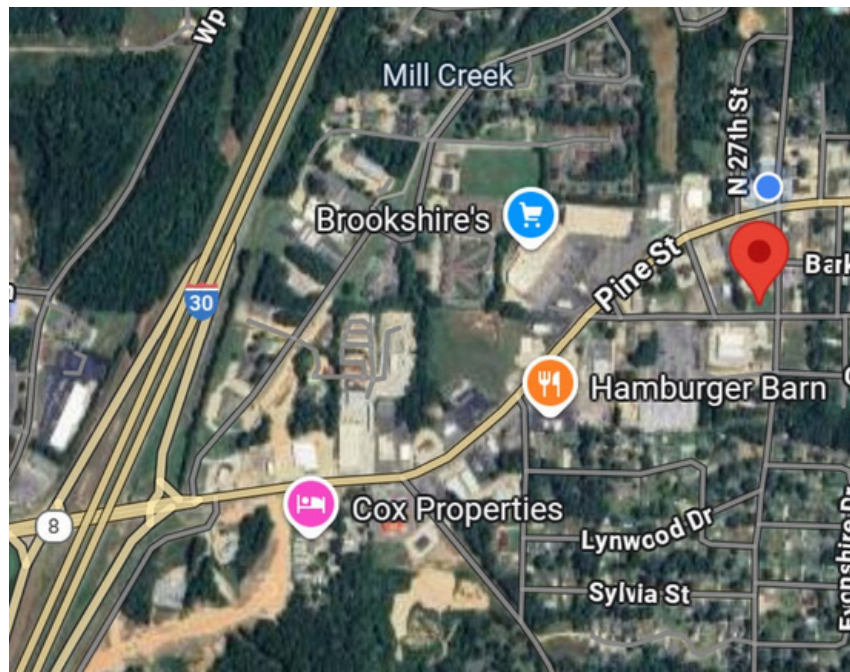
COMMERCIAL SITE FOR SALE

CYPRESS ROAD

CLARK COUNTY

ARKADELPHIA, AR, 71923

34.12358, -93.08549



TRANSPORTATION/ INFRASTRUCTURE

Airports:

Dexter B Florence Memorial Field (1.7 miles)

Gurdon Lowe Field (14.5 miles)

Clinton National Airport (68.7 miles)

Commercial, Freight, Charter

Interstates:

I-30 (0.6 miles)

Highways:

State HWY 8 (0.1 miles)

State HWY 51 (0.1 Miles)

SPECIFICATIONS

Electricity - Entergy

Water - Arkadelphia Water Utilities

Telecommunications - AT&T

Natural Gas - Summit Utilities

Sewer - Arkadelphia Water Utilities

Fiber-Optic - Optimum, South Central Connect

Closest Fire Station - 0.25 Miles, ISO Rating 3

