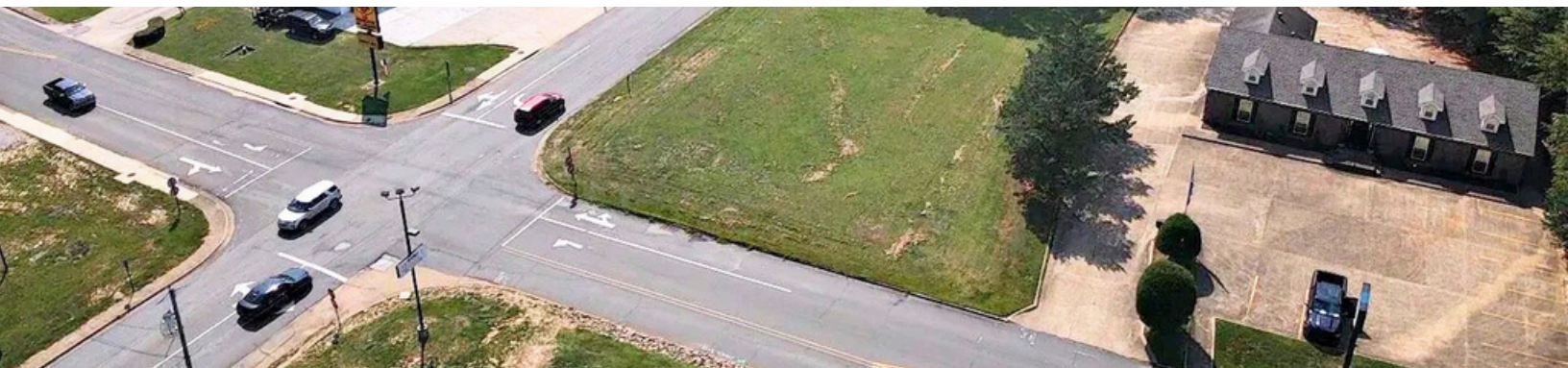


# COMMERCIAL LOT FOR SALE

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!





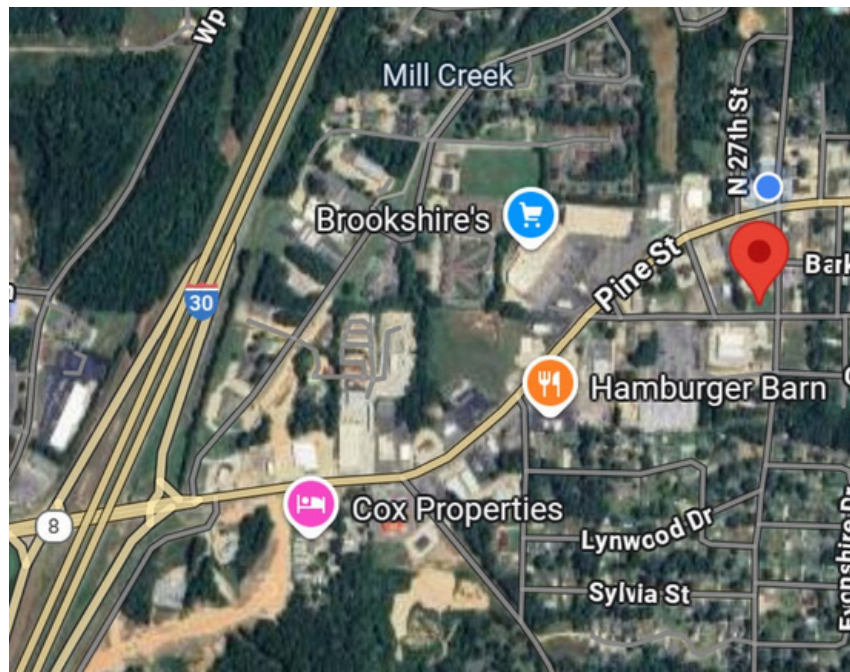
# COMMERCIAL SITE FOR SALE

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

