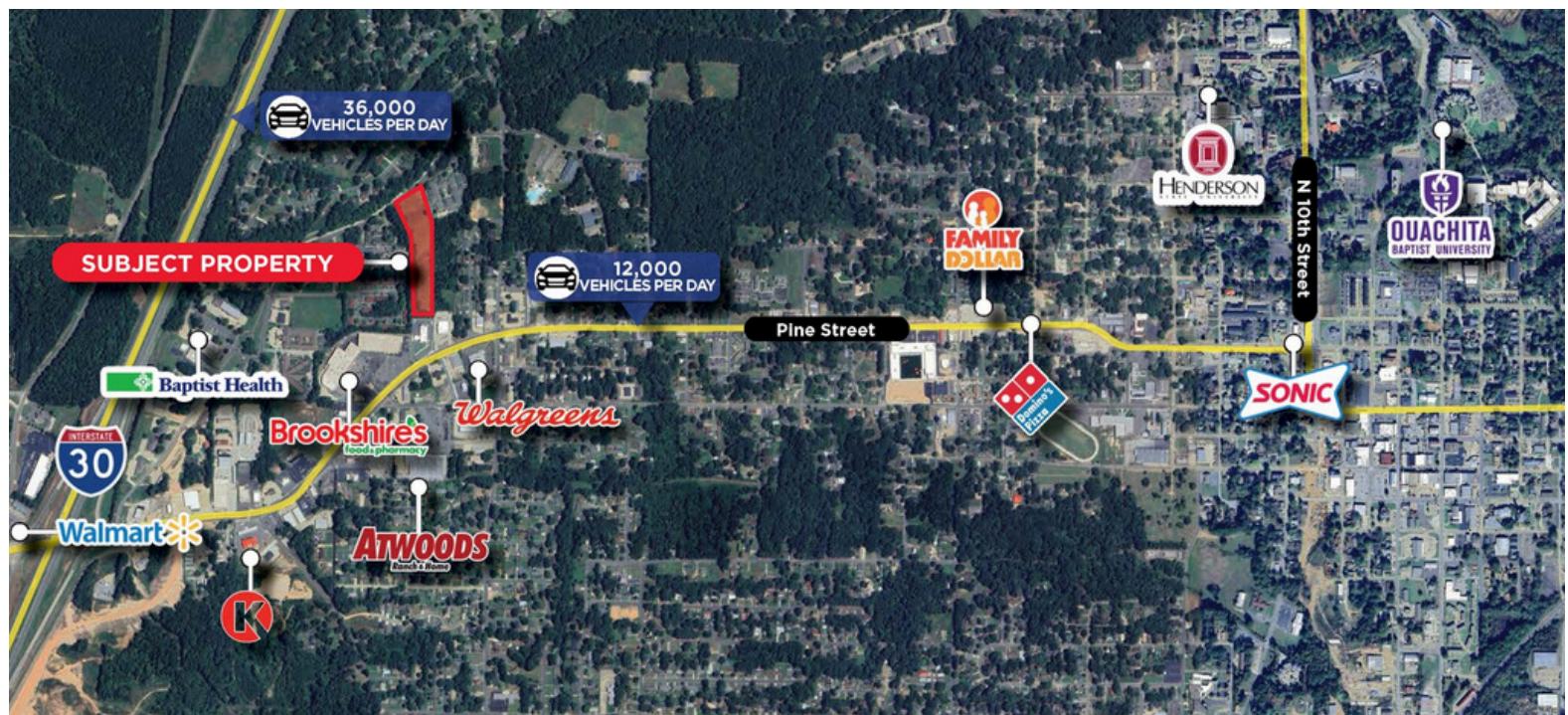


# COMMERCIAL LAND FOR SALE

TWIN RIVERS DR.  
ARKADELPHIA, AR, 71923

CLARK COUNTY  
34.1252, -93.0848



**LISTING SIZE:**  
5.44 ACRES



**LISTING PRICE:**  
\$400,000

**Easy access to I-30 (36K VPD)  
and Pine Street (12K VPD)**



Positioned in one of Arkadelphia's most active commercial corridors, this 5.44-acre development site offers an exceptional canvas for investors and businesses alike.

Situated just off the main artery of Pine Street (Hwy 8/26), the site benefits from proximity to a high-traffic intersection seeing approximately 12,000 vehicles per day, with easy access to Interstate 30 (36,000 VPD).

Offered at \$400,000 (\$1.68 per square foot), this listing represents a rare opportunity to acquire a significant commercial footprint in a growing market.

# COMMERCIAL BUILDING

2750 PINE ST #3

CLARK COUNTY

ARKADELPHIA, AR, 71923

34.1223, -93.0849



POPULATION	5 MILES	15 MILES	30 MILES
Total Population	12,661	23,100	135,621
Average Age Average	37 36	40 39 41	43 42 44
Age (Male) Average	38		
Age (Female)			

**Acreage:** 5.44± total acres.

**Topography:** Relatively level terrain, streamlining site preparation and construction.

**Accessibility:** Excellent ingress and egress via Twin Rivers Drive.

**Utilities:** Situated in a fully developed area with access to municipal utilities.

Whether you are looking to expand an existing brand or develop a new flagship location, this Twin Rivers Drive site offers the visibility and space required for long-term success.