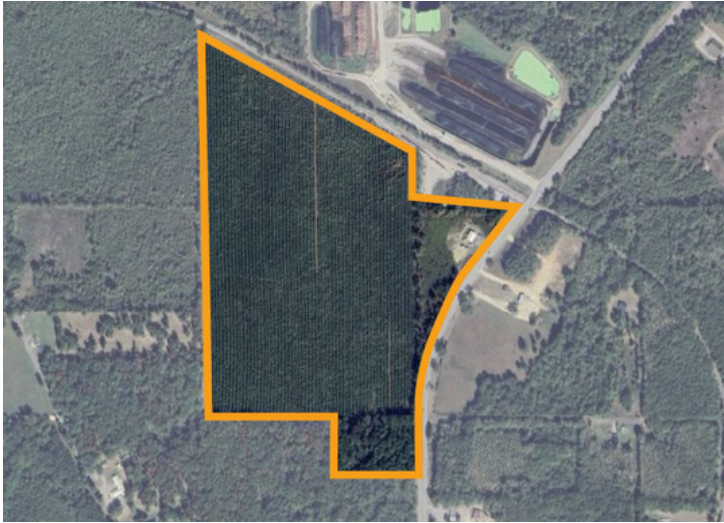


GURDON INDUSTRIAL SITE

HIGHWAY 67
GURDON, AR, 71743

CLARK COUNTY
33.94360, -93.15346



70.2 ACRES










INDUSTRIAL

A 70-acre site located in Gurdon, Arkansas with direct short line Arkansas Midland rail access and located adjacent from the Georgia Pacific wood product manufacturing facility. The property has direct US Hwy 67 frontage and is 6.7 miles from Interstate 30. A 2400-SF shop building is located on the property that is heated/cooled with restroom and kitchen space.

MIN DIVISIBLE AVAILABLE: 5 ACRES

SPECIFICATIONS

-  **Electric:** Entergy and South Central Arkansas Electric Cooperative
-  **Water:** City of Gurdon
-  **Telecommunications:** AT&T
-  **Natural Gas:** Summit Utilities
-  **Fiber-Optic:** South Central Connect
-  **Fire Protection:** Curtis Fire Department | 4 miles
-  **Listing Price:** \$9,000 Per Acre Negotiable | Not for lease.

TRANSPORTATION INFRASTRUCTURE

Airports:

Dexter B Florence Memorial Field (12 miles)
Gurdon Lowe Field (2.7 miles)

Interstates:

I-30 (6.7 miles)

Highways:

US-67 (0 miles)

Rail:

Arkansas Midland Railroad (On-Site)
Union Pacific Railroad (2.4 miles)
Prescott & Northwestern Railroad (20 miles)