

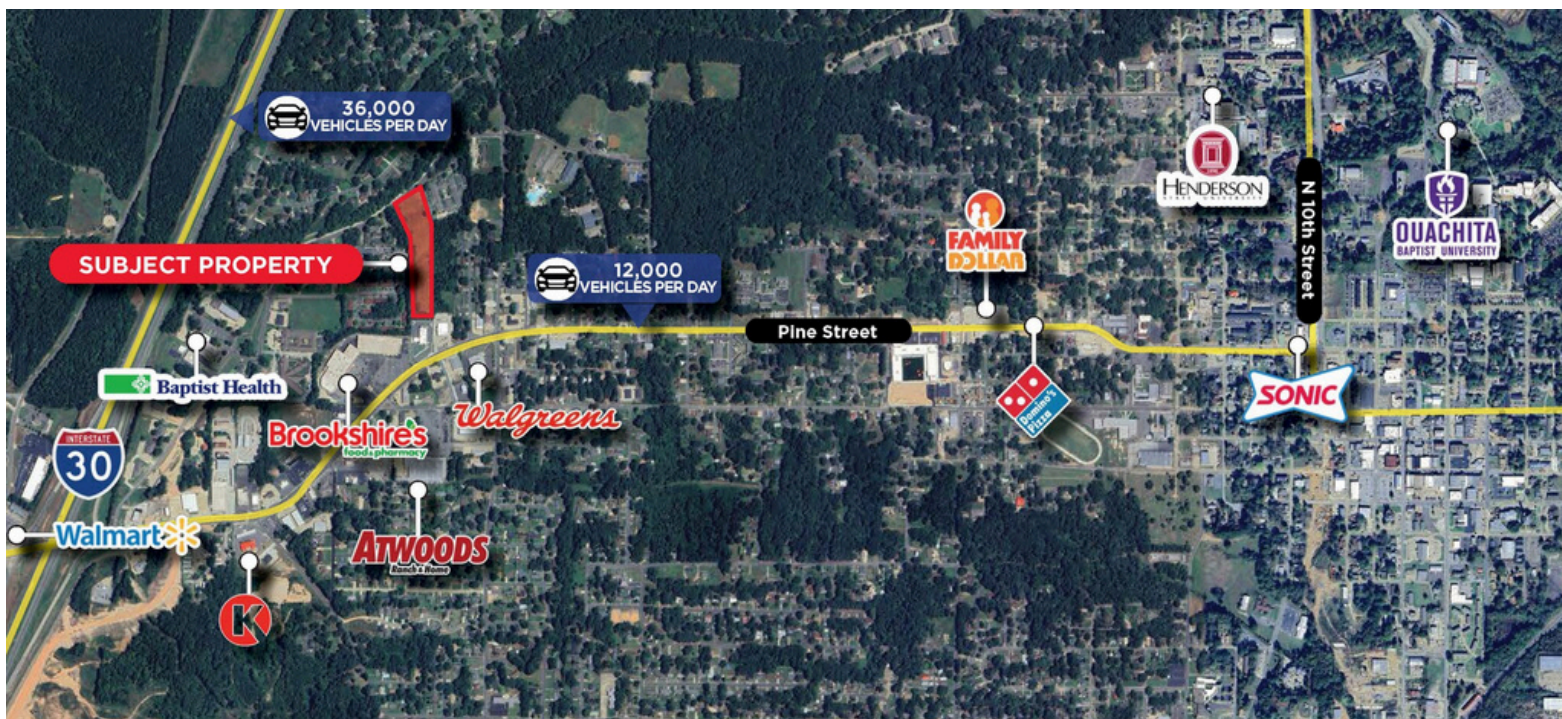
COMMERCIAL LAND FOR SALE

TWIN RIVERS DR.

CLARK COUNTY

ARKADELPHIA, AR, 71923

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.



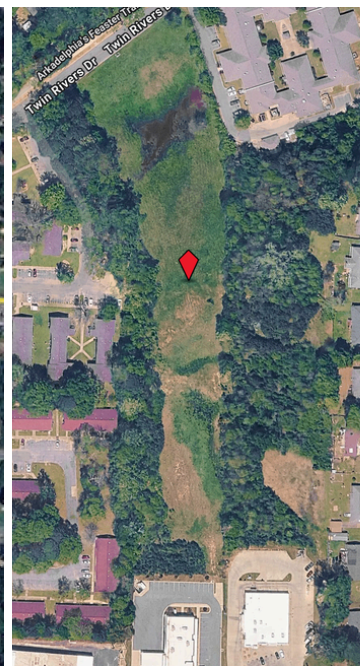
COMMERCIAL BUILDING

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	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

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.