

Development Opportunity

Premier Northeast Arkansas property, prime access and transportation infrastructure, available for highway commercial development

- 65 acres +/-
- Intersection of US 63 and US 67
- Two miles from intersection of US 412
- 20,000 vehicles per day traffic count (2017 AHTD estimate)
- All utilities in place

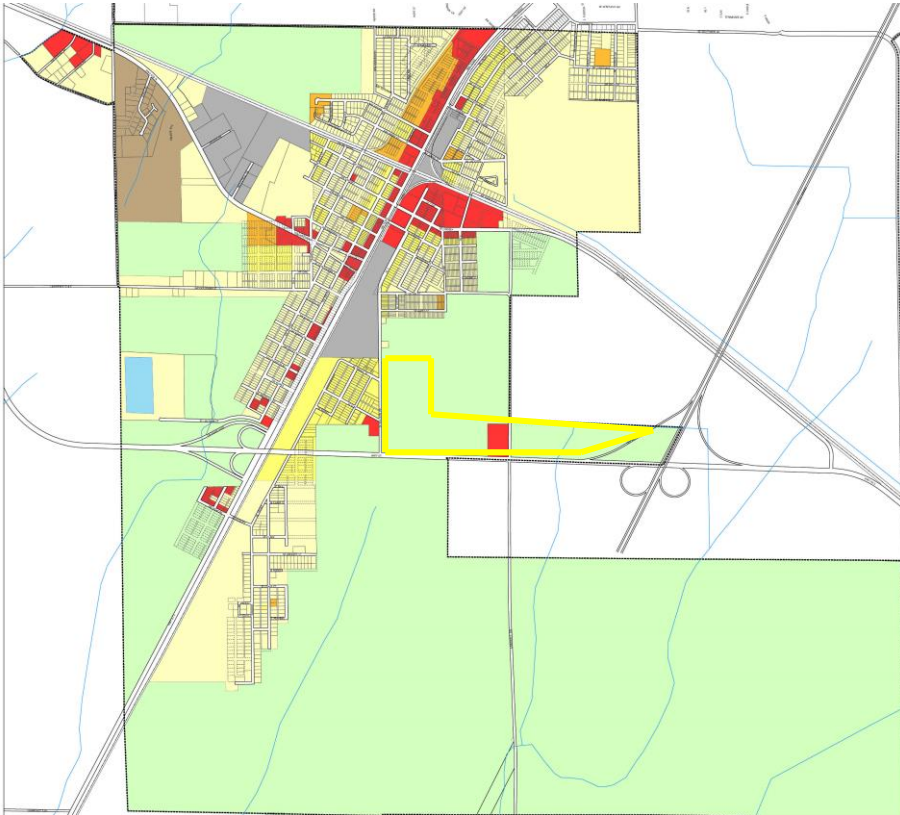
Hoxie / Walnut Ridge Area Map



Prime potential for:

- Boat and outdoor recreation equipment dealership (on main route to Ozarks lakes and rivers)
- Auto dealership – prime visibility
- Truck stop – nearest truck stop service 30 miles south or 40 miles east
- Lodging – nearest chain motel 25 miles south, 40 east or west
- Dining – fast casual or chain; closest opportunities on highway 40 miles west or east or 25 miles south, 15 miles north.

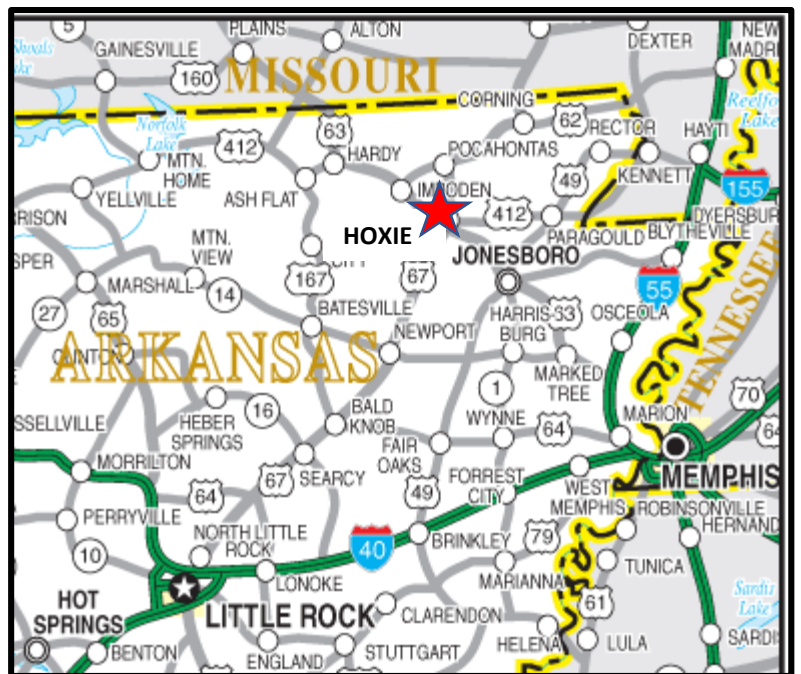
Property specifics



- Subdividable
- Commercially zoned
- 10-inch water, six-inch sewer in place
- Three-phase 13.8 kV electrical in place
- Highway frontage (not controlled access)
- Class V fire insurance (1 mile from fire station)
- Population in 10-mile radius: 13,280
- Population in 25-mile radius: 124,169
- Population in 40-mile radius: 259,983

Location Map

- Jonesboro, 25 miles
- Memphis, 92 miles
- Little Rock, 128 miles
- St. Louis, 221 miles
- Fayetteville, AR, 227 miles



Hoxie: The Crossroads of Northeastern Arkansas
Website: www.hereinnoxie.com

For additional information, please contact:

Ryan Real Estate

Terry Ryan, Broker

terry@ryanrealestate.net

870-886-5300/870-759-1234

Mayor Lanny Tinker

ltinker@hereinnoxie.com

870-886-2742