



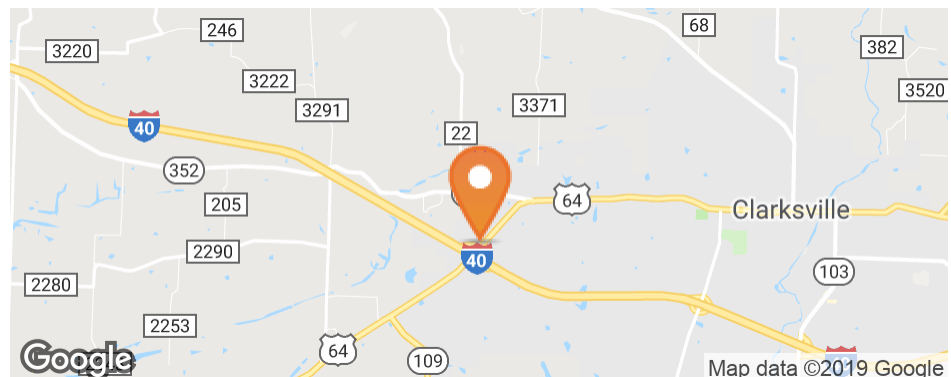
U.S. Highway 64 & I-40 | Clarksville, AR 72830

OFFERING SUMMARY

| | |
|--------------------|------------------|
| Sale Price: | \$265,000 |
| Price / SF: | \$2.03 |
| Lot Size: | 3 Acres +/- |
| RE Taxes: | \$1,200 per year |
| Utilities: | All available |
| Zoning: | Commercial |

PROPERTY OVERVIEW

US Highway 64 West and I-40, Clarksville, AR. Exit 55, I-40, Arkansas, NW Corner @ Exit Ramp. Former Exxon location, improvements removed, UST removed, ADEQ 'closure letter available'. 3 acres +/- gross. Approx. 350' frontage. Commercial neighbors include Hardee's, Holiday Inn Express, Hampton Inn by Hilton, etc.



Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-36-006

TOM COLE
 (C) 501.960.3648 | (O) 501.916.8274
 tocole@rpmgroup.com

1501 N. University Avenue, Ste. 800
 Little Rock, AR 72207
 501.664.7807
 www.rpmgroup.com

