

Historic Dabbs General Store

1320 S Avalon, West Memphis, Arkansas 72301

Property Features

- Freestanding two-story brick building with a basement
- 7,968 total SF (2,656 SF per floor)
- Main floor houses the office , reception area, kitchen and restrooms. Custom cabinetry dating to its retail sales origins.
- Second floor houses two apartments. Each apartment has two bedrooms, with renovated kitchen, and bath.
- The full height of basement is used for storage
- Building has concrete floorings, brick perimeter walls, and wood roof structure with a sloping built-up roof
- Located on southeast corner of S Avalon and Front Street
- Site is served by water, sewer, natural gas, and electricity
- Lot size 17,425 SF
- Asking Price: \$325,000



SALE PRICE: **\$325,000**

BUILDING SIZE: **7,968 SF**

For more information:

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NAI Saig Company

310 W Service Road #100 , West Memphis, TN 72301

870 735 6221

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For Sale

Office/Flex



Property Summary

Sale Price:	\$325,000
Building Size:	7,968 SF
Building Class:	A
Year Built:	1912
Renovated:	1979

Property Overview

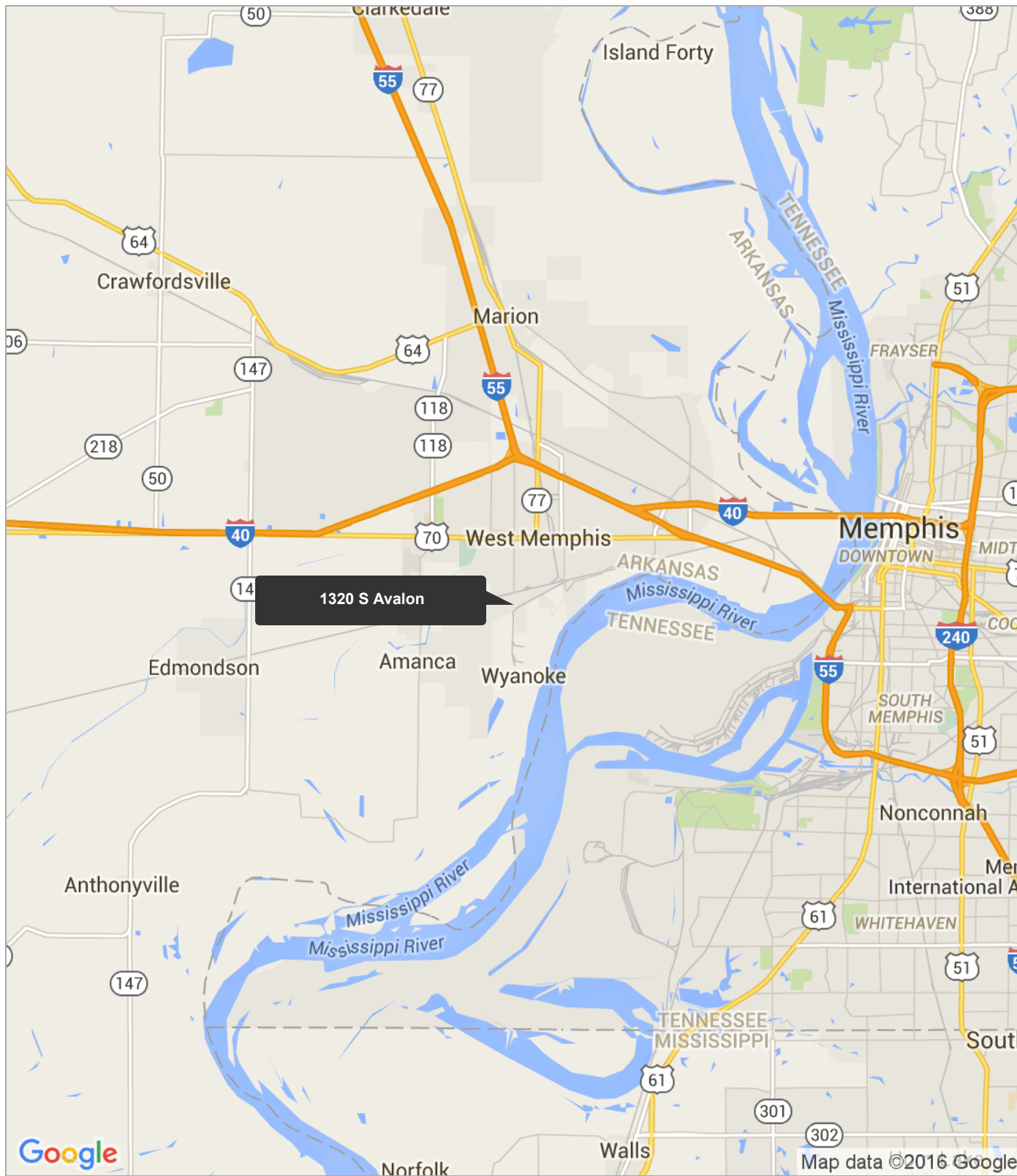
It's a freestanding two-story brick building with a basement. The building was built in 1912 and is listed on the National Register of Historic Places. The building was built as a country store with apartments above. In 1979 when the building was purchased from the original owner, the electrical, mechanical, and plumbing systems were modernized. The exterior and interior of the building was not changed. The improvements to the building are functionally modern and have character that cannot be recreated. The most recent improvements to Avalon Street and the recent opening of the West Memphis Port and the development of the South Loop and Industrial Park have greatly enhanced the potential of the subject property. Property values in this area are considered increasing, rather than stable or declining.

Location Overview

This property is located at the southeast corner of South Avalon and Front Streets. The site has 150 ft of frontage on S Avalon and 106 ft of frontage on Front St. The southern boundary of the property is formed by the Rock Island Railroad right-of-way.

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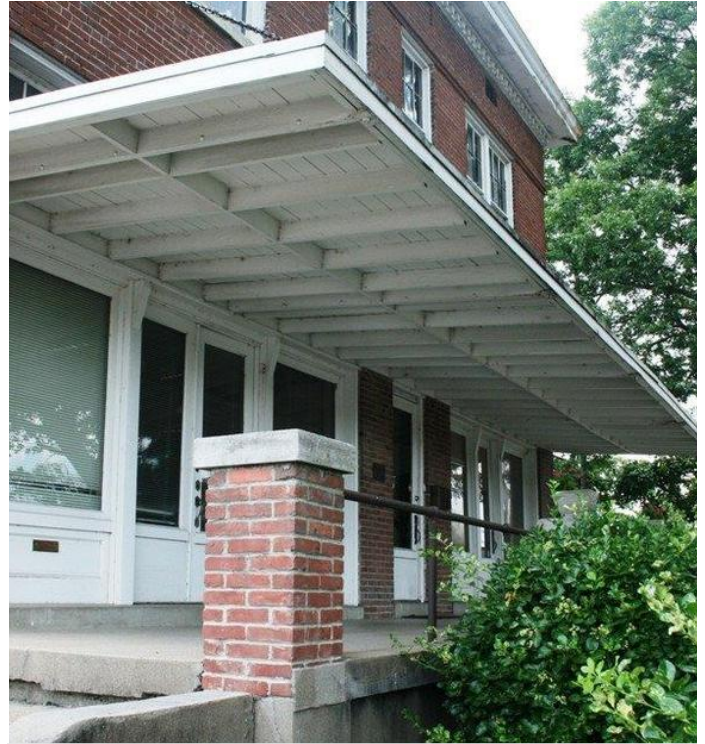


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Exterior 1



Exterior 2



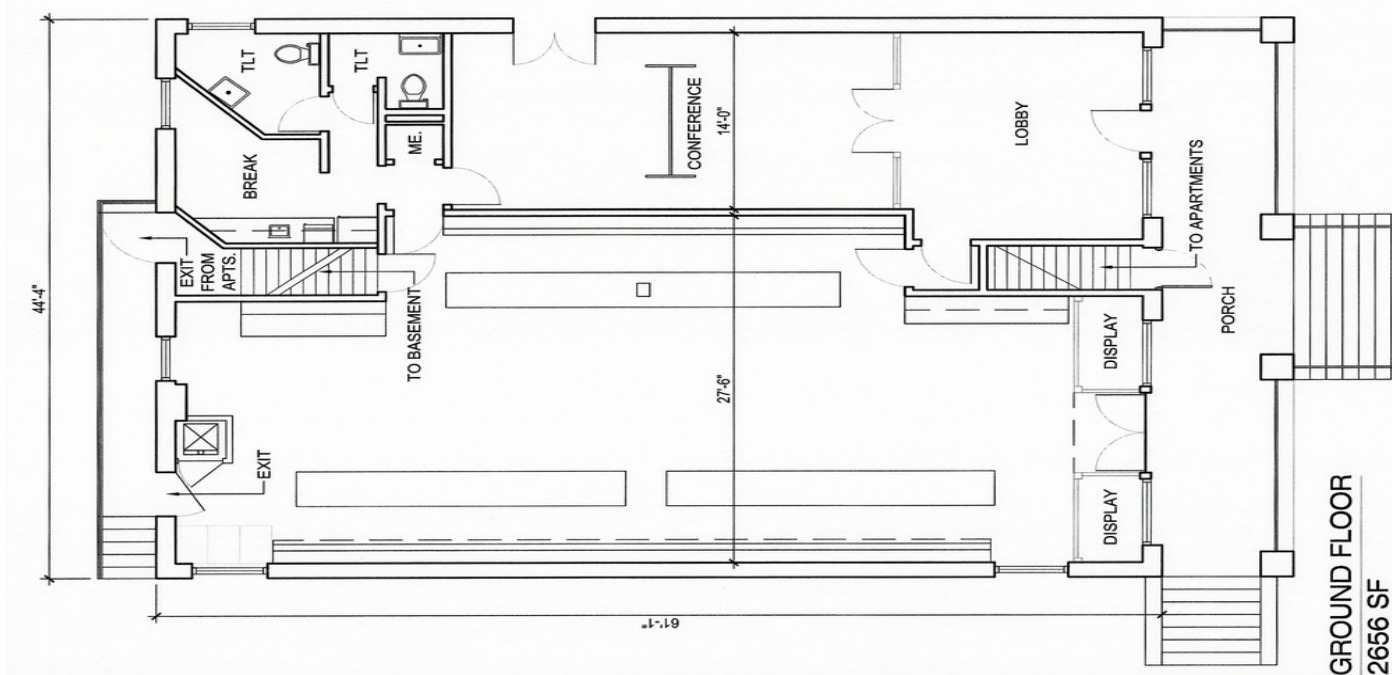
Interior 1



Interior 2

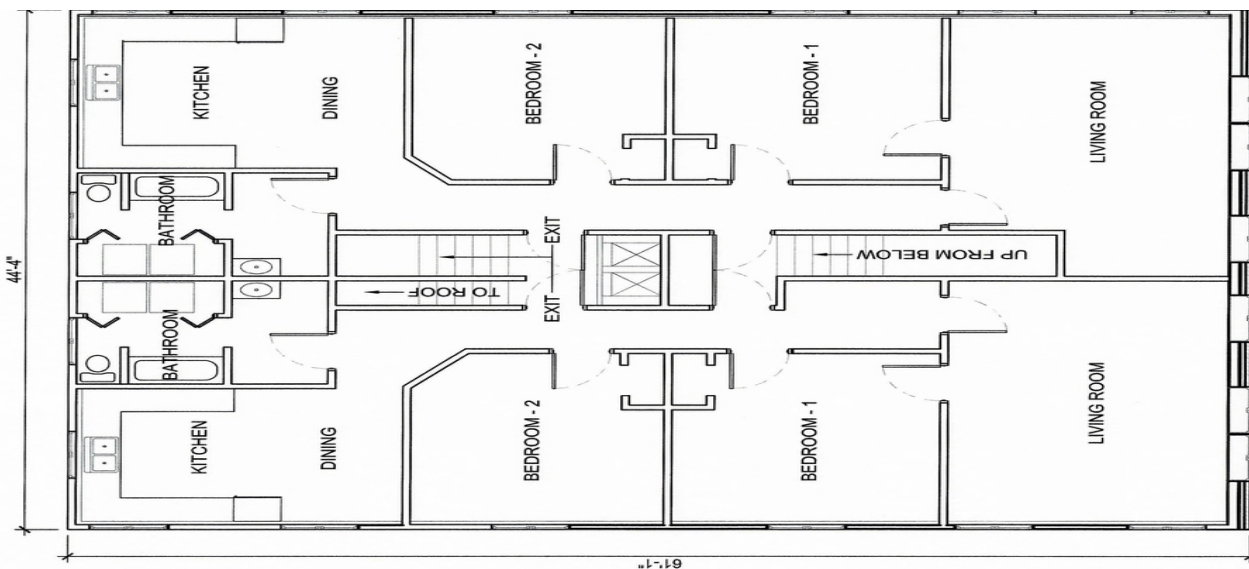
For Sale

Office/Flex



GROUND FLOOR
2656 SF

1 GROUND FLOOR PLAN
Office Space



2 SECOND FLOOR PLAN
Upstairs apartments (2)

For Sale

Office/Flex



History

- Constructed in 1912, the Dabbs Brother General Store is one of West Memphis' oldest buildings, and easily qualifies for the most significant historic structure. The list of uses the building has served over the years is essentially a list of "firsts" for West Memphis and surrounding area. The structure was designed by an architect from Little Rock. The building instantly attained prominence in the area because of its permanent brick construction, and its location on high ground, a rarity in the Arkansas Delta.
- Being the only significant structure in the area at the time, the Dabbs Store housed the first public telephone in the area and later served as the first post office for 25 years until 1948. Another interesting use for the store was the school that held classes there. Classes were held at the back of the store until a one-room schoolhouse was constructed. This school eventually became Old Hulbert Elementary School. The Dabbs brothers maintained the store until the 1970's, which West Memphis' shifting economic center left him on the edge of the town. He sold his store who renovated it into offices. The building was renovated and it still maintains as much of the building's original character as the store area with high ceilings, large windows, and original woodwork.