

LAND FOR SALE

I-55 SERVICE RD.



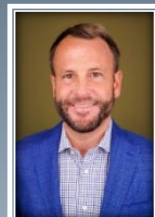
Development Opportunity

- **SIZE:** 44.10 AC Lot
- **ZONED:** C-3 | Highway Commercial District
- **EXCEPTIONAL LOCATION:** Fronting I-55
- **TRAFFIC:** Daily traffic counts exceed 69,000
- **CONVENIENT:** Center of West Memphis and Marion

WEST MEMPHIS, ARKANSAS



FRANK DYER III, CCIM, RPA
Senior Vice President of Brokerage
(C) 901.277.8183
frank@gillprop.com



BARRY MAYNARD
Senior Vice President of Brokerage
(C) 901.230.4265
barry@gillprop.com

GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
(901) 758-1100



WEST MEMPHIS

A GREAT PLACE TO VISIT

Introducing **Prime I-55 Frontage Property**, located on the Boundary Line of Marion, boasting an impressive Average Daily Traffic of 69,000.

This strategically positioned land parcel on I-55 Service Rd. West offers a lucrative opportunity for investors or developers looking to capitalize on high visibility and excellent connectivity.

With its desirable location adjacent to a major interstate, this property presents endless possibilities for commercial or mixed-use development.

Whether you are looking to establish a thriving business or expand your investment portfolio, this prime piece of real estate provides the ideal foundation for success. Don't miss out on this exceptional chance to secure a prominent spot in a rapidly growing area.

COMING to WEST MEMPHIS



Google

WEST MEMPHIS

Grow with us!



CARVANA

SCHNEIDER
NATIONAL

SEDIVER



BOSCH

Boech power tools



FedEx
Ground



HINO

Coca-Cola

LDC

Coastal



44.10 ACRES VACANT LAND I-55 SERVICE RD WEST





Demographics



	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,606	25,854	36,691



Households	1,732	10,251	14,360
------------	-------	--------	--------



HH Income	\$39,541	\$52,678	\$63,675
-----------	----------	----------	----------

Traffic



I-40	70,436
------	--------

I-55	69,692
------	--------



For more information:

FRANK DYER III, CCIM, RPA
frank@gillprop.com
901.277.8183

BARRY MAYNARD
barry@gillprop.com
901.230.4265

GILL
PROPERTIES

6815 POPLAR AVENUE
GERMANTOWN, TN 38138
901-758-1100