



PRICE REDUCED \$1,950,000 - VACANT FILLING STATION AT FOOT OF I-30 ON/OFF RAMP

490 CANEY RD

ARKADELPHIA, AR 71923



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FOOT OF I-30 ON/OFF RAMP

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EXCLUSIVELY PRESENTED BY:

**DANIEL MARTIN
CORCORAN**

Broker

Mobile: 3104359106

dmc@msn.com

License #: 01787829

BRIAN BROCKMAN

Broker of Record

Direct: 513-898-1551 x 1105

bor@bangrealty.com

License #: PB00082359

**Corcoran Group of California,
Inc.**

P.O. Box 296
Twin Peaks, CA 92391

Office: 3104359106
Daniel Martin Corcoran



Parking lot sureface AI edited

PROPERTY SUMMARY

Offering Price	\$1,950,000.00
Building SqFt	3,360 SqFt
Year Built	2013 / 2025
Lot Size (acres)	6.18
Parcel ID	046-00139-001
Zoning Type	Commercial
Number of Pumps	5
Diesel Tanks	10,000 x 2
Gasoline Tanks	10,000 & 4,000

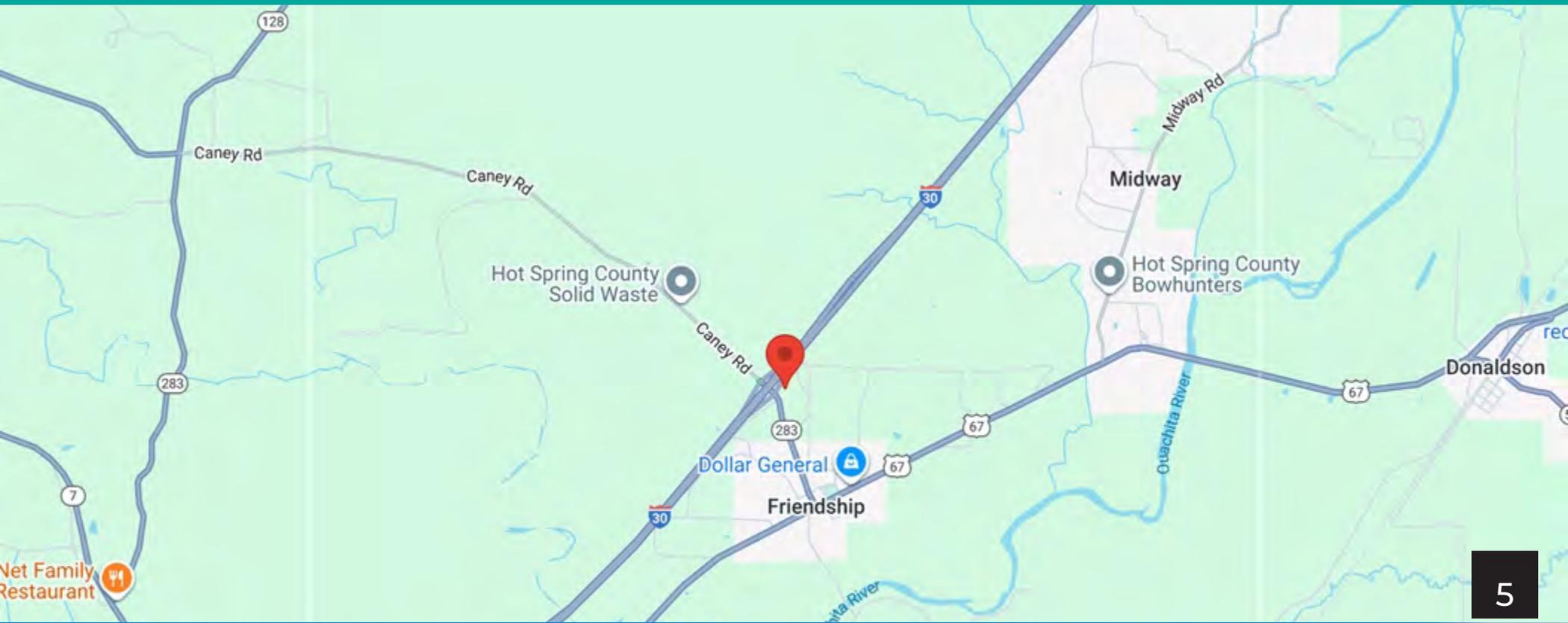
INVESTMENT SUMMARY

PRICE REDUCED!! Corcoran Group of California, Inc. exclusive representative of the owners, is pleased to offer for sale this vacant filling station at foot of I-30 on/off ramp. Perfect for an owner-user or investor. The subject property sits on 6.18 acres, was built in 2013 and remodeled with new parking lot surface, partially built kitchen and other interior improvements in 2024/25. This site did not close as the results of anything specific to this site. It closed because the prior operator, Mountain Express Oil, with over 300 locations, was liquidated in bankruptcy. It is an excellent site, visible from I-30 with over 38,000 cars per day. Huge 6.18-acre lot provides potential for expansion. Five pumps and four tanks: Two diesel tanks at 10,000 gallons each and two gasoline tanks on 10,000 gallons and one 4,000 gallons.



INVESTMENT HIGHLIGHTS

- Huge 6.18 acre lot with room for expansion
- New parking lot surface and remodeled building in 2024/25
- Visible from Interstate I- 30 with over 38,000 cars per day
- At foot of on/off ramps to I-30
- Site is vacant because of nothing specific to this good site. It is vacant because the prior operator with over 300 stations, went bankrupt
- Used extensively in the past as a truck stop
- Partially constructed new kitchen/restaurant



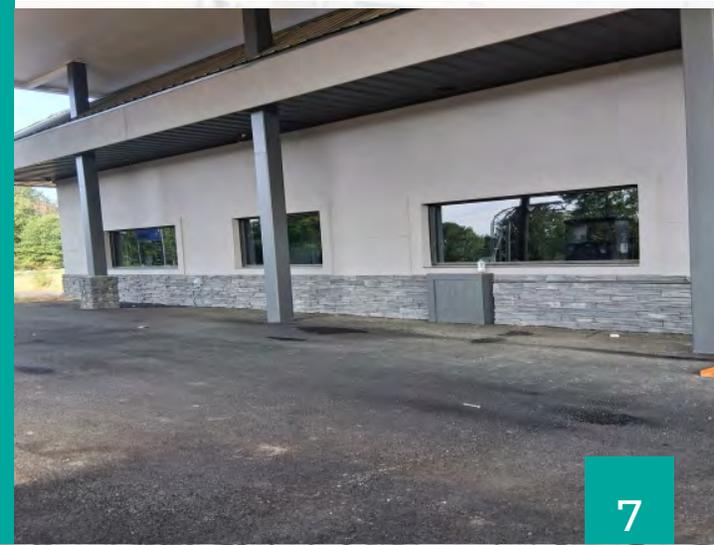


**HUNT
BROTHERS
PIZZA**

6 VALERO
VALERO

LOCATION HIGHLIGHTS

- Visible from Interstate I- 30 with over 38,000 cars per day
- At foot of on/off ramps to I-30
- New parking lot surface and remodeled building in 2024/25
- Huge 6.18 acre lot with room for expansion
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LOCATOR MAP



LEGEND

- MONUMENT FOUND
- MONUMENT SET
- PROPERTY LINE
- ELECTRIC LINE
- DATE: 11/25/2018 REV: 1/4/2019
- SCALE: 1" = 50 FT
- NAME: MOUNTAIN OIL LLC

3/4" NW 1/4 NW 1/4
2" ALUM CAP FB

I HEREBY CERTIFY THAT THE PLAT SHOWS HEREON ACCURATELY REPRESENTS THE SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE MONUMENTS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF THE STATE OF ARKANSAS AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE CLIENT AND DOES NOT TRANSFER TO OTHER PARTIES.



POB
SE 1/4
NW 1/4 NW 1/4
SEC 11, T6S, R19W
1/2 REBAR CAP 999 SET

NE 1/4 NW 1/4
SE 1/4 NW 1/4

Dated as of NOVEMBER 5, 2018
Date of Field Work: DURING WEEK OF OCTOBER 29, 2018

This Survey is made for the benefit of:

TO: MOUNTAIN EXPRESS OIL COMPANY; VAULT EQUITY CAPITAL, LLC; CALLOWAY TITLE AND ESCROW, LLC; CHICAGO TITLE INSURANCE COMPANY; LENDERS TITLE COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; VAULT CS 490 CAREY LLC, AND CERCO CAPITAL INC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

This is to certify that this Map or Plat and the Survey on which it is based were made in accordance with the 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, B, 7(a), 7(b), B, 9, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof.

I, MICHAEL S. MILEY, Professional Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

SURVEY DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN THE W1/2 OF THE NE1/4 NW1/4 OF SECTION 11, T6S, R19W, HOT SPRING COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID W1/2 NE1/4 NW1/4, THE POINT OF BEGINNING, THENCE NORTH 01°00'00" EAST, A DISTANCE OF 912.36 FEET TO THE SOUTHEAST RIGHT OF WAY OF U.S. INTERSTATE #30; THENCE SOUTH 07°08'45" WEST ALONG SAID INTERSTATE #30 RIGHT OF WAY LINE, A DISTANCE OF 143.92 FEET; THENCE SOUTH 34°46'31" WEST ALONG SAID INTERSTATE #30 RIGHT OF WAY LINE, A DISTANCE OF 502.24 FEET TO A FOUND CONCRETE RIGHT OF WAY MARKER; THENCE SOUTH 09°34'26" WEST ALONG SAID INTERSTATE #30 RIGHT OF WAY LINE, A DISTANCE OF 128.23 FEET; THENCE SOUTH 27°45'32" EAST ALONG SAID INTERSTATE #30 RIGHT OF WAY LINE, A DISTANCE OF 403.52 FEET TO THE SOUTH LINE OF SAID W1/2 NE1/4 NW1/4; THENCE SOUTH 87°52'59" EAST, A DISTANCE OF 250.38 FEET TO THE POINT OF BEGINNING, CONTAINING 6.80 ACRES, MORE OR LESS.

RECORD DESCRIPTION BOOK 320 PAGE 382:

TRACT 1 OF ALL THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH RANGE 19 WEST, LYING SOUTH AND EAST OF INTERSTATE HIGHWAY NUMBER 30 AND EAST OF ARKANSAS STATE HIGHWAY NUMBER 283

THE LAND DESCRIBED ABOVE AND SHOWN ON THE SURVEY IS THE SAME AS THAT REFERENCED IN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT #18-008097-100 WITH THE EFFECTIVE DATE OF NOVEMBER 25, 2018 LAST UPDATED DECEMBER 7, 2018.

SURVEY NOTES

1. MONUMENTS ARE AS NOTED ON PLAT.
2. ADDRESS: 400 Carey Rd, Ardrishia, AR 71923
3. THE PROPERTY IS NOT IN THE 100-YEAR FLOOD HAZARD AND IS LOCATED IN ZONE E BASED ON FIRM MAP 9905000478C EFFECTIVE DATE 07/31/2011
4. AS NOTED ON PLAT
5. NO ZONING REPORT WAS PROVIDED. THE PROPERTY IS LOCATED IN THE HOT SPRING COUNTY AND THERE ARE NO ZONING REQUIREMENTS PER HOT SPRING COUNTY JUDGE'S OFFICE.
7. AS NOTED ON PLAT
8. AS NOTED ON PLAT
9. THERE ARE NO PAINTED PARKING SPACES
10. UTILITIES NOTED ON PLAT ARE FROM ABOVE GROUND OBSERVATIONS, THERE WERE NO MARKINGS AS TO THE UNDERGROUND LOCATION
13. AS NOTED ON PLAT
16. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AS OF 11/5/2018.
17. THERE IS NO EVIDENCE OF STREET R/W CHANGES AND NO INFORMATION WAS PROVIDED OF PROPOSED CHANGES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
18. THERE WAS NO FIELD DELINEATION OF WETLANDS MARKED BY A QUALIFIED SPECIALIST.
19. ANY OFFSITE EASEMENTS OR SERVITUDES PROVIDED ARE AS SHOWN. (NONE PROVIDED)

ADDITIONAL NOTES:

1. THE SUBJECT PROPERTY HAS NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN.
2. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO CAREY ROAD (A/R/A MK. HWY. 283) AS IS SHOWN ON PLAT.



ALTA SURVEY FOR MOUNTAIN EXPRESS OIL COMPANY, VAULT EQUITY CAPITAL, CALLOWAY TITLE AND ESCROW, LLC AND CHICAGO TITLE INSURANCE COMPANY PART OF NE 1/2 NE 1/4 NW 1/4 OF SEC. 11, T6S, R19W HOT SPRING COUNTY, ARKANSAS

DATE: 11/25/2018
REVISED: 1/4/2019

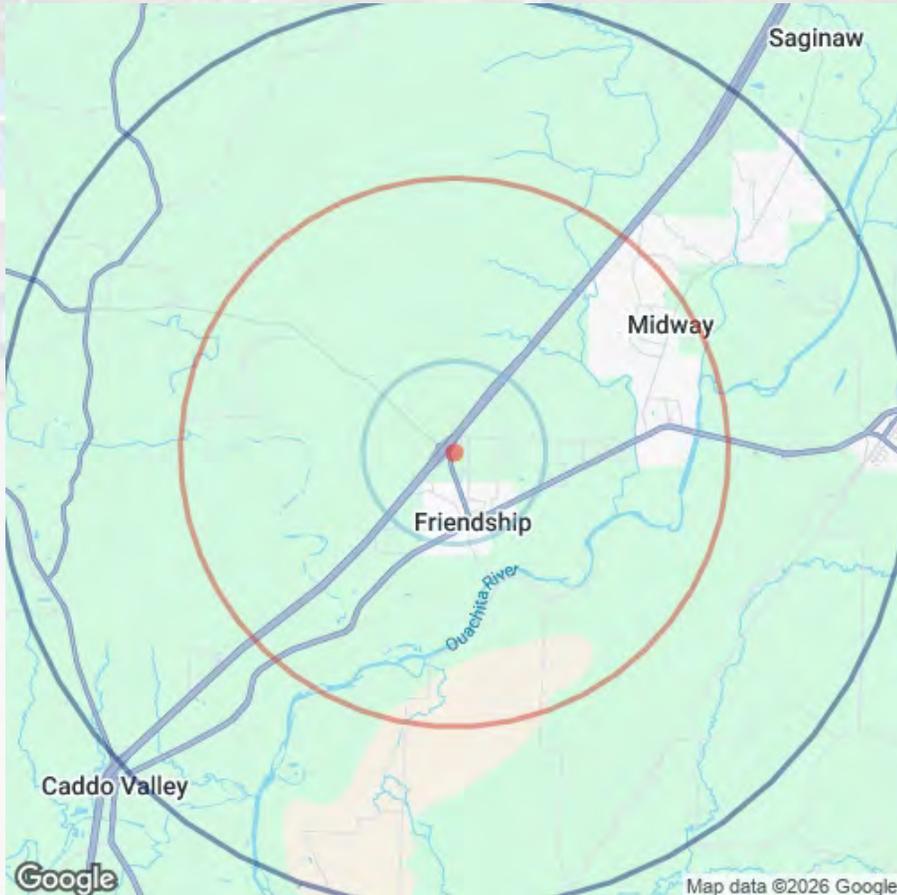
SCALE: 1" = 50 FT

QUACHITA-SALINE SURVEYING INC.
309 COTTINGHAM STREET
ARKADELPHIA, ARKANSAS 71923
PH: 870.246.2084 801.623.0548 870.636.8501

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	328	959	2,250
2010 Population	355	1,035	2,360
2025 Population	313	929	2,162
2030 Population	308	913	2,127
2025-2030 Growth Rate	-0.32 %	-0.35 %	-0.33 %
2025 Daytime Population	231	737	1,664

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	5	15	66
\$15000-24999	11	30	62
\$25000-34999	9	25	57
\$35000-49999	8	23	64
\$50000-74999	29	80	171
\$75000-99999	33	90	188
\$100000-149999	15	43	137
\$150000-199999	15	40	76
\$200000 or greater	7	18	34
Median HH Income	\$ 76,234	\$ 76,847	\$ 75,621
Average HH Income	\$ 91,053	\$ 91,004	\$ 86,101



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	132	363	839
2010 Total Households	148	407	920
2025 Total Households	133	363	855
2030 Total Households	133	362	853
2025 Average Household Size	2.35	2.56	2.5
2025 Owner Occupied Housing	116	317	712
2030 Owner Occupied Housing	116	315	711
2025 Renter Occupied Housing	17	46	143
2030 Renter Occupied Housing	17	47	142
2025 Vacant Housing	17	61	185
2025 Total Housing	150	424	1,040



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CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CORCORAN GROUP OF CALIFORNIA, INC. and it should not be made available to any other person or entity without the written consent of CORCORAN GROUP OF CALIFORNIA, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CORCORAN GROUP OF CALIFORNIA, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CORCORAN GROUP OF CALIFORNIA, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, CORCORAN GROUP OF CALIFORNIA, INC. has not verified, and will not verify, any of the information contained herein, nor has CORCORAN GROUP OF CALIFORNIA, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CORCORAN GROUP OF CALIFORNIA, INC. ADVISOR
FOR MORE DETAILS.**