

3439 HIGHWAY 65 NORTH

DERMOTT, ARKANSAS 71638

32-Key Economy Hotel | Highway 65
Corridor | 4.00 AC Site



AMERICAN INN – DERMOTT HOTEL INVESTMENT

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Executive **Summary**

±13,902 SF Hotel / Owner-User or Investment Opportunity



3439 Highway 65 North

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DERMOTT, ARKANSAS 71638

American Inn is a 32-room, single-story independent economy hotel located along US Highway 65 in Dermott, Arkansas. Originally built in 1990 and renovated in 2022, the property sits on approximately 4.00 acres (174,240 SF) and features masonry construction with an exterior corridor layout.

The asset comprises approximately 13,902 square feet of rentable building area (RBA) and is zoned CI (Commercial/Industrial), allowing for continued hospitality use and potential ancillary commercial flexibility.

Positioned along one of the area's primary north-south transportation corridors, the hotel benefits from steady highway traffic and convenient access for regional and pass-through travelers.



13,902 SF

TOTAL BUILDING SIZE



32

TOTAL ROOMS



4 Acres

TOTAL LAND AREA



CI

ZONING



US Highway 65

FRONTAGE

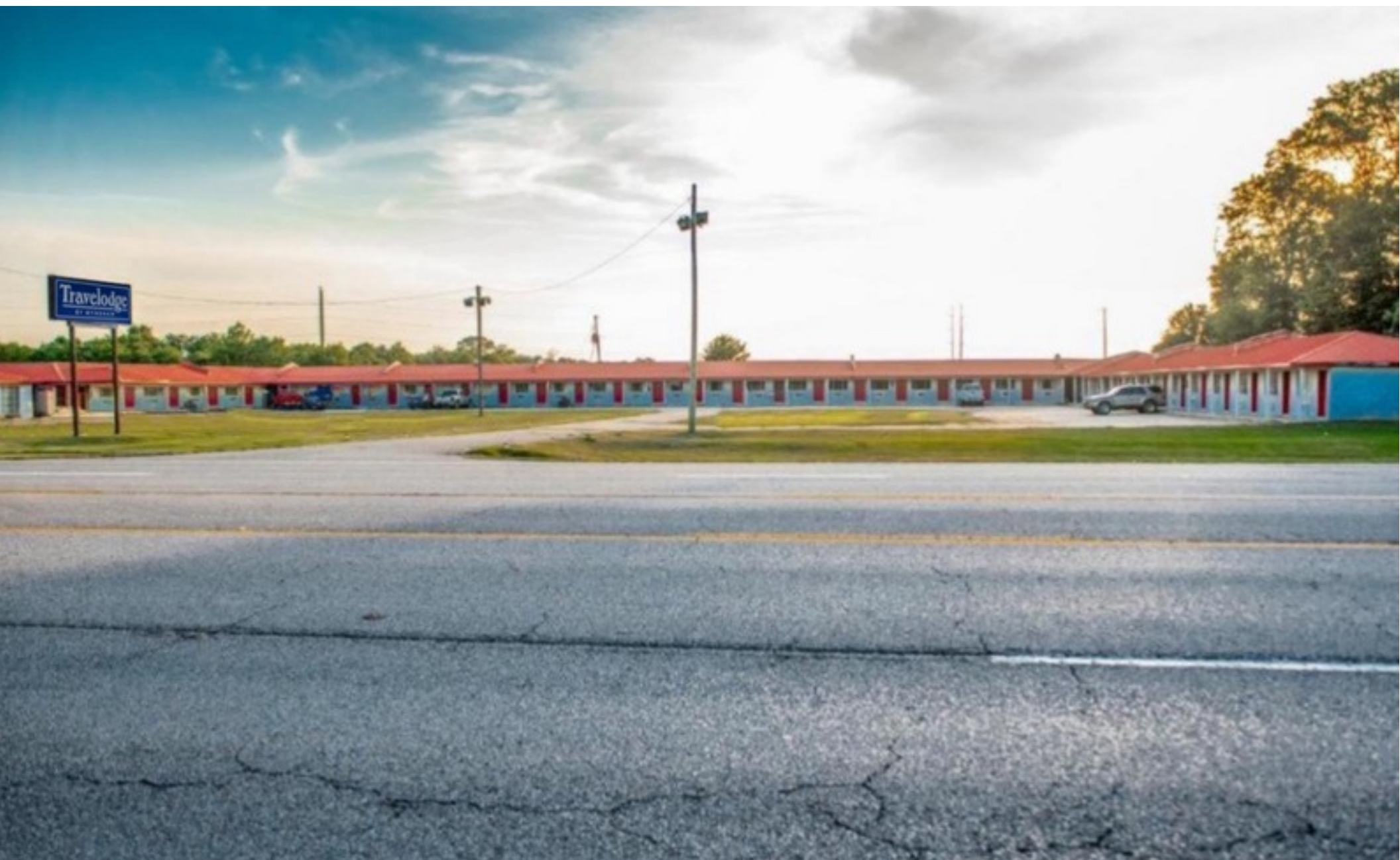


Property **Photos**

±13,902 SF Hotel / Owner-User or Investment Opportunity



3439 Highway 65 North



Interior Photos



Interior Photos



Perfectly positioned along US Highway 65 in Dermott, this single-story economy hotel offers strong visibility and convenient access for interstate travelers, logistics operators, and regional visitors. Situated on 4.00 acres, the property benefits from seamless connectivity to surrounding rural service areas and key transportation routes throughout Southeast Arkansas.

Designed to serve short-term and overnight guests, the ±13,902 SF structure features on-site parking and an exterior corridor layout that allows for flexible use potential. Originally built in 1990 and renovated in 2022, the asset presents a compelling opportunity for continued hospitality operations, brand enhancement, or value-add repositioning within a low-density highway hub with limited competing inventory.



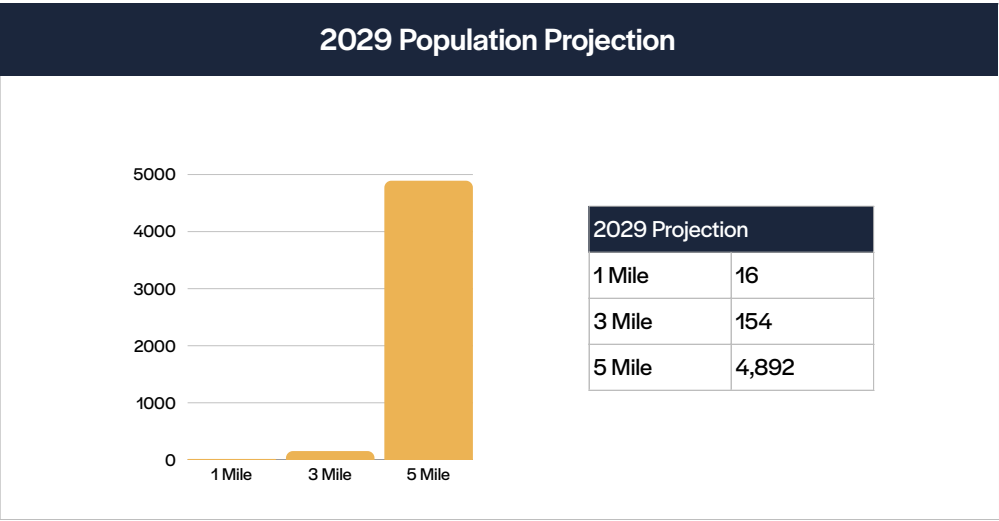
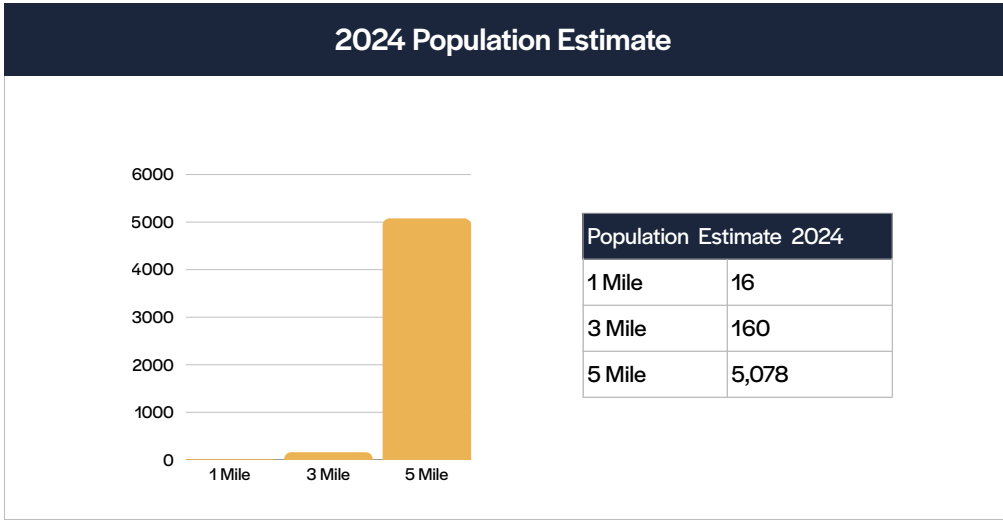


Demographic and **Traffic Count Report**

±13,902 SF Hotel / Owner-User or Investment Opportunity

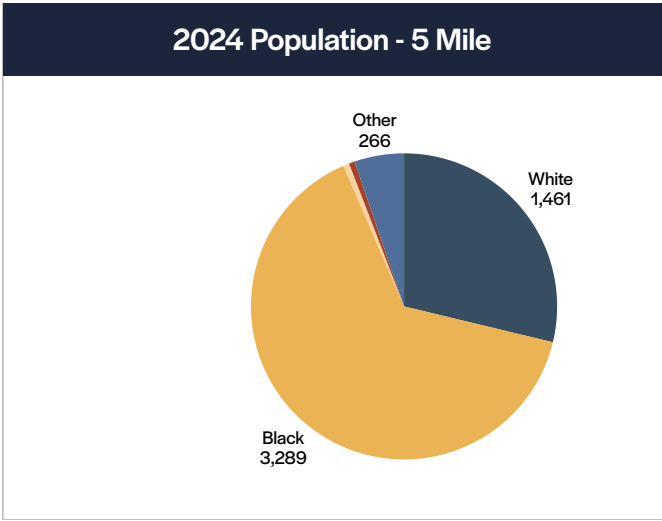
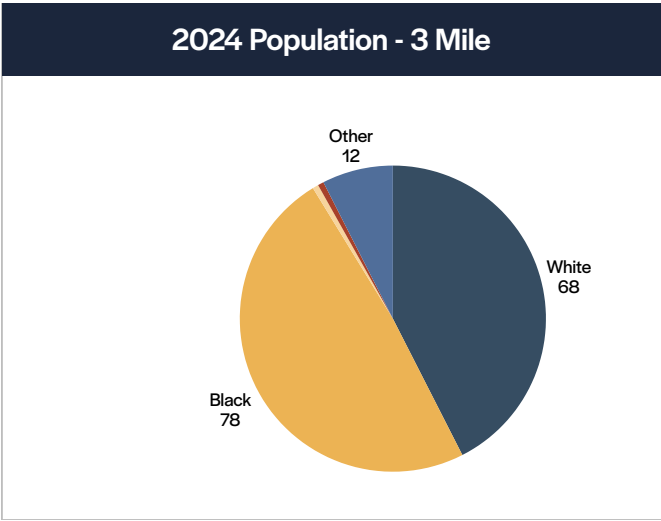
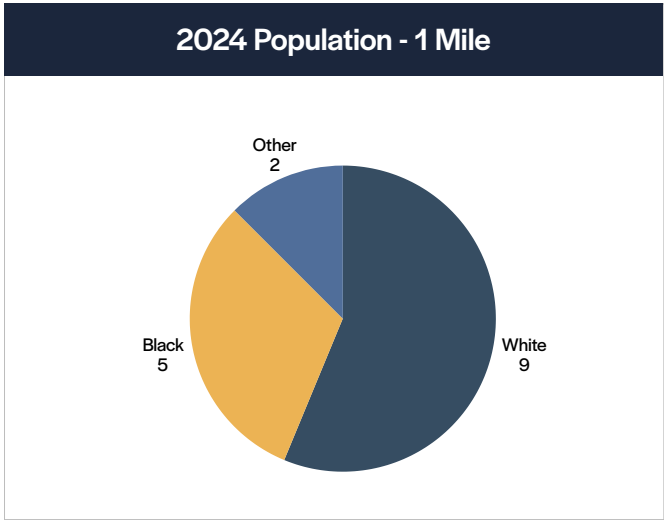


3439 Highway 65 North



2024 Population by Hispanic Origin

1 Mile: 1 | 3 Mile: 9 | 5 Mile: 148



Demographic Report



Households	1 Miles		3 Miles		5 Miles	
2029 Projection	4		52		2,048	
2024 Estimate	4		54		2,123	
2020 Census	4		52		2,046	
Growth 2024 - 2029	0.00%		-3.70%		-3.53%	
Growth 2020 - 2024	0.00%		3.85%		3.76%	
Owner Occupied	3	(75.00%)	30	(55.56%)	1,111	(52.33%)
Renter Occupied	1	(25.00%)	24	(44.44%)	1,013	(47.72%)



2024 Avg Household Income

1 Mile: \$70,333 | 3 Mile: \$46,104 | 5 Mile: \$45,601



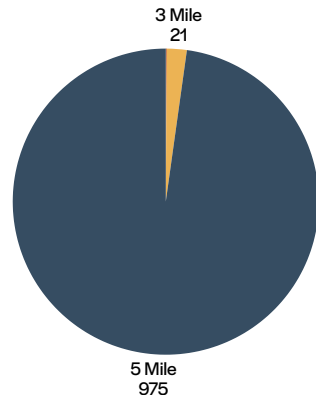
2024 Med Household Income

1 Mile: \$67,500 | 3 Mile: \$39,374 | 5 Mile: \$29,281

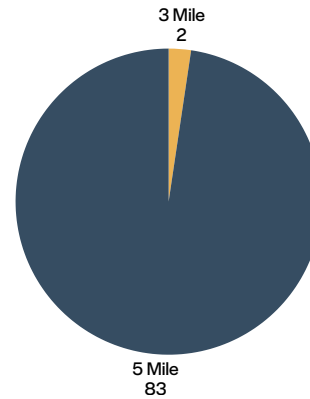
2024 Households by HH Income

1 Mile: 3 | 3 Mile: 53 | 5 Mile: 2,123

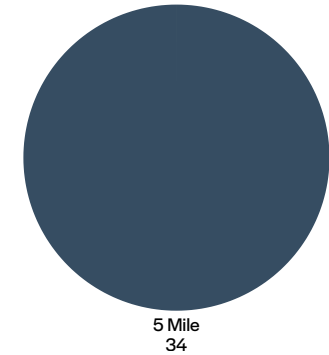
Less than \$25,000



\$75,000 - \$100,000



More than \$200,000



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income: <\$25,000	1	(33.33%)	21	(39.62%)	975	(45.93%)
Income: \$25,000 – \$50,000	0	(0.00%)	12	(22.64%)	525	(24.73%)
Income: \$50,000 – \$75,000	1	(33.33%)	13	(24.53%)	319	(15.03%)
Income: \$75,000 – \$100,000	0	(0.00%)	2	(3.77%)	83	(3.91%)
Income: \$100,000 – \$125,000	0	(0.00%)	1	(1.89%)	91	(4.29%)
Income: \$125,000 – \$150,000	1	(33.33%)	3	(5.66%)	48	(2.26%)
Income: \$150,000 – \$200,000	0	(0.00%)	1	(1.89%)	48	(2.26%)
Income: \$200,000+	0	(0.00%)	0	(0.00%)	34	(1.60%)

Traffic Count Report



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	US Hwy 65	N County Line Rd	0.40 N	2024	8,125	MPSI	0.07
2	US Hwy 65	N County Line Rd	0.40 N	2022	7,987	MPSI	0.07
3	65	N County Line Rd	0.40 N	2020	7,600	ADT	0.15
4	US 65; US 165; US 278	N County Line Rd	0.40 N	2021	7,900	ADT	0.15
5	US Hwy 65	N County Line Rd	0.40 N	2023	8,091	MPSI	0.15
6	US 65; US 165; US 278	McDonald Ln	0.78 N	2021	7,900	ADT	0.53
7	US Hwy 65	McDonald Ln	0.78 N	2022	8,052	MPSI	0.60
8	US Hwy 65	McDonald Ln	0.78 N	2024	8,172	MPSI	0.60
9	US Hwy 165	Ray Robertson Rd	0.35 NE	2023	2,782	MPSI	0.94
10	165	Ray Robertson Rd	0.35 NE	2020	2,500	ADT	0.94



3439 HIGHWAY 65 NORTH
SUBJECT PROPERTY





Location **Overview**

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3439 Highway 65 North



Dermott, Arkansas, is a historic and strategically located community in southeastern Arkansas, known for its strong river access, regional commerce, and small-town charm. Situated near U.S. Highway 65 and the Mississippi River, Dermott serves as a key gateway between Arkansas, Louisiana, and Mississippi, supporting logistics, travel, and local industry. Its business-friendly environment and available land make it an attractive location for commercial development and long-term investment.

Residents and visitors enjoy a range of experiences—from nearby outdoor recreation at the Delta Heritage Trail to local dining, events, and community amenities in downtown Dermott. The city benefits from excellent regional connectivity, serving travelers, freight, and surrounding rural communities. With a balance of accessibility, affordability, and steady economic activity, Dermott continues to play an important role in southeastern Arkansas' commercial landscape.



Area Amenities



MCGEHEE

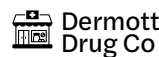


3439 HIGHWAY 65 NORTH
SUBJECT PROPERTY



 Dermott Corner Store

 Dermott Market Place



 Professional Pharmacy Services Inc

 Willy's Old Fashioned Hmbrgrs

 Dermott BBQ



7,987
MPSI



DERMOTT

Dermott, Arkansas, is a small but strategically positioned community in Chicot County, located in southeastern Arkansas along the U.S. Highway 65 corridor. Historically rooted in agriculture, timber, and river trade, Dermott has long served as a vital stopover point for travelers and commerce moving across the Mississippi Delta region.

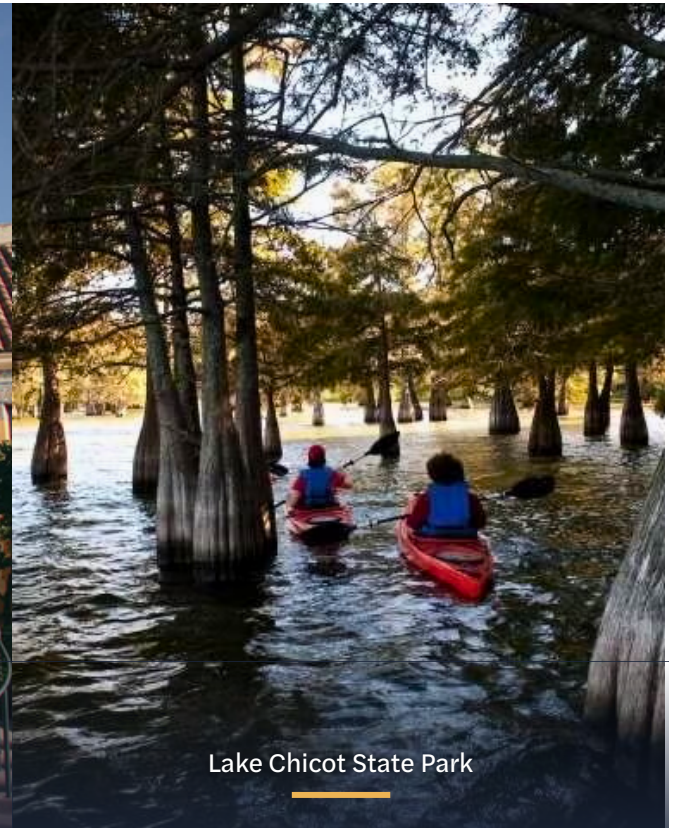
With a population of approximately 4,000 residents, Dermott offers a quiet, small-town environment while benefiting from consistent transient traffic generated by Highway 65—one of the region’s primary north–south transportation routes. The city supports a steady hospitality and service economy driven by highway travelers, truck drivers, outdoor enthusiasts, and regional visitors. Nearby access to hunting, fishing, and outdoor recreation, combined with proximity to agricultural operations and regional services, positions Dermott as a functional and dependable market for hospitality and traveler-oriented commercial uses.



Delta Heritage Trail State Park



Chicot County Museum



Lake Chicot State Park

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Chicot County Museum

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