

# LAND FOR SALE

2004 N. SERVICE RD | *Fronting I-40*  
WEST MEMPHIS, AR 72301

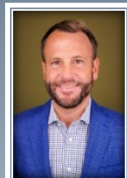
Development Opportunity at the entrance of Southland Casino  
37,026 SF | .85 AC  
Offered at \$689K



WEST MEMPHIS, ARKANSAS



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GILL  
PROPERTIES

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



# FOR SALE | GROUND LEASE



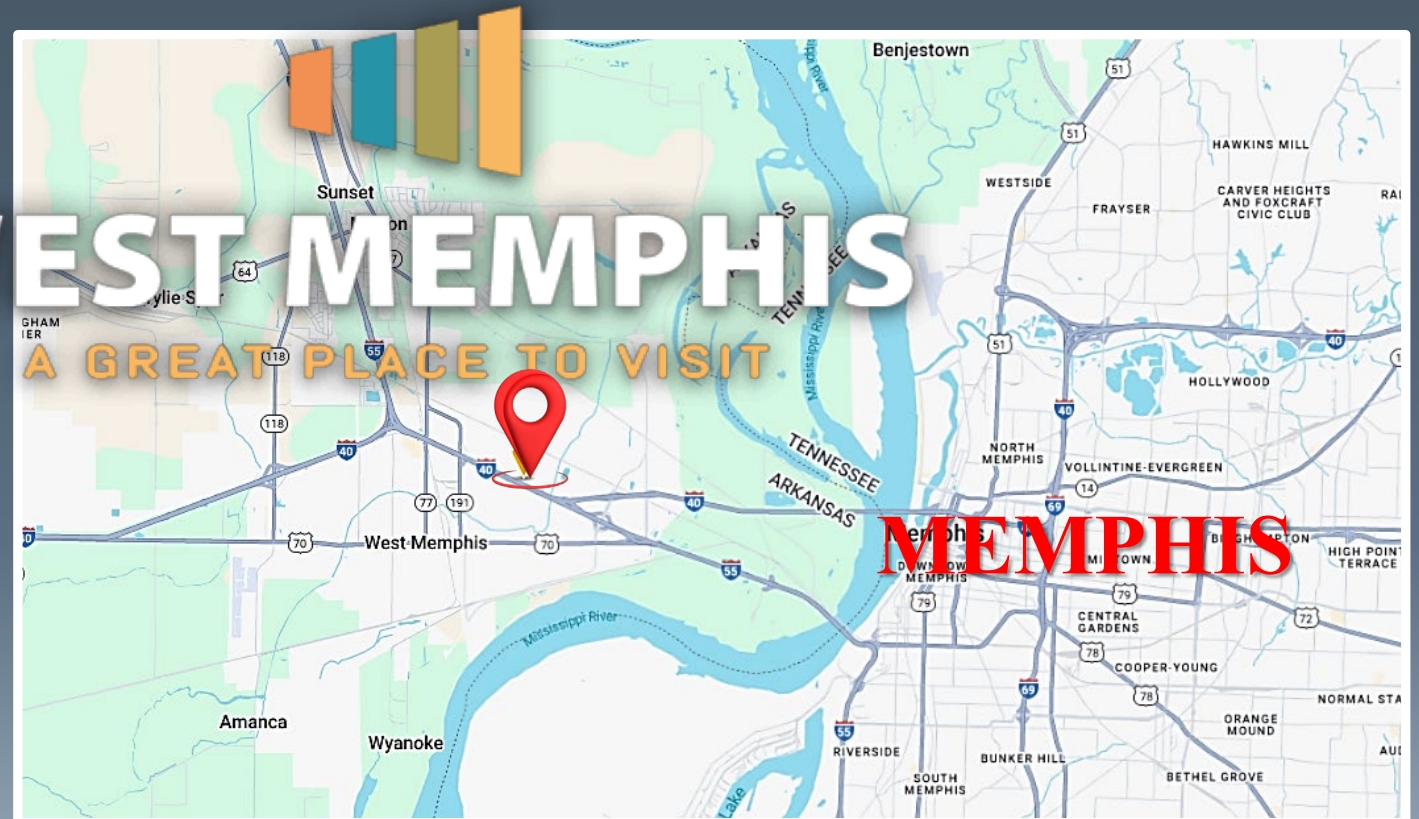
**Introducing** an exceptional opportunity in West Memphis, Arkansas - 2004 East N. Service Rd. presents a prime location for your commercial endeavors. This 37,026 SQ FT/.85 AC property is available for sale at \$689,000, with consideration for a ground lease.

Strategically zoned for commercial use, this property sits in close proximity to Southland Casino, offering convenient access to I-40 and downtown Memphis. Embrace the potential of this vibrant area within the Memphis Metropolitan region.

Whether you are looking to invest, build, or lease, this vacant land provides a versatile canvas for your business aspirations. The property is now available for leasing, offering flexibility to suit your needs. Don't miss this chance to secure a valuable piece of real estate in a flourishing market. Contact us today to explore the possibilities at 2004 East N. Service Rd. in West Memphis.

Asking Price  
\$689,000

WEST MEMPHIS  
A GREAT PLACE TO VISIT



# Crittenden County Submarket

## Prime Development Opportunity



### Location

2004 N. Service Rd  
West Memphis, AR 72301



### Price

\$689,000



### Lot Size

.85 Acre Tract  
37,026 SF



### Connections

All – Gas, Sewer & Utilities



### Zoning

Commercial | C-2



### Frontage

276 SF to I-40





## 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
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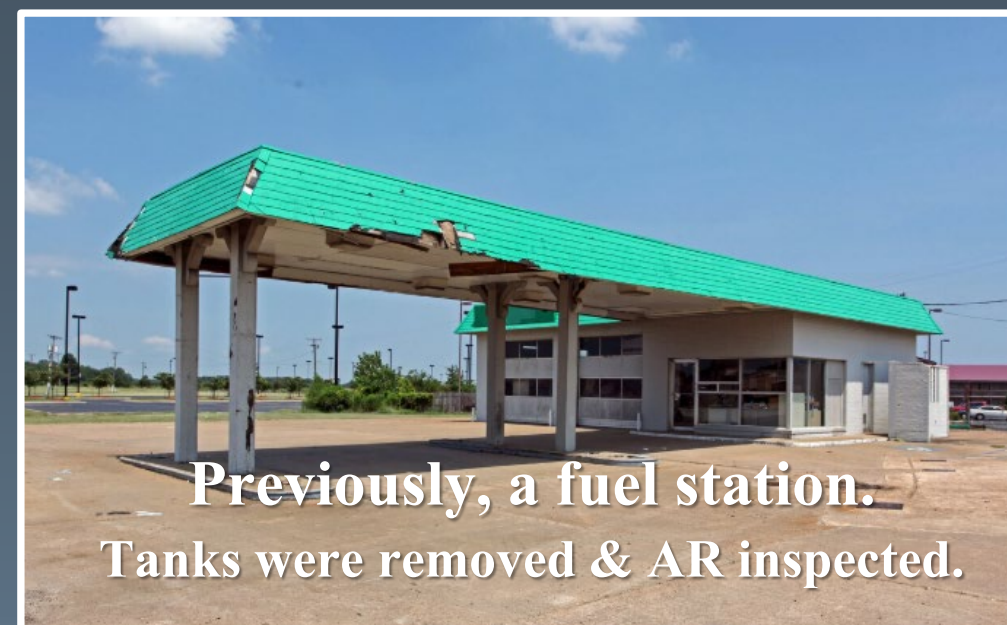
HH Income	\$39,541	\$52,678	\$63,675
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## Daily Traffic



I-40	70,436
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I-55	69,692
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Previously, a fuel station.  
Tanks were removed & AR inspected.

For more information:

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**GILL**  
PROPERTIES

6815 POPLAR AVENUE

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