

*For*  
**SALE**

COMMERCIAL  
OWNER/USER OPPORTUNITY



HWY 63 N

EXCLUSIVELY LISTED BY:

Landon Wilson Realtor®  
870.514.5578 | landon.wilson@hthreg.com

Taylor Halsey Realtor®  
870.926.4588 | taylor.halsey@hthreg.com

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

HalseyThrasherHarpole.com (870) 972-9191



## OPPORTUNITY OVERVIEW

**BUILDING:** 1,280+/- SF

**LOT:** 3.48+/- AC

**PRICE:** \$309,900.00

## PROPERTY HIGHLIGHTS

- 420+/- ft of Highway Frontage
- High Traffic Thoroughfare | 22,000 CPD
- High Visibility
- Easy Accessibility
- Located at the NW entrance to Jonesboro and the S entrance to Bono





## EXECUTIVE SUMMARY

The commercial property situated at 8209 Hwy 63 N, Bono, Arkansas, presents an investment opportunity in a prime location along a major thoroughfare, ensuring high visibility and accessibility. The property's strategic position along Highway 63, a highly traversed route, promises significant exposure for businesses.

The property's layout permits diverse commercial applications, catering to retail, service-based businesses, or potential redevelopment, capitalizing on the growing demand in the region. Considering the property's features, it presents an attractive investment prospect with potential for long-term value appreciation and sustainable revenue streams.

8209 Hwy 63 N in Bono offers a commercial property opportunity with a strategic location, versatile utility, and strong growth prospects. Its potential for diverse commercial ventures, coupled with a promising market, makes it an appealing investment for discerning investors seeking a foothold.



london.wilson@hthreg.com | 870.514.5578 taylor.halsey@hthreg.com | 870.926.4588





london.wilson@hthreg.com | 870.514.5578    taylor.halsey@hthreg.com | 870.926.4588

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

HalseyThrasherHarpole.com (870) 972-9191





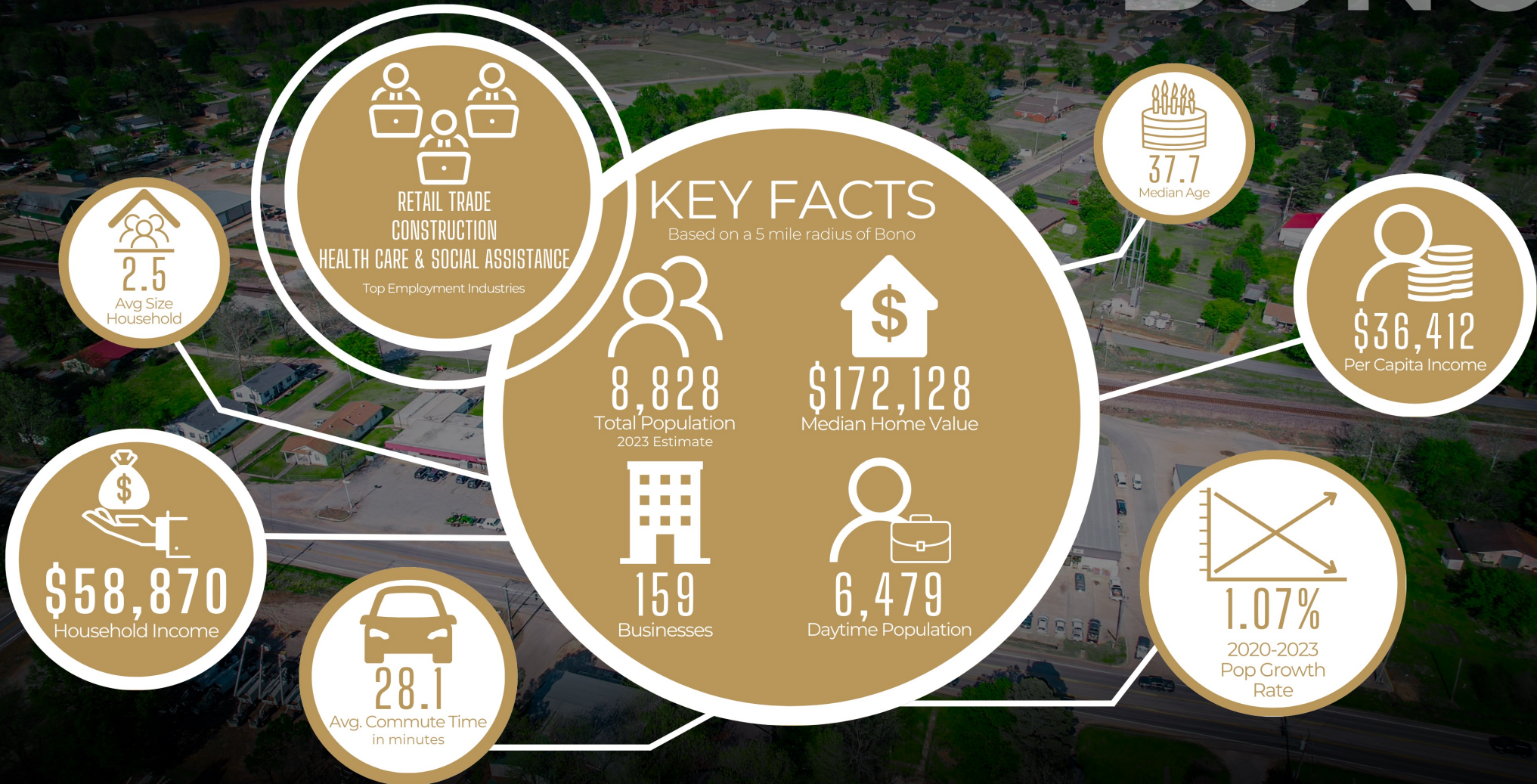
landon.wilson@hthreg.com | 870.514.5578    taylor.halsey@hthreg.com | 870.926.4588

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

HalseyThrasherHarpole.com (870) 972-9191



# BONO



This infographic contains data provided by Esri (2023, 2028), Ersi-Data Axle (2023), Esri-U.S. BLS (2023) and Data USA (2024).

landon.wilson@hthreg.com | 870.514.5578 taylor.halsey@hthreg.com | 870.926.4588

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

HalseyThrasherHarpole.com (870) 972-9191