



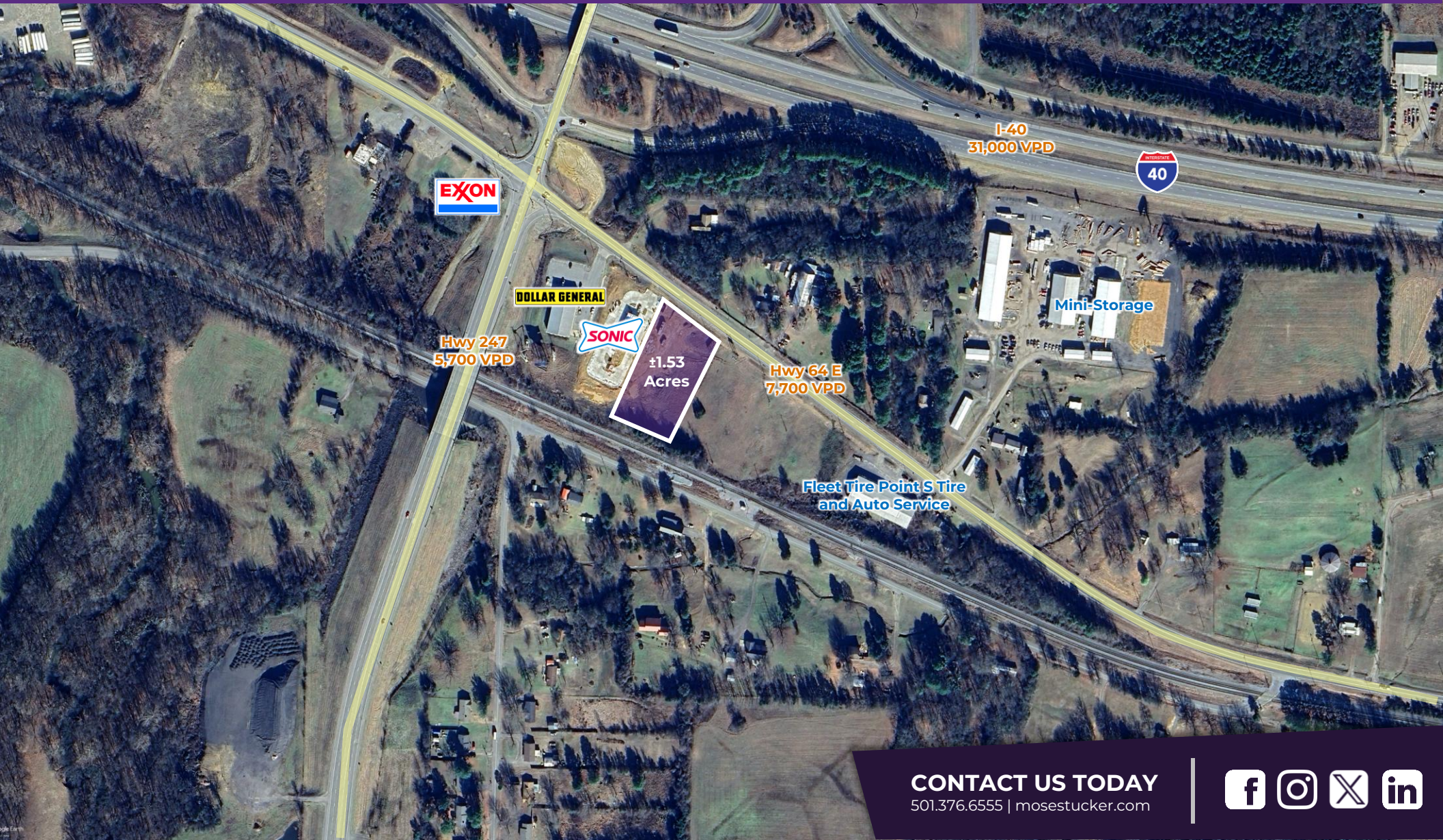
Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

±1.53 ACRES OF LAND FOR SALE

6878 Hwy 64 E, Pottsville, AR



CONTACT US TODAY
501.376.6555 | mosestucker.com



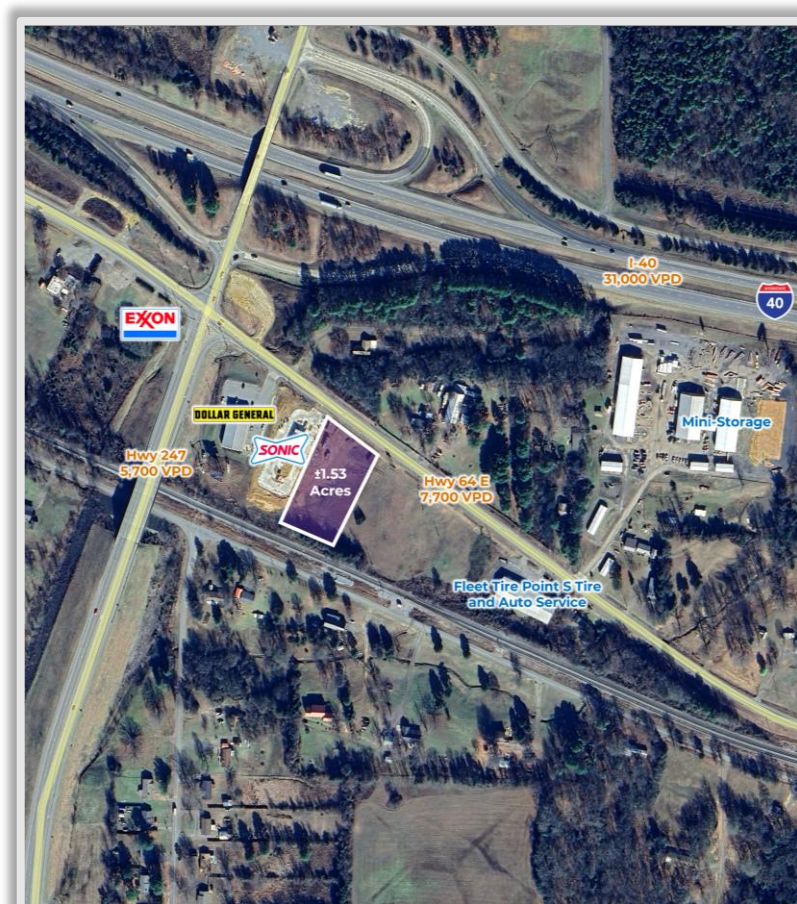
Property Understanding

OVERVIEW

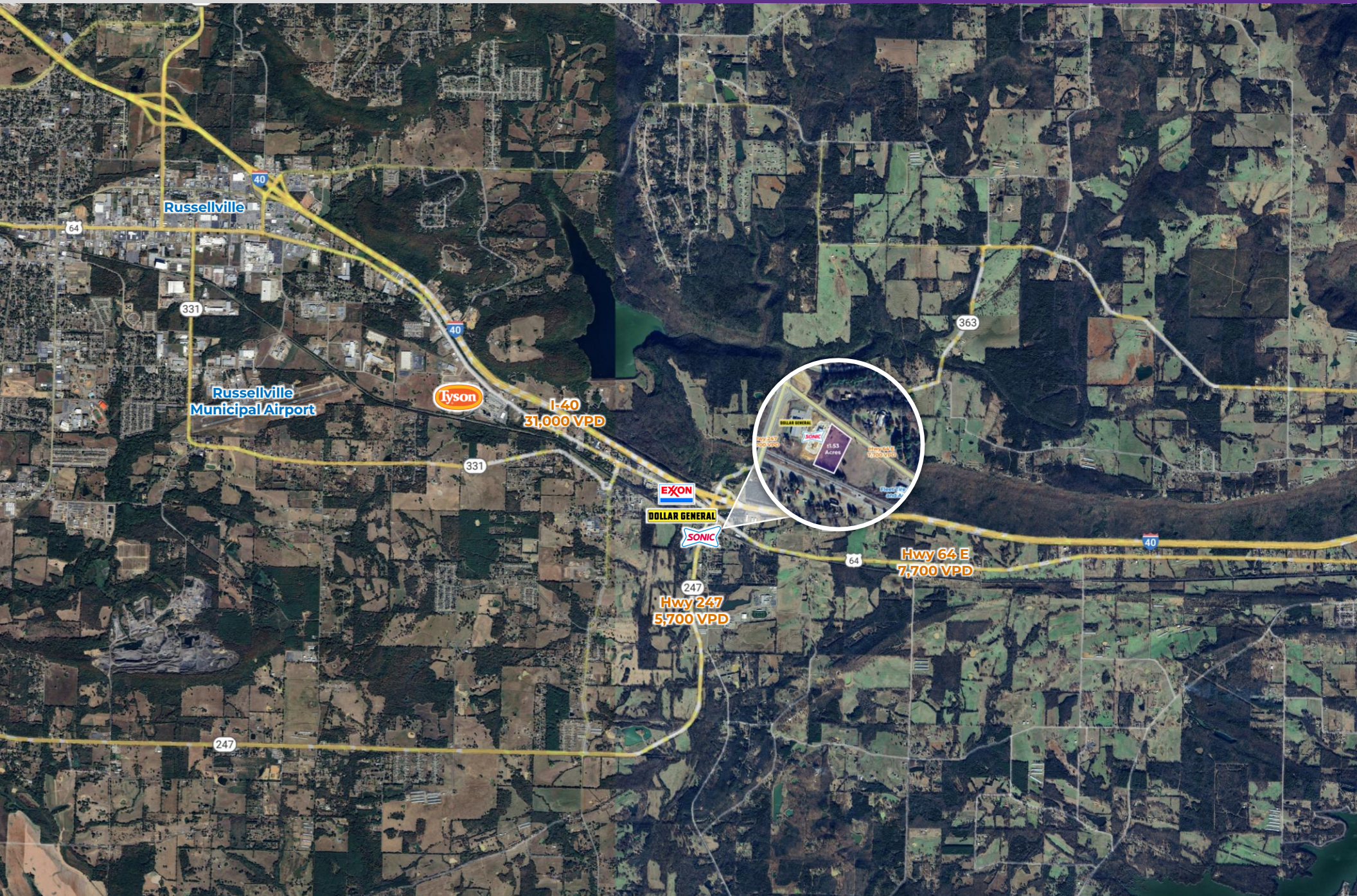
Offering	For Sale
Price	\$225,000
Address	6878 Hwy 64 E
City/State	Pottsville, AR 72858
Property Type	Unimproved Land
Lot Size	±1.53 Acres
Zoning	C2 (General Commercial District)
Traffic Counts	<ul style="list-style-type: none"> ○ I-40 – 31,000 VPD ○ Hwy 64 E – 7,700 VPD ○ Hwy 247 – 5,700 VPD

PROPERTY HIGHLIGHTS

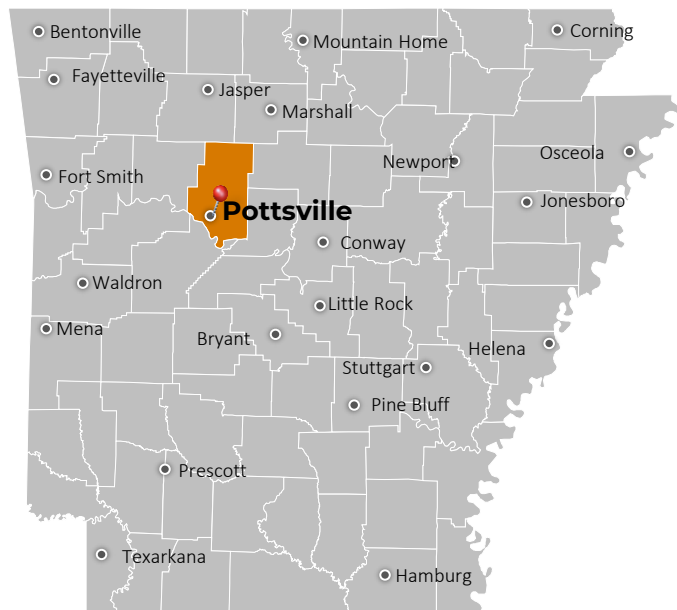
- Excellent visibility and access along Hwy 64 East
- Ideal for retail, service-based businesses, or investment development
- Strong local demographics with a population of nearly 58,000 within a 10-mile radius
- Easy access to nearby Russellville, Arkansas Tech University, and recreational destinations like Lake Dardanelle







Pottsville, AR



Pottsville, Arkansas, located in Pope County, is a charming community that blends historical character with steady growth. Just 6 miles east of Russellville via US-64, Pottsville offers residents and businesses a small-town atmosphere with convenient access to the amenities of a larger city. It is also only minutes from Arkansas Tech University, home to over 9,000 students and 334 faculty and staff. This proximity makes Pottsville an ideal location for those connected to the university, providing easy access to higher education, cultural events, and community engagement while maintaining a quieter, residential setting.

The town's economy is supported by a variety of local businesses, including Southern Sassy Boutique, Powell's Boots & Shoes, Tammy Lou's Café, Cypress Valley Meat Company, Fleet Tire & Retread Inc., and Pottsville Pharmacy. Area attractions that highlight the community's heritage and natural beauty include the historic Potts Inn Museum, Galla Creek Golf Course, the Pottsville Commercial Historic District, and the Pottsville Dipping Vat. Residential growth is evident in new developments like the Stonegate Subdivision, offering newly constructed homes. With its prime location near Russellville and Arkansas Tech University, Pottsville continues to attract those seeking both opportunity and a strong sense of community.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	4,714	13,950	57,711
Households	1,686	5,567	22,926
Average Age	38.4	38.4	38.5
Average Household Income	\$112,837	\$92,471	\$77,830
Businesses	76	330	1,896

**Demographic details based on property location*

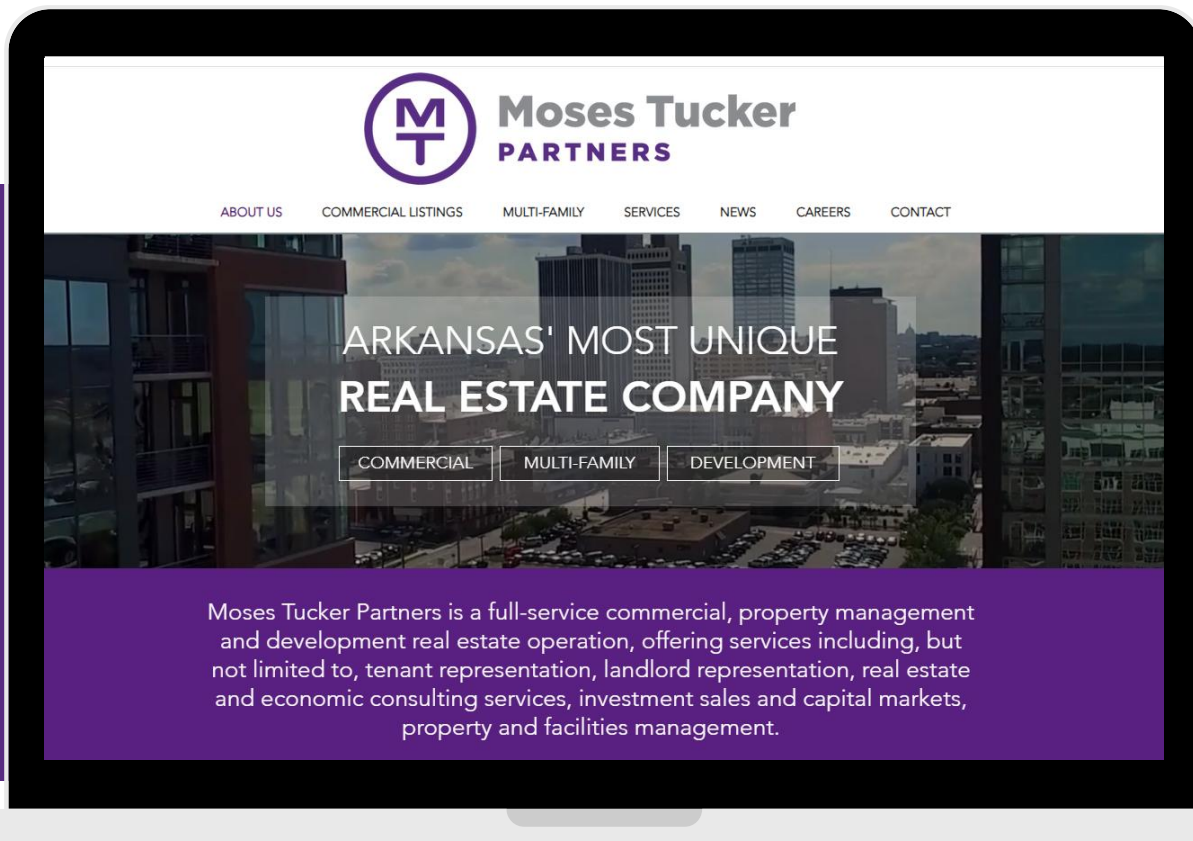
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 **200 River Market Ave, Suite 300,
Little Rock, AR 72201**



Clint Bailey
Brokerage Associate
cbailey@mosestucker.com

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