

# PRIME COMMERCIAL LAND FOR SALE



Property For Sale Next to  
**Casey's General Store**  
**U.S. Hwy 62 / 412**  
**and AR Hwy 175**  
**Cherokee Village**  
**Sharp County, Arkansas**

## PROPERTY FEATURES:

- ✓ One of the highest traffic intersections in Sharp County, Arkansas, located at the center of four neighboring cities – Cherokee Village, Highland, Hardy, and Ash Flat
- ✓ 20,693 total population within 15 mile radius
- ✓ 10,000 + daily traffic count along US Hwy 62 / 412 and 3,400 daily traffic count along AR Hwy 175
- ✓ Water, sewer, 3-phase power, internet & phone available on site
- ✓ Zoned commercial (CP-2)
- ✓ Flat terrain and excellent conditions for building
- ✓ Serves as historic main entrance to City of Cherokee Village
- ✓ Located 400 yards from Highland Public Schools (approx. 1,675 students & 250 teachers/staff)
- ✓ Property is priced as Lot 2, Lot 3, Lot 4
- ✓ Owner is willing to subdivide or will also sell as a single large tract



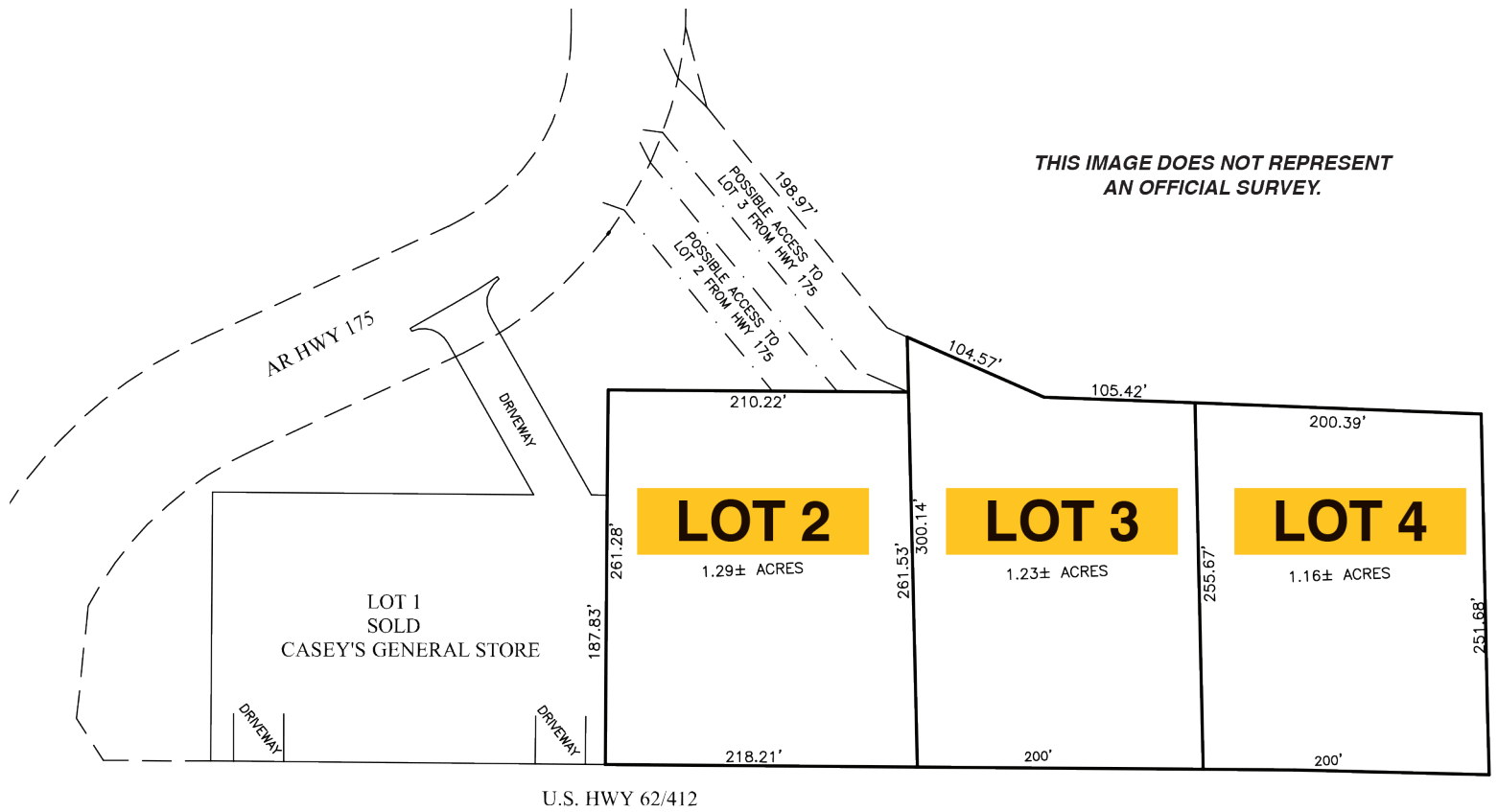
**870.257.3241**



**king-rhodes.com**







## LOT 2

**1.29 acres**  
**56,192 sq. ft.**

Rear access to Hwy 175 available  
Lot Adjoins Casey's General Store

**PRICE: \$469,500**

## LOT 3

**1.23 acres**  
**53,578 sq. ft.**

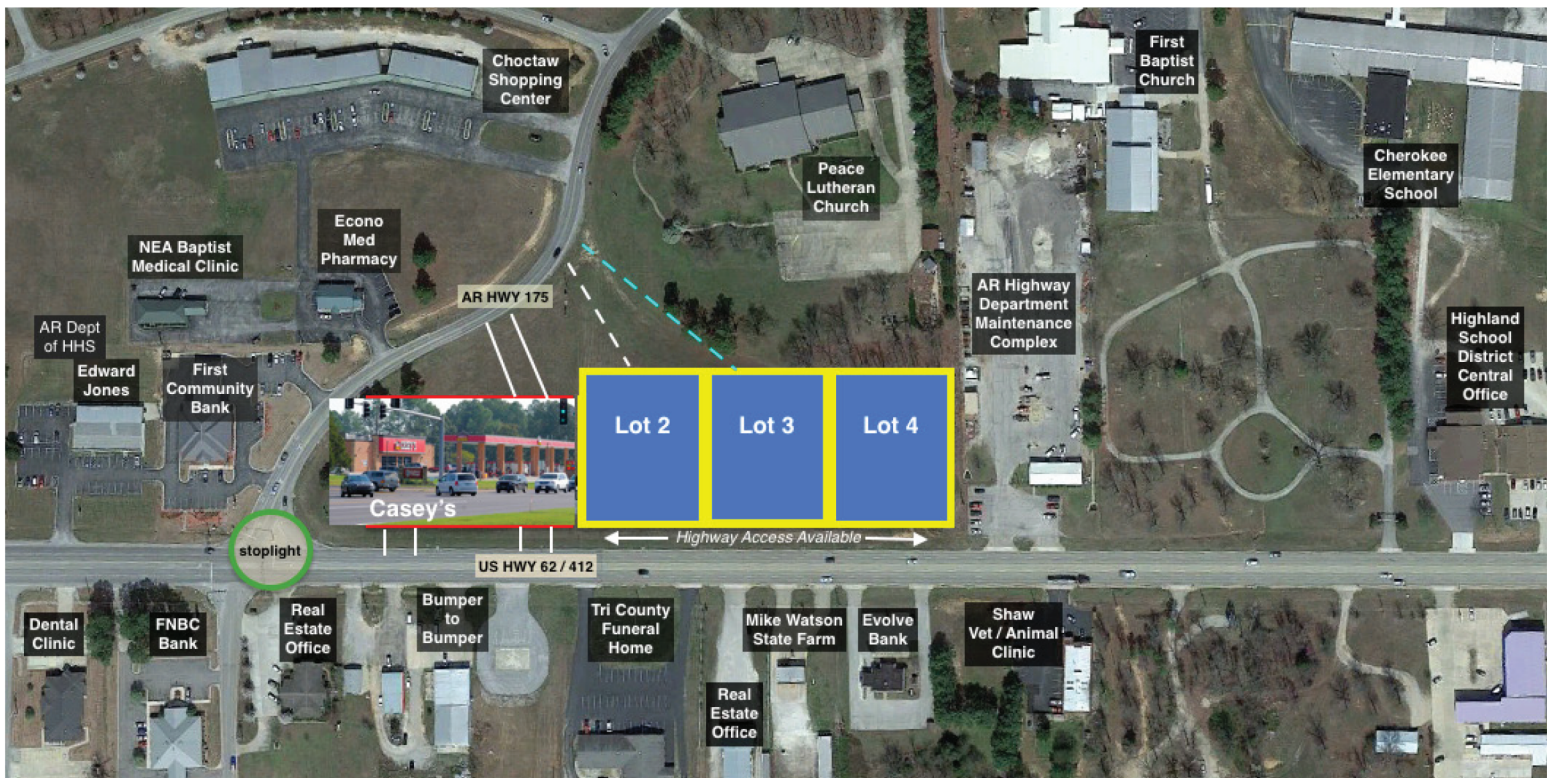
Rear access to Hwy 175 available

**PRICE: \$349,500**

## LOT 4

**1.16 acres**  
**50,529 sq. ft.**

**PRICE: \$229,500**







## AREA PROFILE

US Highway 412 is the only continuous principal highway corridor carrying truck and auto traffic across the State of Arkansas north of Interstate 40.

The corridor is a major connector for regional traffic and commerce.

The available prime commercial tracts sit along this important highway corridor at a high traffic intersection and at the center of four neighboring cities: Cherokee Village, Hardy, Highland and Ash Flat (Sharp County seat). These cities function as a single economy and share a broad consumer base.

The area's mild climate, four distinct seasons and abundance of outdoor recreation amenities provide a dramatic backdrop of natural beauty throughout the entire year, attracting more than 435,000 tourists who spend more than \$115 million in travel-related expenditures in the Ozark Gateway Tourism Region. Many of these tourists pass directly in front of this commercial property as they travel along US Highway 62/412.





# FOR MORE INFORMATION CONTACT **King-Rhodes & Associates, Inc. Real Estate**



**Jason Rhodes**  
Listing Agent



**870-847-5846 / cell**



**jrhodes@king-rhodes.com**



**Jonathan Rhodes, President**  
American Land Company - Property Owner



**870-257-3241 / office**  
**870-847-7286 / cell**



**jonathanjrhodes@hotmail.com**

This property is listed with King-Rhodes & Associates, Inc. Real Estate

# More than just a **REAL ESTATE COMPANY**

**Client Driven. Community Focused.**



**870.257.3241**



**king-rhodes.com**

**YouTube**

