

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



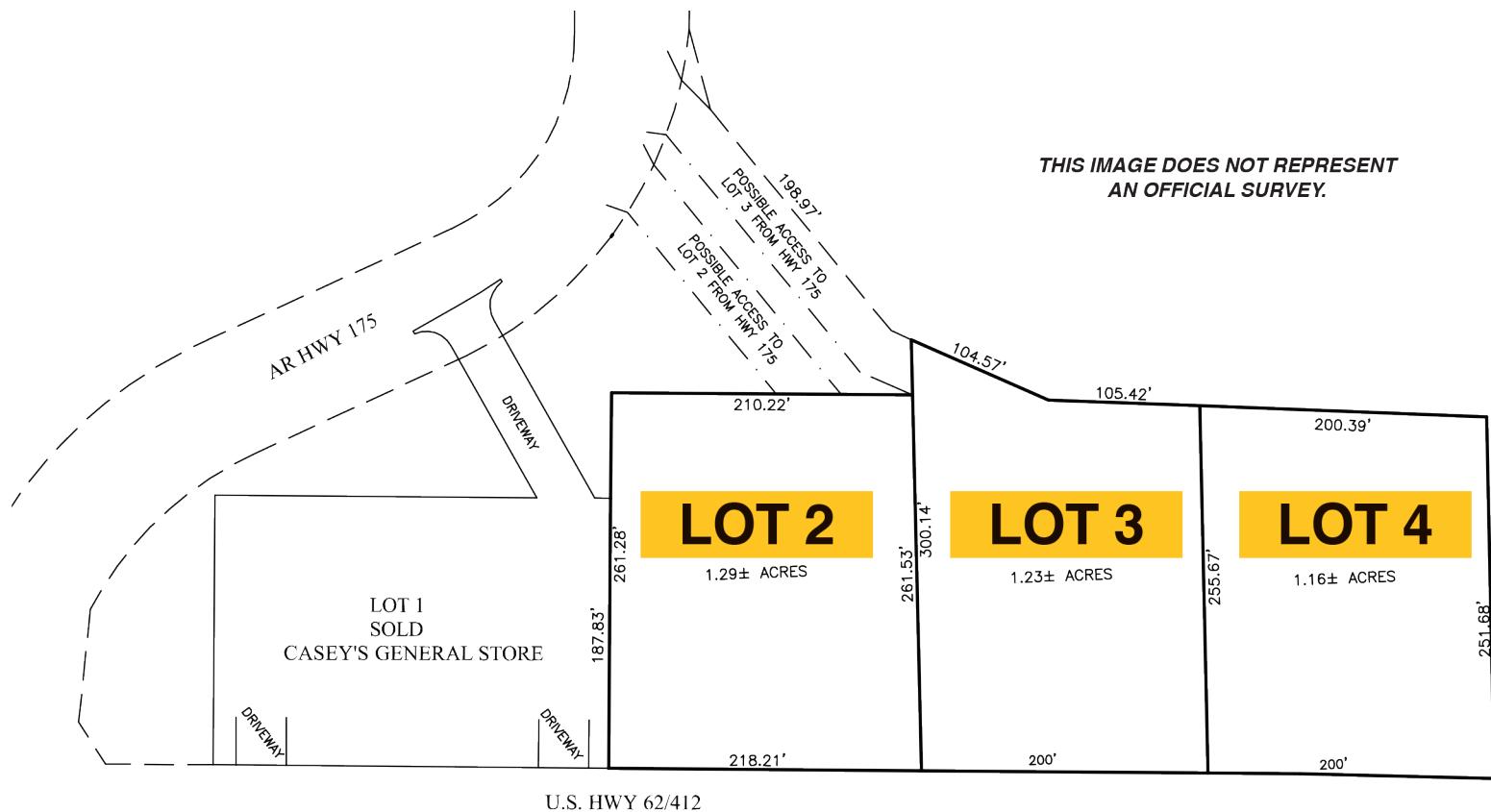
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THIS IMAGE DOES NOT REPRESENT
AN OFFICIAL SURVEY.



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
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