



PRESENTED BY:

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

for
SALE
COMMERCIAL LOT AVAILABLE

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EXECUTIVE SUMMARY

Prime commercial property located at 5642 US-67 in Pocahontas, Arkansas, offers a fantastic opportunity for business owners and investors. This property spans 1.83+/- acres and is fully enclosed with an electric gate, providing secure access to the site. Currently operated as an auto salvage/sales site, it offers significant potential for various business operations.

The property features a 1,200 square foot office space, perfect for administrative or customer service use, and a spacious 3,000 square foot warehouse suitable for storage or repair. With over 200 feet of highway frontage, this site benefits from excellent visibility and easy access, to the 14,000 cars on US-67 per day.

This versatile property presents a unique opportunity for those looking to capitalize on its strategic location and existing infrastructure. Don't miss your chance to own a prime piece of real estate with substantial traffic exposure in Pocahontas, AR. Contact us today for more info!



PROPERTY OVERVIEW

PRICE: \$340,000.00 LOT: 1.83+/- acres

OFFICE: 1,200 sqft WAREHOUSE: 3,000 sqft

PARCEL HIGHLIGHTS

- Completely fenced in by an electric gate.
- Operating as an auto salvage/sales business.
- 200 feet of highway frontage.
- Exposure to 14,000 CPD.





5642 US-67 | POCAHONTAS, AR 72455



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HalseyThrasherHarpole.com 870.972.9191



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POCAHONTAS

