

FOR SALE

±5.44 ACRES

Property Highlights

- 5.44 ± AC for sale
- \$400,000 (\$1.68/SF)
- Easy access to Interstate 30 (36,000 VPD) & Pine St (12,000 VPD)
- Surrounded by multiple retail and restaurant establishments
- 2.5 ± miles to Ouachita Baptist & Henderson State Universities

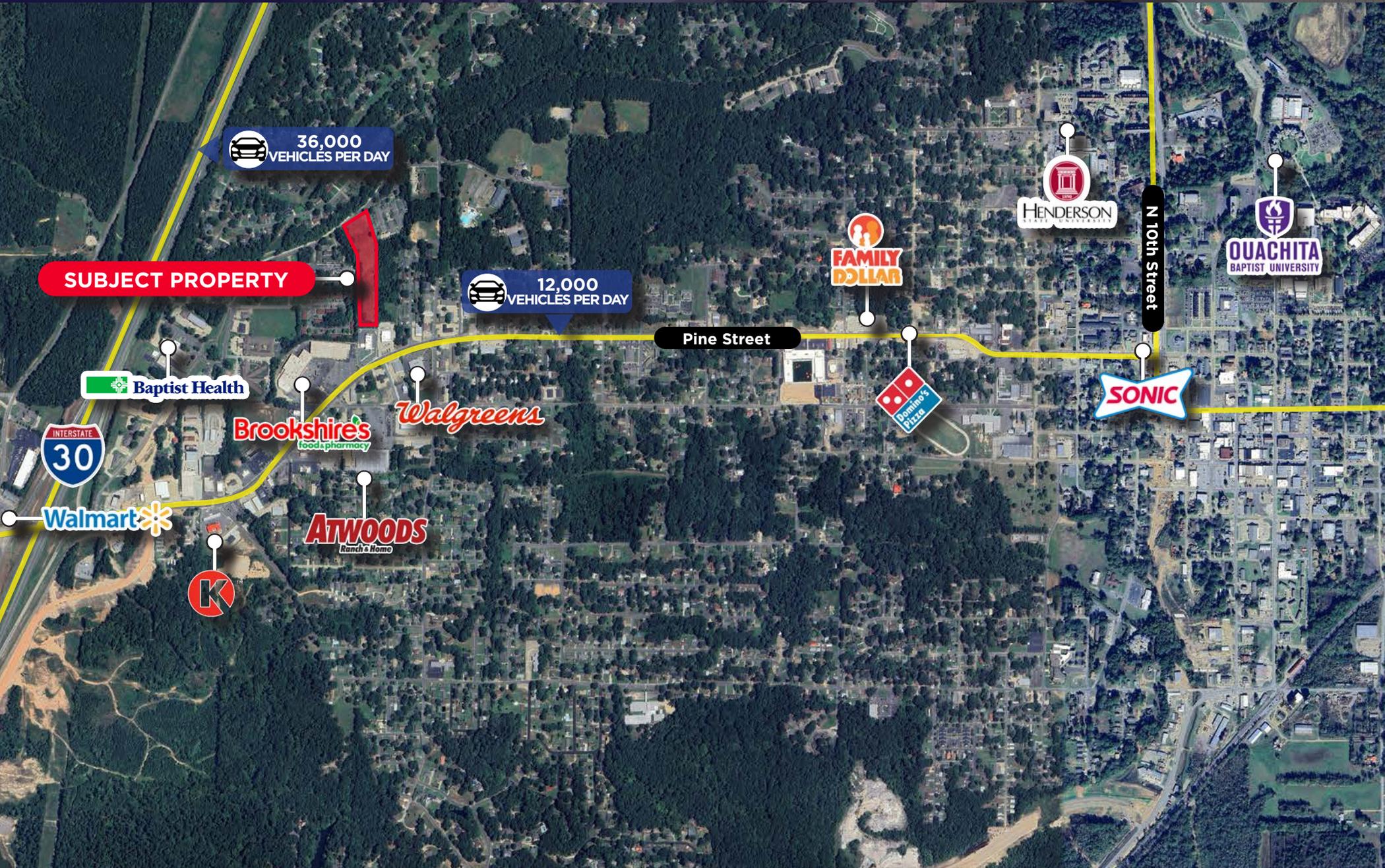
For more information, please contact:

Aaron Nicholson
+1 501 230 6639
anicholson@sagepartners.com

Ethan Fowler
+1 501 590 6544
efowler@sagepartners.com

479 845 3000
sagepartners.com

*information deemed reliable but not guaranteed



 **36,000**
VEHICLES PER DAY

SUBJECT PROPERTY

 **12,000**
VEHICLES PER DAY

Pine Street

N 10th Street

INTERSTATE
30

Walmart

Baptist Health

Brookshires
food.pharmacy

Walgreens

ATWOODS
Ranch & Home

K

FAMILY DOLLAR

Domino's
Pizza

SONIC

HENDERSON
STATE UNIVERSITY

QUACHITA
BAPTIST UNIVERSITY