

ARNETT REALTY & INVESTMENTS

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FOR SALE

1.24 AC Hwy 367 - AUSTIN, AR 72007

Commercial
1.24 Acres

LIST PRICE:
\$199,900
\$3.70 PSF

DIRECTIONS:

From Little Rock I-57N, take Exit 21 & turn right onto Hwy 38. Proceed until you reach Highway 367 intersection. Take left onto Highway 367. Proceed .6 miles; Property on left just past Austin Public Works.

Ted Arnett
Principal Broker



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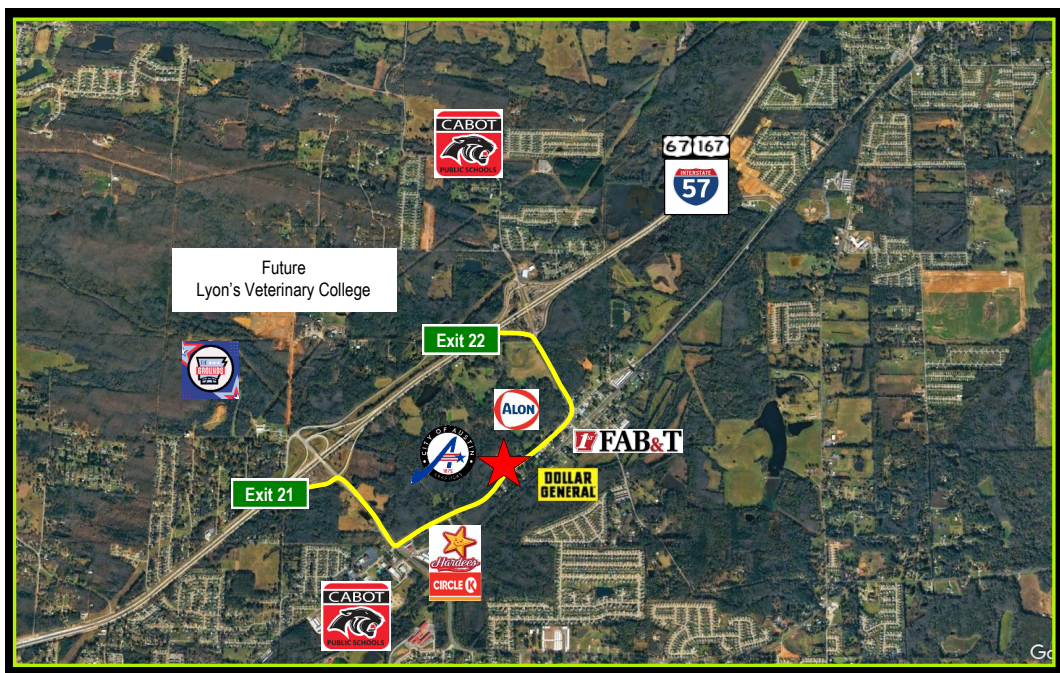
www.ARNETTREALTY.COM



CENTRAL LOCATION

Fast Food - Restaurant - Retail

- ♦ Level, cleared, has city utilities available on site, & zoned CC Commercial.
- ♦ Located along Austin's busiest commercial corridor, adjacent Dollar General.
- ♦ Area of explosive growth w/hundreds of new homes & new Lyon's college coming.
- ♦ Perfect for fast food, sit down restaurants & retail /service.
- ♦ Population is 23,733 in 3 miles radius & 45,027 in 5 miles.



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