

2008 E Service Rd
West Memphis, AR 72301



Conceptual Rendering

1.81 ACRES Fronting I-40



INGRAM BLVD.

E SERVICE RD

**C-STORE PLAN APPROVED
FOR SALE | GROUND LEASE**

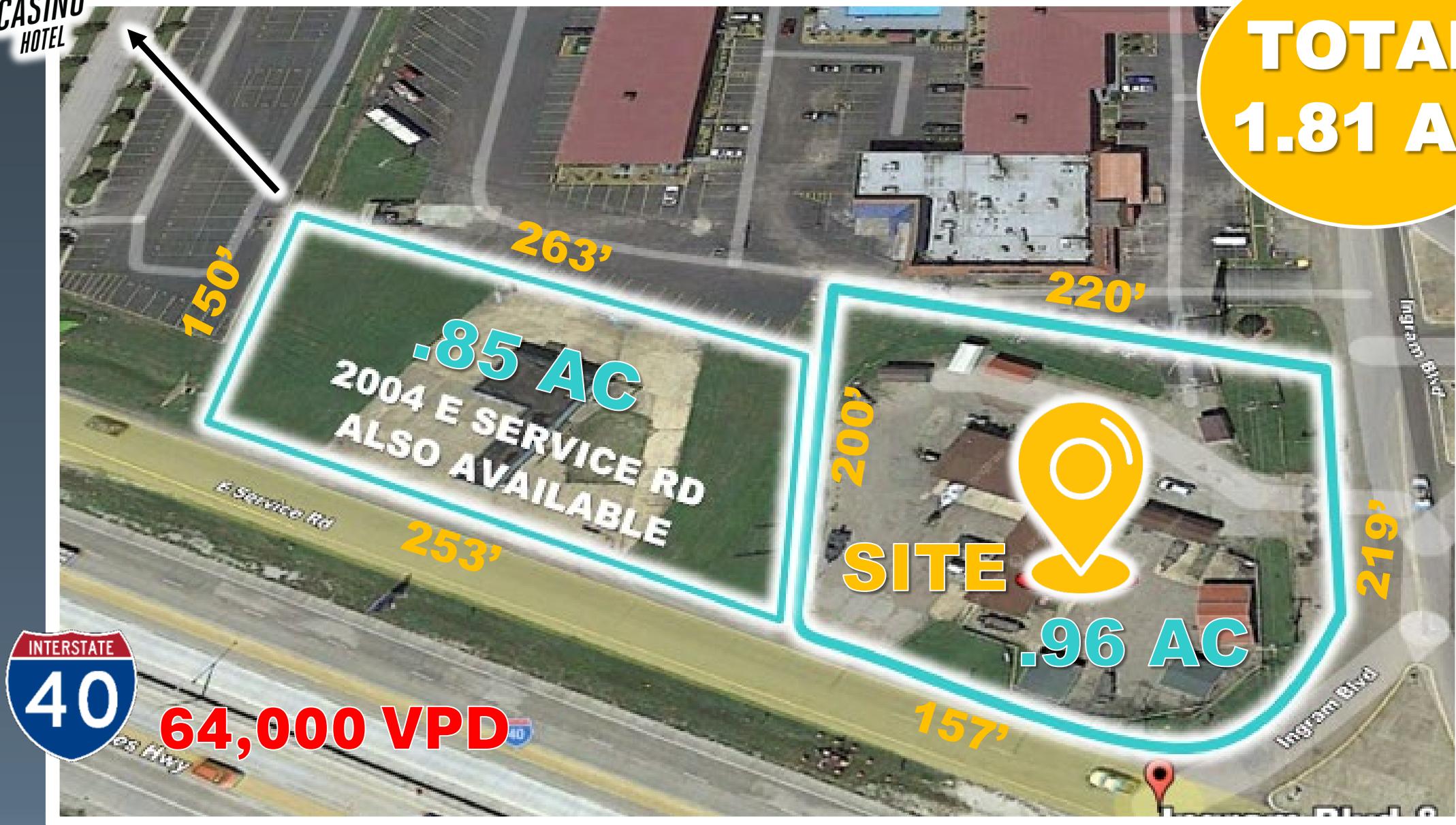
***Email for copies of all approved site plans | barry@gillprop.com**

LOTS FOR SALE | GROUND LEASE

CORNER OF 2008 E SERVICE RD & INGRAM BLVD
WEST MEMPHIS, AR 72301

★
SOUTHLAND
CASINO
HOTEL

**TOTAL
1.81 AC**



The West Memphis/Memphis I-40 & I-55 corridor, with its blend of major interstate, rail, and emerging public transit, **remains a critical artery for national supply chains and local transit.**

Gill Properties, Inc | 6815 Poplar Ave., Suite 110 | Germantown, TN 38138 | (901) 758-1100

PRIME DEVELOPMENT OPPORTUNITY

Massive Reach + Fast Access

- Immediate access to regional customers across TN / AR / MS without fighting surface streets.

Freight + Distribution Power

- Prime for warehouse, trucking, last-mile, construction supply, auto/travel services.
- You're positioned to hit multiple markets efficiently (Memphis metro + interstate corridors).

High Visibility

I-40 frontage/signage can create constant impressions.

Great for concepts that win on **Impulse + Convenience** (fuel, QSR, hospitality, service retail, roadside/travel).

Workforce Access

- Access to a large labor pool (Memphis + surrounding communities).
- Multiple commuting routes means you can pull employees from different directions.

TRAFFIC



DAILY



35,000+ CARS
23,500+ TRUCKS

40,000+ CARS
26,500+ TRUCKS

MARION



2008 E Service Rd

MEMPHIS

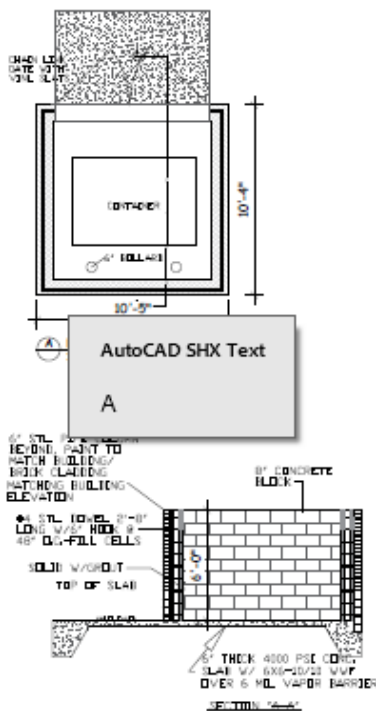
WEST MEMPHIS



I-40 BRIDGE



NEW I-55 BRIDGE

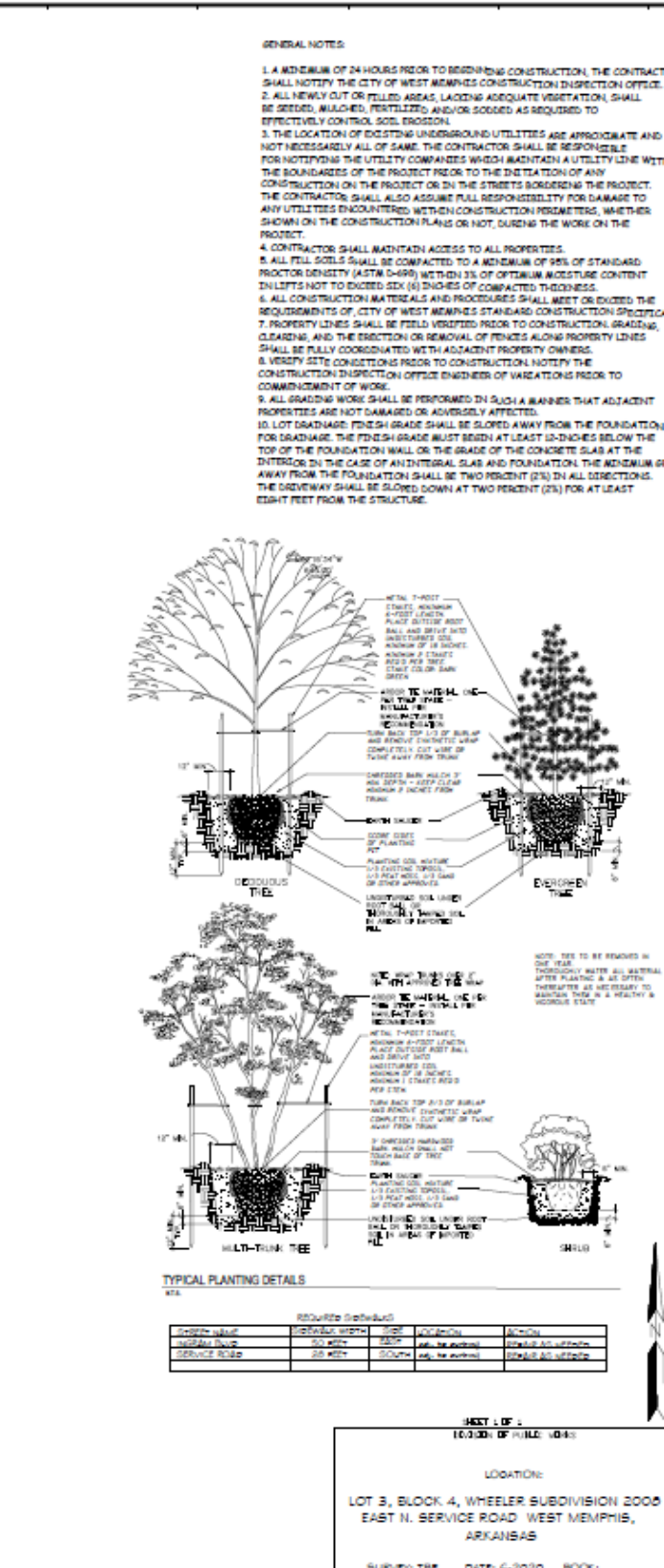
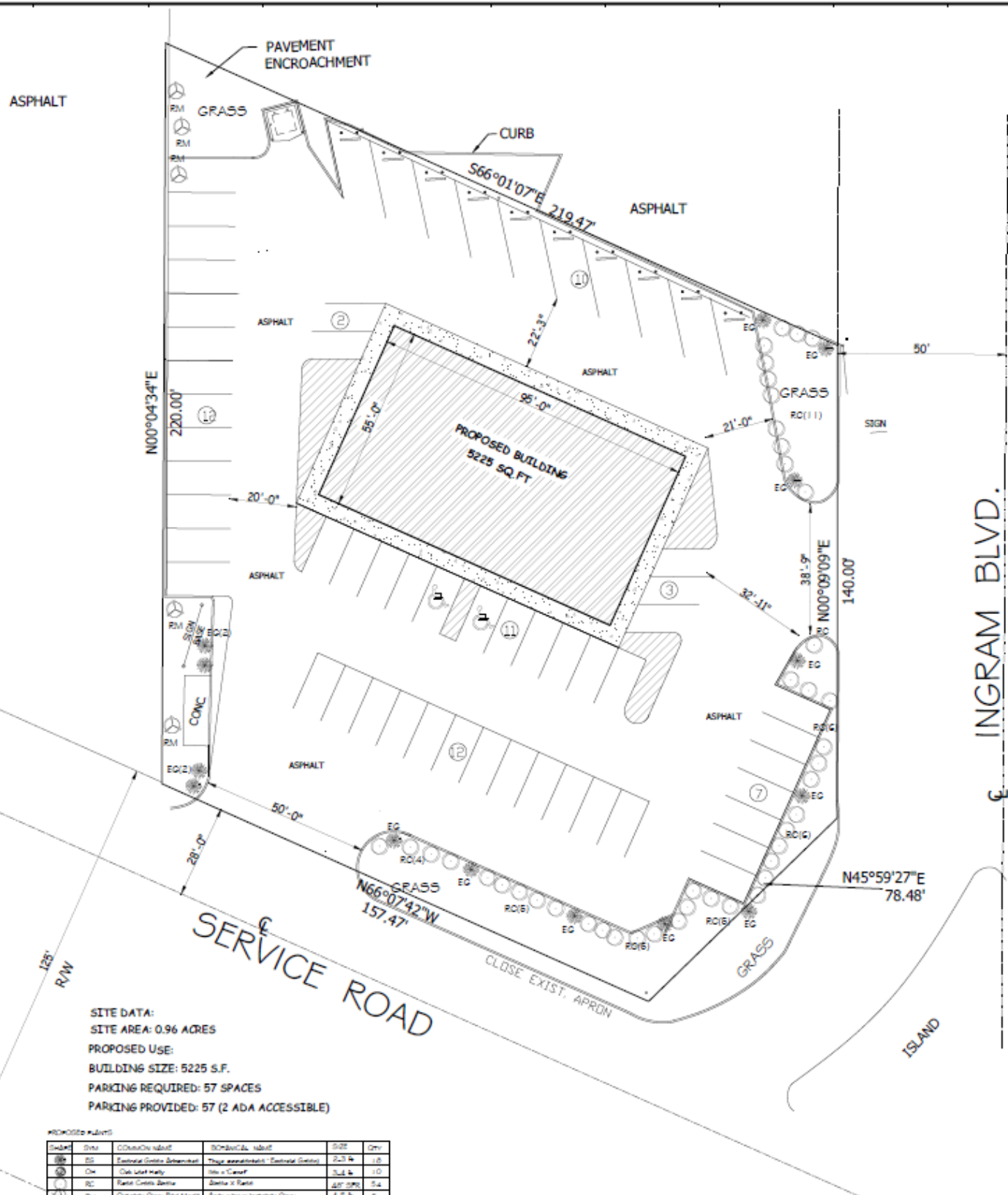


BENCHMARK
TOP NE COR. INLET
ELEV. 215.04

SITE DATA:
 SITE AREA: 0.96 ACRES
 PROPOSED USE:
 BUILDING SIZE: 5225 S.F.
 PARKING REQUIRED: 57 SPACES
 PARKING PROVIDED: 57 (2 ADA ACCESSIBLE)

Symbol	Code	Comments	Notes	Qty
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2A SOUTH ELEVATION SCALE: 1/8" = 1'-0"



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FOR SALE OR LEASE

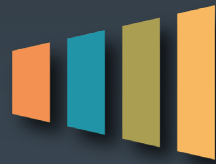
TWO LOTS
.85 UP TO 1.81 AC AVAILABLE



COMING SOON

Google





WEST MEMPHIS

ARKANSAS

@cityofwestmemphis   

Demographics

	<u>2025</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
 Population		7,037	25,368	36,913
 Households		3,117	10,489	14,921
 HH Income		\$56,700	\$61,963	\$73,380

Daily Traffic

I-40 **70,436+**

I-55 **69,692+**



Prime Development Opportunity at 2008 E. Service Rd, West Memphis, AR 72301!

Situated in the high-traffic corridor with 70,000+ cars daily, this property is a lucrative venture for the savvy investor. Enjoy close proximity to major highways I-40 and I-55, ensuring maximum visibility and exposure for any development.

The C-2 commercial zoning allows for versatile options. All essential connections such as gas, sewer, and utilities are readily available. In the thriving Crittenden County submarket, the demographics within a 5-mile radius boast a population of 36,691, with households earning an average income ranging from \$39,541 to \$63,675.

This is an unmissable chance to capitalize on a strategic location with immense potential.

2025	POPULATION	HOUSEHOLDS	AVG HH INCOME
10 MILES	130,768	59,158	\$79,804



WEST MEMPHIS

Grow with us!



The West Memphis and Memphis transportation corridor is a vital freight and passenger hub, anchored by the critical Mississippi River crossings of I-55 and I-40.

Key highlights include the **ongoing \$900million+ replacement of the I-55 bridge** (**America's River Crossing/Kings' Crossing**) to enhance safety, capacity, and seismic resilience, along with the Memphis Innovation Corridor project, which is **introducing mConnect Bus Rapid Transit**.



New Junior High School



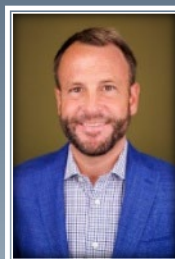
New Library



Main Street



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GILL
PROPERTIES