



PRICE REDUCED \$1,950,000 - VACANT FILLING STATION AT FOOT OF I-30 ON/OFF RAMP

490 CANEY RD

ARKADELPHIA, AR 71923



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EXCLUSIVELY PRESENTED BY:

**DANIEL MARTIN
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BRIAN BROCKMAN

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**Corcoran Group of California,
Inc.**

P.O. Box 296
Twin Peaks, CA 92391

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Daniel Martin Corcoran



Parking lot sureface AI edited

PROPERTY SUMMARY

Offering Price	\$1,950,000.00
Building SqFt	3,360 SqFt
Year Built	2013 / 2025
Lot Size (acres)	6.18
Parcel ID	046-00139-001
Zoning Type	Commercial
Number of Pumps	5
Diesel Tanks	10,000 x 2
Gasoline Tanks	10,000 & 4,000

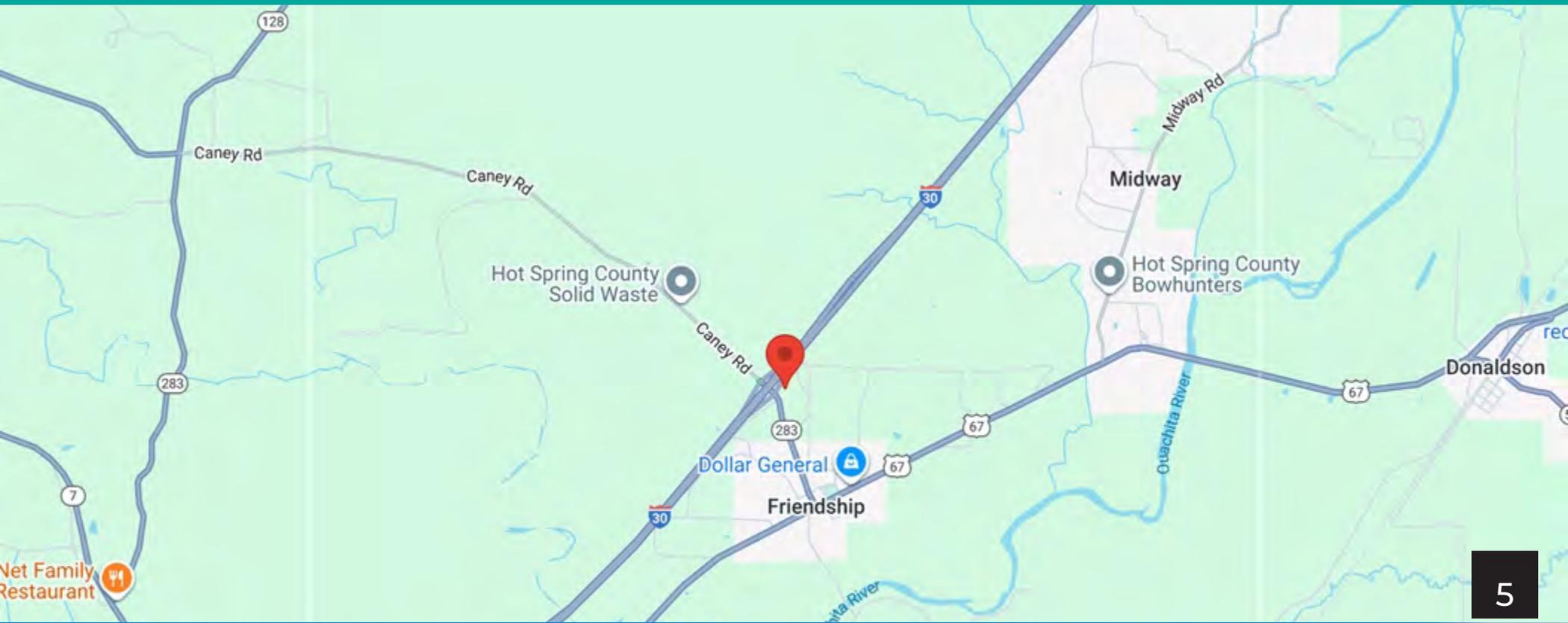
INVESTMENT SUMMARY

PRICE REDUCED!! Corcoran Group of California, Inc. exclusive representative of the owners, is pleased to offer for sale this vacant filling station at foot of I-30 on/off ramp. Perfect for an owner-user or investor. The subject property sits on 6.18 acres, was built in 2013 and remodeled with new parking lot surface, partially built kitchen and other interior improvements in 2024/25. This site did not close as the results of anything specific to this site. It closed because the prior operator, Mountain Express Oil, with over 300 locations, was liquidated in bankruptcy. It is an excellent site, visible from I-30 with over 38,000 cars per day. Huge 6.18-acre lot provides potential for expansion. Five pumps and four tanks: Two diesel tanks at 10,000 gallons each and two gasoline tanks on 10,000 gallons and one 4,000 gallons.



INVESTMENT HIGHLIGHTS

- Huge 6.18 acre lot with room for expansion
- New parking lot surface and remodeled building in 2024/25
- Visible from Interstate I- 30 with over 38,000 cars per day
- At foot of on/off ramps to I-30
- Site is vacant because of nothing specific to this good site. It is vacant because the prior operator with over 300 stations, went bankrupt
- Used extensively in the past as a truck stop
- Partially constructed new kitchen/restaurant



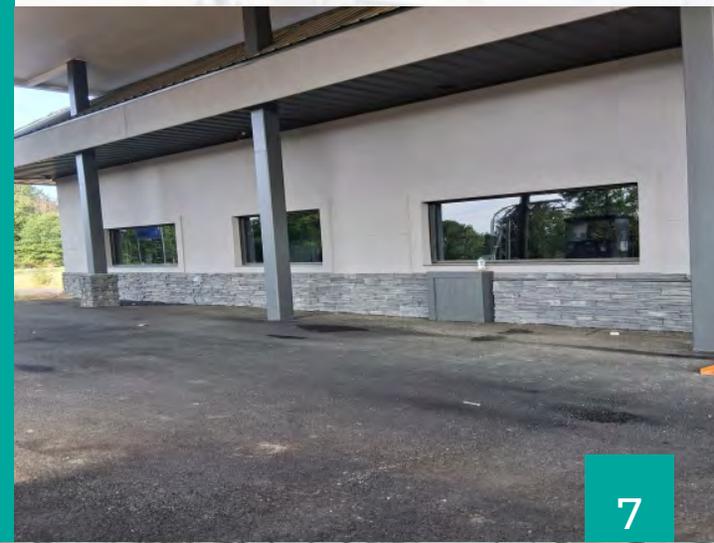


HUNT
BROTHERS
PIZZA

6 VALERO
VALERO

LOCATION HIGHLIGHTS

- Visible from Interstate I- 30 with over 38,000 cars per day
- At foot of on/off ramps to I-30
- New parking lot surface and remodeled building in 2024/25
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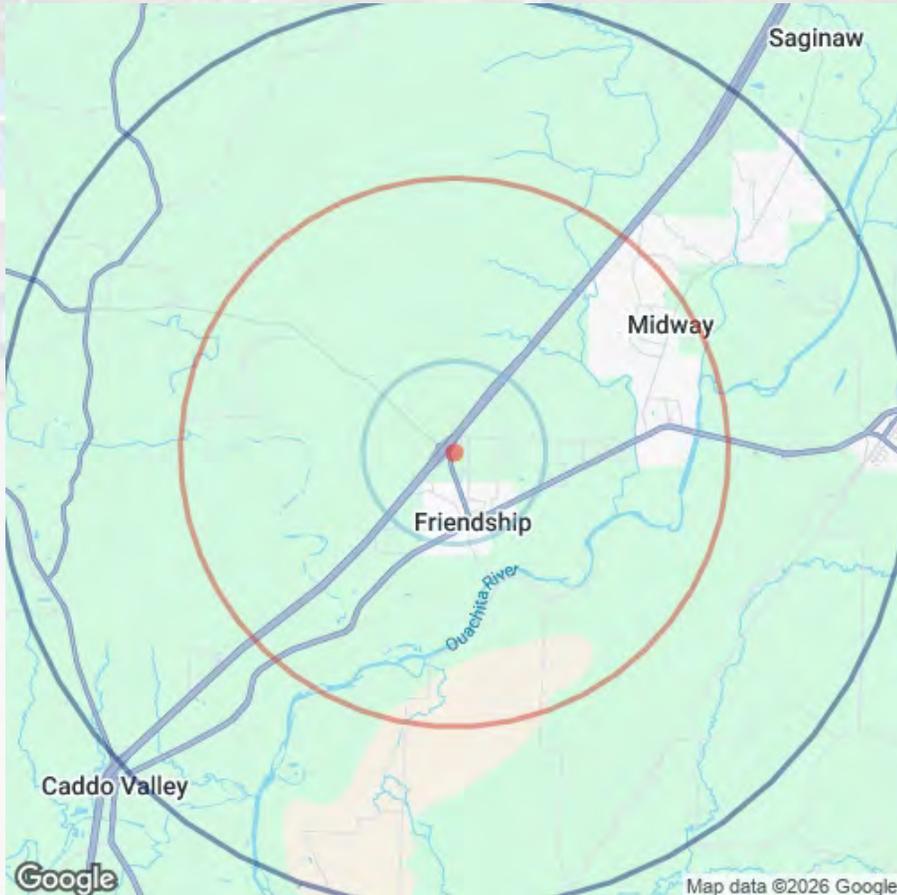




DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	328	959	2,250
2010 Population	355	1,035	2,360
2025 Population	313	929	2,162
2030 Population	308	913	2,127
2025-2030 Growth Rate	-0.32 %	-0.35 %	-0.33 %
2025 Daytime Population	231	737	1,664

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	5	15	66
\$15000-24999	11	30	62
\$25000-34999	9	25	57
\$35000-49999	8	23	64
\$50000-74999	29	80	171
\$75000-99999	33	90	188
\$100000-149999	15	43	137
\$150000-199999	15	40	76
\$200000 or greater	7	18	34
Median HH Income	\$ 76,234	\$ 76,847	\$ 75,621
Average HH Income	\$ 91,053	\$ 91,004	\$ 86,101



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	132	363	839
2010 Total Households	148	407	920
2025 Total Households	133	363	855
2030 Total Households	133	362	853
2025 Average Household Size	2.35	2.56	2.5
2025 Owner Occupied Housing	116	317	712
2030 Owner Occupied Housing	116	315	711
2025 Renter Occupied Housing	17	46	143
2030 Renter Occupied Housing	17	47	142
2025 Vacant Housing	17	61	185
2025 Total Housing	150	424	1,040



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CORCORAN GROUP OF CALIFORNIA, INC. ADVISOR
FOR MORE DETAILS.**