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# RV PARK ON ±11.58 ACRES FOR SALE

## 2521 U.S. Hwy 65 S, Clinton, Arkansas



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## Property Understanding

### OVERVIEW

<b>Offering</b>	For Sale
<b>Price</b>	Contact Agent
<b>Address</b>	2521 U.S. Hwy 65 S, Clinton, Arkansas 72031
<b>Property Type</b>	RV Park/Land
<b>Lot Size</b>	±11.58 Acres (partially improved as RV park)
<b>Frontage</b>	U.S. Hwy 65 S – 730 feet
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>○ U.S. Hwy 65 S – 16,000 VPD</li> <li>○ AR Hwy 95 – 1,300 VPD</li> </ul>

### PROPERTY HIGHLIGHTS

- **Established Income Stream:** ±11.58-acre property featuring an operational RV park currently at 100% occupancy, offering immediate and reliable cash flow.
- **Prime Location for Long-Term Demand:** Located directly across from Ozark Medical Center with convenient access from U.S. Highway 65 and potential secondary access from AR Highway 95.
- **Significant Highway Exposure:** Boasts approximately 730 feet of frontage along U.S. Highway 65, offering excellent visibility and exposure for future developments.
- **Ready for Expansion or Future Development:** Large, level, and cleared acreage with utilities available along U.S. Highway 65, supporting seamless expansion of the existing RV park or commercial, hospitality, or healthcare-focused uses.
- **Flexible Growth Potential:** Ample land area suitable for additional RV pads or new income-producing structures, as well as multiple commercial pad sites.
- **Demand-Driven Trade Area:** Surrounded by national retailers, including Walmart Supercenter, Sonic Drive-In, Casey's, and more—enhancing traffic and supporting continued occupancy.





LOOKING WEST



Medical Center Pkwy

US Hwy 65  
16,000 VPD

Ozark Health

CONWAY REGIONAL  
HEALTH SYSTEM  
BUTLER PHARMACIES

AR Hwy 336  
770 VPD

730 FEET OF FRONTAGE

AR Hwy 95  
1,300 VPD



## Clinton, Arkansas



Located in the northern part of Arkansas, Van Buren County is home to 75,658 residents. Clinton, the county seat, is nestled in an Ozark Valley along U.S. 65. A western gateway to Greers Ferry Lake, the town offers travel accommodations, a historic downtown, museums, parks, and colorful festivals.

Notably, Van Buren County underwent a transformative shift on November 3, 2020, when its residents voted to transition from a dry to a wet county. This decision opened new doors for business attractions and fostered a climate conducive to growth.

The beauty of the Ozark Mountain, with its waterfalls, natural bridges, and underground caverns, is unique to Van Buren County. The nationally known “Natural Bridge of Arkansas,” a 100-foot-long, 50-foot-high, and four-foot-thick bridge, is located in Clinton, Arkansas.

### DEMOGRAPHICS\*

#### Population

### 3 MILES

2,768

### 5 MILES

4,520

### 10 MILES

10,264

#### Households

1,222

1,980

4,488

#### Average Age

45.2

45.2

45.7

#### Average Household Income

\$55,405

\$56,668

\$60,009

#### Businesses

145

193

288

*\*Demographic details based on property location*

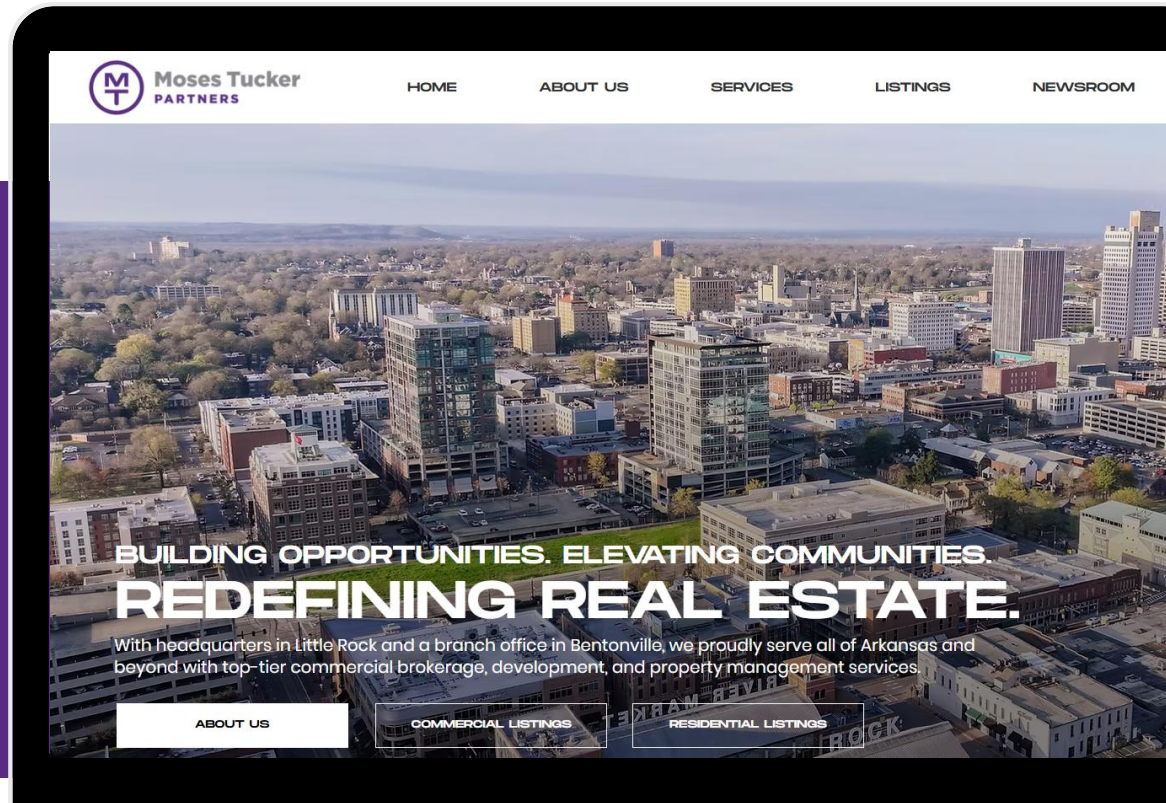
## CONNECT

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