

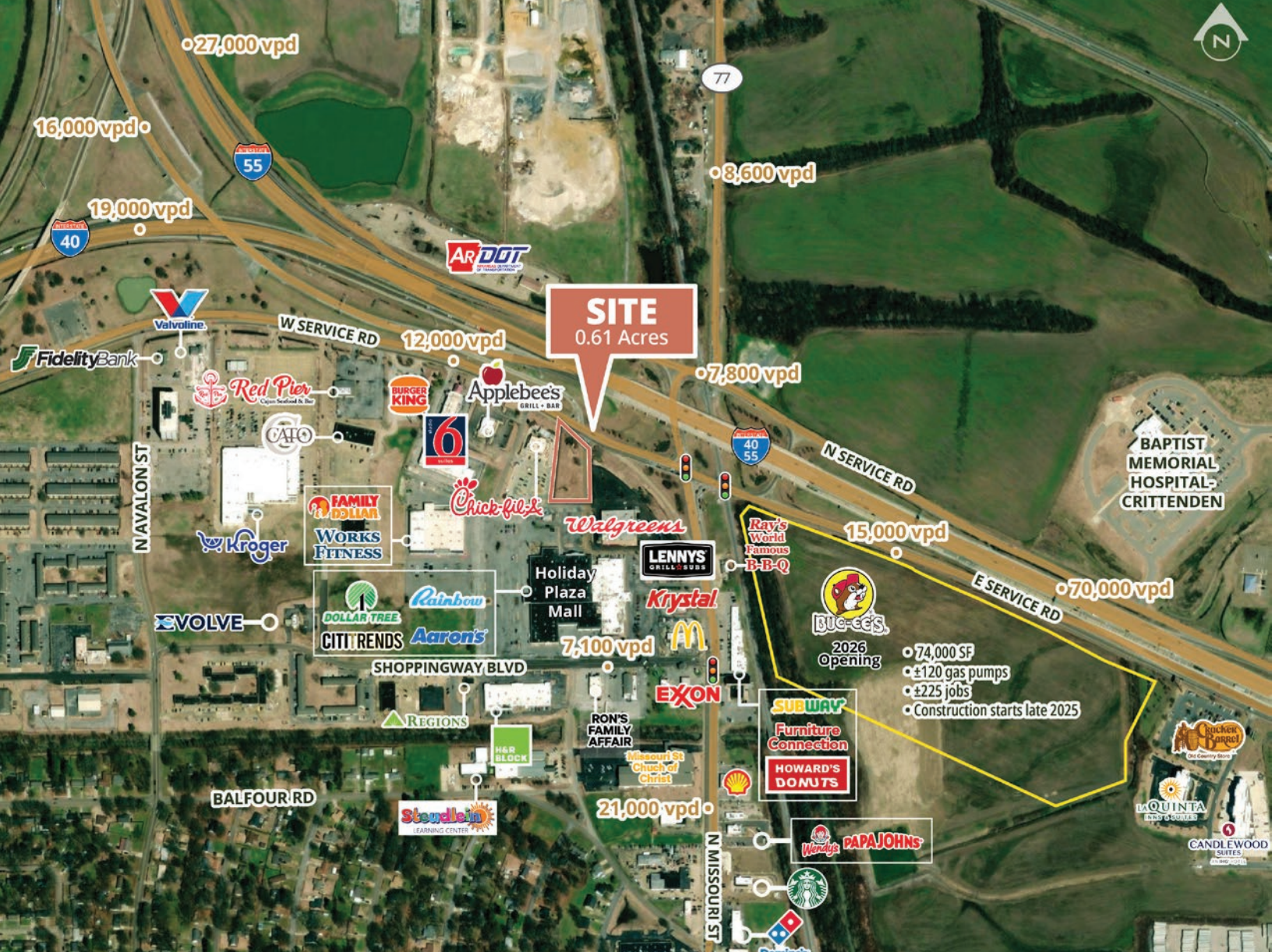
AVAILABLE COMMERCIAL OUTLOT OPPORTUNITY

206 WEST SERVICE ROAD • WEST MEMPHIS, AR 72301

Crest Realty Advisors

CBRE





PROPERTY OVERVIEW

PRIME RETAIL LOCATION

Part of the Memphis Metropolitan area, West Memphis is a rural town near the border of Arkansas and Tennessee in Crittenden County. West Memphis is undergoing a significant economic transformation, driven by over \$1 billion in new developments, while maintaining its diverse industrial base. The site is situated in a newer growing commercial area given its excellent access to both I-40 and I-55. Site highlights include:

- 0.61 acres available
- Adjacent to Chick-fil-a which averages 80,825 monthly visits.
- Parcel # 363900100000
- Zoning: Suburban Commercial 1 (SC-1)
- Visibility off I-40.
- Access off W Service Road and directly off the east bound exit lane from I-40.
- Improvement plans for the I-40 / I-55 / Hwy 77 interchange is proposed
- Buc-ee's is set to open in 2026 which is expected to draw thousands of travelers weekly to the area.

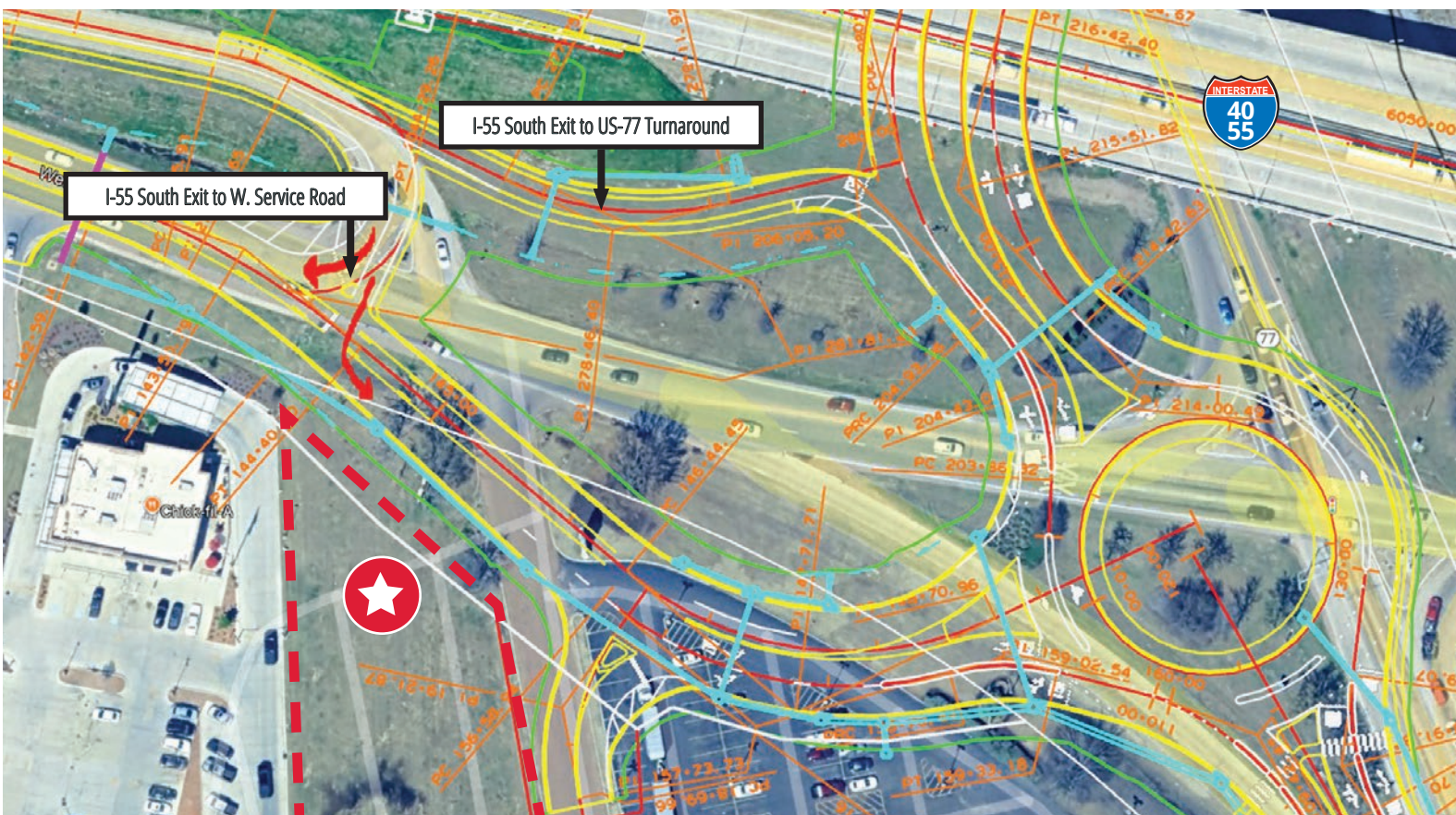
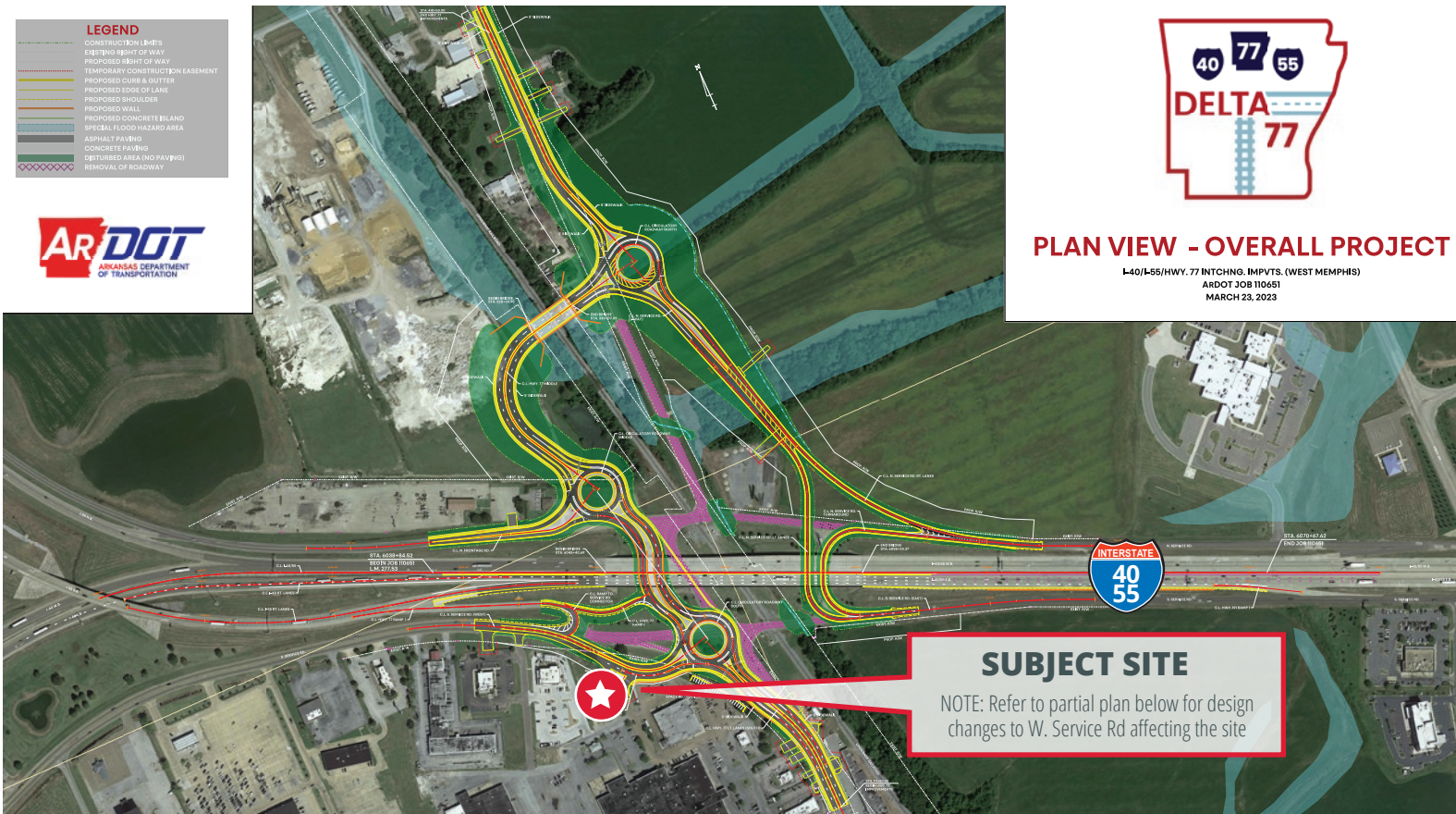
I-40 / I-55 / HWY 77 IMPROVEMENTS

LEGEND	
	CONSTRUCTION LIMITS
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED CURB & GUTTER
	PROPOSED EDGE OF LANE
	PROPOSED SHOULDER
	PROPOSED WALL
	PROPOSED CONCRETIZED BILAND
	SPECIAL FLOOD HAZARD AREA
	ASPHALT PAVING
	CONCRETE PAVING
	OBSTURBED AREA (NO PAVING)
	REMOVAL OF ROADWAY









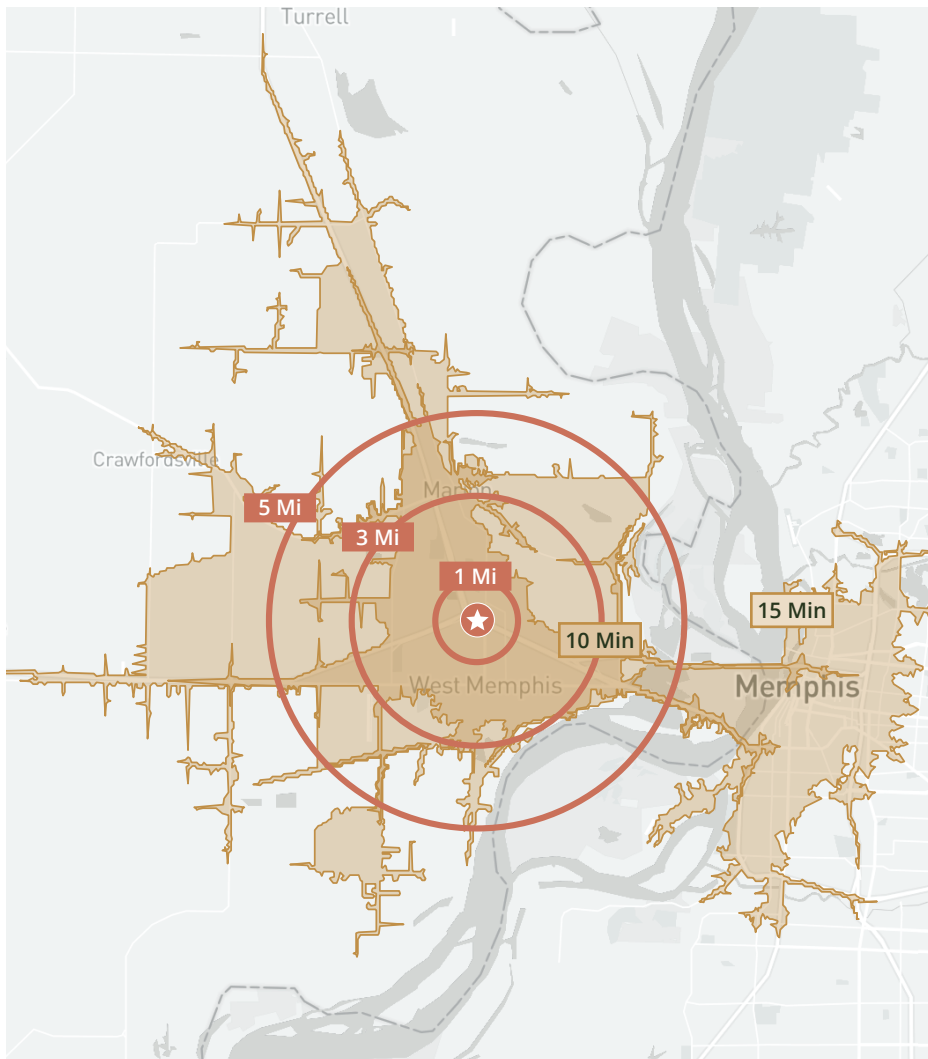
PLAN VIEW - OVERALL PROJECT

I-40/I-55/HWY. 77 INTCHNG. IMPVTS. (WEST MEMPHIS)
ARDOT JOB 110651
MARCH 23, 2023



DEMOGRAPHICS

 2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	3,784	4,401	\$57,139	1,546	35.6
3 Miles	32,437	29,565	\$55,975	13,254	38.1
5 Miles	38,049	37,151	\$55,807	15,315	37.8
5 Minutes	15,680	16,631	\$56,811	6,366	38.2
10 Minutes	41,175	46,267	\$56,745	17,720	37.9
15 Minutes	110,962	153,713	\$51,667	52,158	38.1



BUSINESSES (3 MI)

- 1,271

EMPLOYEES (3 MI)

- 16,243

MAJOR EMPLOYERS

- Schneider National Carriers
- Hino Motors
- West Memphis School District

MAJOR TRAFFIC GENERATORS

- Walmart Supercenter
- Kroger
- Southland Casino Hotel

AREA HOTELS

- 29 Hotels / 2,160 Rooms

TRADE AREA



AVAILABLE

COMMERCIAL OUTLOT OPPORTUNITY

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PER THE REQUEST OF OUR CLIENT, THIS PROPERTY IS MARKETING UNPRICED.

[VIEW PORTFOLIO WEBSITE](#)

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