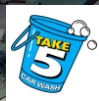


PRIME 1.06-ACRE | GREAT VISIBILITY

FOR LEASE

3115 Harrison St, Batesville, AR 72501



Harrison St 22,000 VPD

EXCLUSIVE PRESENTED BY



JAKE BUTLER
☎ (870) 799-9203

RYAN GEORGE
☎ (870) 974-1249



PROPERTY OVERVIEW

Positioned in the commercial heart of Batesville, Arkansas, this prime 1.06-acre site offers outstanding visibility and access—making it an ideal location for retail, drive-thru, quick-service restaurants, or service-based tenants. The property benefits from strategic frontage near a high-traffic intersection and sits just minutes from downtown Batesville, a growing hub of commerce, tourism, and regional activity.

Batesville, known as Arkansas's oldest city, blends rich heritage with a modern retail economy anchored by national brands, local institutions, and regional foot traffic. The city draws consistent demand from nearby residential neighborhoods, White River tourists, and through-traffic via U.S. Highway 167 and State Highway 69—making it a highly visible and accessible destination for both locals and visitors.

Located near historic attractions and high-use community spaces like the Batesville Community Center & Aquatics Park, this parcel is well-positioned to capitalize on daytime activity, weekend events, and consistent vehicle counts. With retail growth on the rise, including shopping centers, medical offices, and quick-service concepts, this site offers rare flexibility in a tightly held submarket.

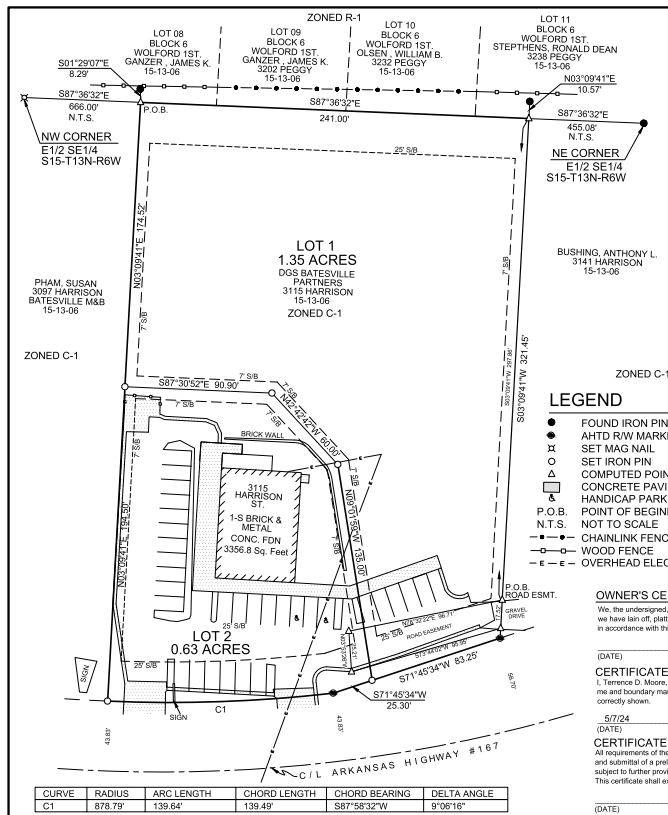
Whether you're a regional operator or national brand, this commercial lot delivers the frontage, traffic exposure, and customer base needed for long-term success.

KEY FEATURES

- **\$75,000/ Year ground lease**
- **15 year term**
- **Have the ability to relocate existing curb cuts to accommodate future development**



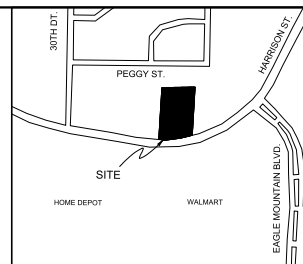
SURVEY



DGS BATESVILLE ADDITION

DESCRIPTION:

The following lands in Independence County, Arkansas to-wit: That part of the East Half of the Southeast Quarter of Section 15, Township 13 North, Range 6 West, described as follows: Beginning at the Northwest corner of said tract; thence S87°36'32"E along the North line of the Southeast Quarter of Section 15, 666.00 feet to the true point of beginning; thence continue S87°36'32"E along said North line, 241.00 feet; thence S03°09'41"W, 321.45 feet to the North Right-of-Way Line of Arkansas Highway #167; thence S71°45'34"W along said right-of-way line, 108.55 feet; thence along a nontangent curve to the right with a radius of 878.79 feet along said right-of-way line, 139.64 feet; thence N03°09'41"E, 389.02 feet to the true point of beginning, containing 1.98 acres more or less. Subject to a road easement described as follows: Beginning at the Northwest corner of East Half of the Southeast Quarter of Section 15, Township 13 North, Range 6 West; thence S87°36'32"E along the North line of the Southeast Quarter of Section 15, 907.00 feet; thence S03°09'41"W, 297.86 feet to the true point of beginning; thence continue S03°09'41"W, 17.52 feet; thence S73°44'02"W, 95.95 feet to the back of an existing curb; thence N03°53'26"W to the back of an existing curb (BEEN REMOVED); thence N78°32'22"E, 96.71 feet to the true point of beginning, and any other easements that may affect said lands.



VICINITY MAP



BEARINGS ARE BASED ON STATE PLANE COORDINATES.



REV	DATE	REVISION	BY

M Surveying
Doug Moore, Licensed Surveyor
741 Greene Co. Rd. 710
Paragould, Ar. 72450
Office: 870-240-5895 Cell: 870-240-5889

CLIENT: DGS BATESVILLE PARTNERS

SCALE: 1" = 50' DRAWN: TDM CHECKED: VMM DATE: 5-8-24

JOB#: 23115 ORG#: 17090 DWG#: 23115-2 REV#:

AERIAL MAP





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