

# 🔥 PRIME COMMERCIAL OPPORTUNITY – MAMMOTH SPRING, ARKANSAS 🔥

🌟 UNLOCK THE POTENTIAL OF ONE OF THE MOST STRATEGIC LOCATIONS IN NORTH ARKANSAS! 🌟

---

## 📍 LOCATION. TRAFFIC. VISIBILITY. OPPORTUNITY.

- 🚦 **Signalized Corner Location at Highway 63 & Main Street**
  - 🚗 **~10,000 Vehicles Per Day** – Built-in daily exposure!
  - 👁️ **UNMATCHED VISIBILITY** from all directions
  - 🗺️ **Gateway Location** to one of Arkansas' top tourist destinations
- 

## 🌊 TOURISM GOLDMINE

- 🌍 Located directly across from **Mammoth Spring State Park**
- 💧 Positioned across the street from the **World's 9th Largest Spring**
- 🌊 Surrounded by the beautiful **Spring River** – a major tourist attraction for floating, fishing & outdoor recreation
- 💧 Home to **one of the world's largest natural springs**
- 🐟 Near a **National Fish Hatchery** & modern aquarium
- 🚂 Adjacent to a **historic train depot museum**
- 🌳 Surrounded by scenic park attractions & steady tourist flow

👉 **350,000+ annual visitors = CONSISTENT CUSTOMER TRAFFIC**

---

## 🏗️ READY-TO-GO INFRASTRUCTURE

- ⚡ **Electric ON SITE**
- 💧 **Water ON SITE**
- 🚽 **Sewer ON SITE**
- 🏢 Existing building (formerly local favorite “**Kristy Kone**”)
- 🛠️ Ideal for renovation, repurposing, or redevelopment



## HIGH-IMPACT COMMERCIAL POTENTIAL

- Perfect for Gas Station / Travel Stop
- Ideal for Coffee Shop / Café / Drive-Thru
- Prime for Retail / Boutique /
- Excellent Restaurant or QSR (Quick Service Restaurant) Location
- Great for Car Lot / Auto Sales
- Ideal for Garden Center / Nursery
- Perfect for Equipment Sales / Outdoor Power Equipment
- Development-Ready Investment Property



## SURROUNDED BY BUSINESS & COMMUNITY

- Just one block from local bank
  - Across from a popular restaurant
  - Located in the heart of downtown Mammoth Spring
  - Strong walk-in + drive-by traffic
- 



## WHY THIS PROPERTY STANDS OUT

- Highway + Main Street Frontage
- Tourism + Local Traffic COMBINED
- Corner Lot with Stoplight Advantage
- Direct Access Entrance from Highway 63
- Rare Multi-Directional Access
- Investor Goldmine Location



## BOTTOM LINE

This is more than a lot — it's a HIGH-TRAFFIC, HIGH-VISIBILITY, HIGH-POTENTIAL COMMERCIAL POWERHOUSE.

Whether you're an investor, developer, or business owner, this property offers:

**Immediate usability + long-term upside**

**Opportunities like this DO NOT come along often!**

Secure your position at one of the busiest and most desirable commercial corners in the region



## PROPERTY INFORMATION

- Property located in **Mammoth Spring, Arkansas**
- **Lot Size:** Approximately **0.70 acre (more or less)**
- **Building:** Approx. **1,100 sq ft** featuring a **restaurant setup with compliant kitchen and bathroom**
- **Additional Improvements:** Outdoor **covered barn and pavilion**, ideal for conversion into a **farmer's market, event space, or outdoor venue**



## BUYER'S FINDER FEE / BROKER PARTICIPATION

- A **\$3,000 Buyer's Finder Fee** (or Broker Participation Fee) will be paid at closing to the properly registered referring party
- **Mandatory Registration:** Must be submitted **prior to any buyer contact or property viewing**
  - Email: [hatmanauctions@gmail.com](mailto:hatmanauctions@gmail.com)
  - Include buyer's full name + phone number
- **Procuring Cause:** Determined solely by Auctioneer/Seller
- **First Registration Wins:** Duplicate registrations not honored
- **No Closing = No Fee**
- **Venue:** Oregon County, Missouri
- **Compliance Required:** Must comply with licensing laws