

LAND FOR SALE

2305 E. S. SERVICE RD | *I-40 Frontage*

WEST MEMPHIS, AR 72301

Development Opportunity

28,305 SF | .64 AC LOT

Offered at \$399K

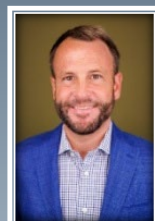


70,000+ Cars Daily

WEST MEMPHIS, ARKANSAS



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GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
(901) 758-1100

FOR SALE | GROUND LEASE



COMING SOON



Asking Price
\$399K

WEST MEMPHIS

A GREAT PLACE TO VISIT



WEST MEMPHIS

Grow with us!



CARVANA

SCHNEIDER
POWER

SEDIVER



BOSCH

Brush power tools



FedEx
Ground



Coca-Cola

LDC

Coastal

Crittenden County Submarket

Prime Development Opportunity



Location

2305 E. Service Rd
West Memphis, AR 72301



Price

\$399,000



Lot Size

28,305 SF



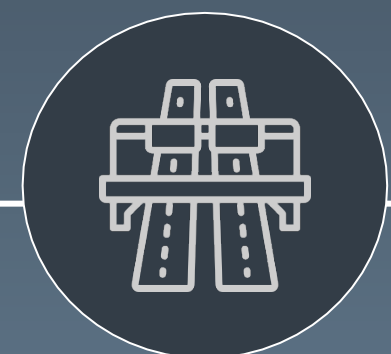
Connections

All – Gas, Sewer & Utilities



Zoning

Commercial | C-2



Frontage

276 SF to I-40



Demographics



	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,606	25,854	36,691



Households	1,732	10,251	14,360
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HH Income	\$39,541	\$52,678	\$63,675
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Daily Traffic



I-40	70,436
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I-55	69,692
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For more information:

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