

**Owner/User  
Opportunity  
\$550,000**

**Main Highway  
Frontage**

**Former  
Family Dollar Store  
Ready to Repurpose**

# Offering Memorandum

901 US Hwy 49 | Marvell, AR 72366



**FSBO The Syndicate, LLC**  
**Principals | (503) 522-8816**  
***tallfirs19@gmail.com***



# Investment Opportunity in Marvell, AR

## OFFERING SUMMARY

|          |                    |
|----------|--------------------|
| Price    | \$550,000          |
| CAP      |                    |
| Options: | Lease              |
|          | Lease/Purchase     |
|          | Corporate Purchase |
|          | Seller Financing   |

## PROPERTY SUMMARY

|               |               |
|---------------|---------------|
| Address       | 901 US Hwy 49 |
|               | Marvell, AR   |
| County        | Phillips      |
| Building Area | 8,320         |
| Land Area     | 1.69 Acre     |
| Built to Suit | 2014          |

## SUMMARY

|        |                      |
|--------|----------------------|
| Tenant | Former Family Dollar |
|--------|----------------------|

### Potential Uses:

- Grocery Market
- 
- Hunting Lodge & Supply
- 
- Storage / Warehouse
- 
- Fuel Station and Store
- 
- Healthcare
- 
- Restaurant
- 
- Retail Auto or Equip Rental

## INVESTMENT HIGHLIGHTS

- Family Dollar built to suit in 2014
- Located 80 miles southwest of Memphis
- 5,100 VPD
- Tire Shop and Local Schools across the street and next to Bank Branch
- Marvell is central to the agriculture industry and world-class hunting, drawing people from states all across the country.
- Household Income \$51,000 for 5-mi Radius

The most recent appraisal of this property was \$762,500 and space was leased at \$9 per sq ft. This property is being offered at a significant discount by the principals. If brokers bring clients, contact the owners to discuss commissions.

