

I-40 FRONTAGE LAND FOR SALE

301 Crow Mountain Dr | Atkins, AR 72823



**KELLEY COMMERCIAL
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OFFER SUMMARY

Sale Price	\$299,000
Land PSF	\$2.11 PSF
Lot Size	±3.26 AC
Building Size	1,824 SF

HIGHLIGHTS

- Utilities Available
- Interstate - 40 Frontage with High Visibility
- Strategically located off the main exit in Atkins adjacent to major retailers (McDonalds, Exon, Dollar General, Sonic, Caseys, and Shell)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	2,078	4,114	6,628	22,701
AVERAGE HH INCOME	\$80,360	\$80,034	\$80,838	\$86,991
TOTAL HH	849	1,672	2,651	8,880

TRAFFIC COUNTS

I-40: 70,000 VPD

N Church St: 7,000 VPD



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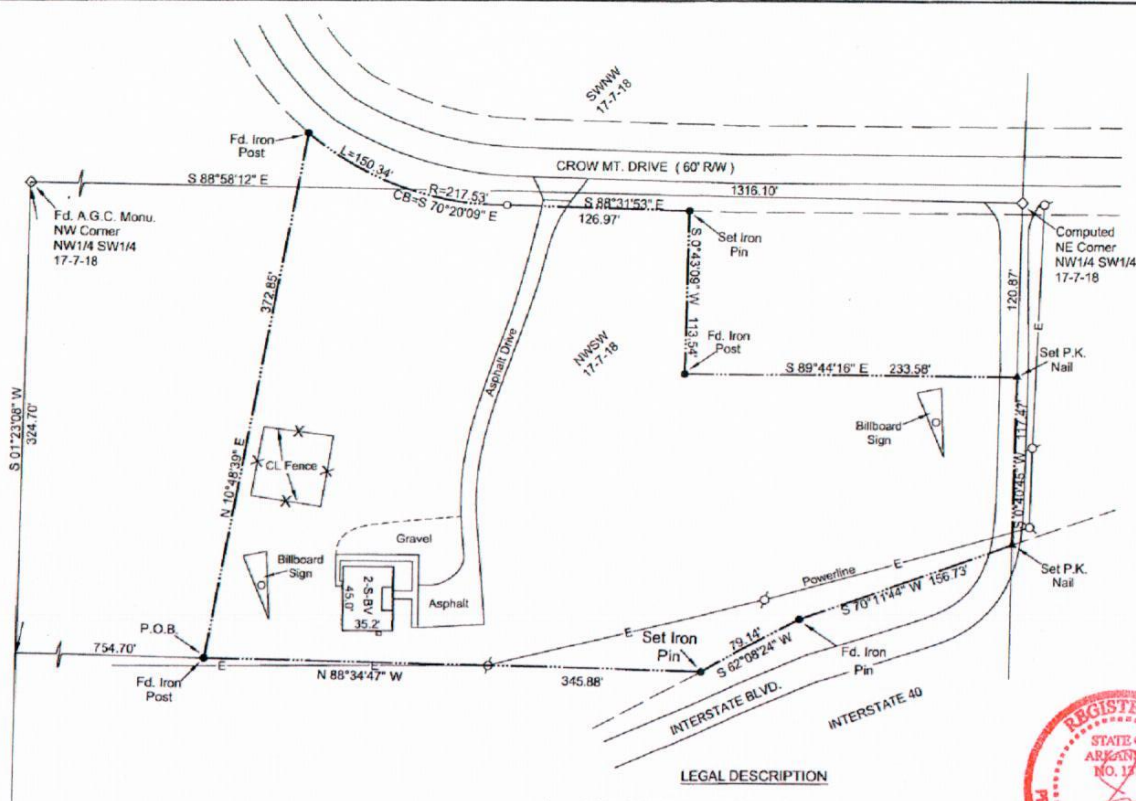
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LEGAL DESCRIPTION

A part of the SW1/4 of the NW1/4, and a part of the NW1/4 of the SW1/4, all in Section 17, T-7-N, R-18-W, Atkins, Pope County, Arkansas, more particularly described as follows:

Commencing at the NW Corner of said NW1/4 of the SW1/4; thence S 01°23'08\"/>

NOTE: The described property is not in a designated 100 Year Flood Plane as per FEMA Map No. 05115C0425E, dated March 2, 2010.

SURVEYOR'S CERTIFICATE

This is to certify that the above described property has been surveyed under my personal supervision and the above plat is an acceptable accurate representation thereof and shows the location of the property, its exterior boundaries, roadways, any known easements and observable encroachments, if any.

This survey is made for the use of the parties shown hereon and also for those who purchase, mortgage or guarantee the title for said parties. Barrett & Associates, Inc., its associates, and/or agents shall not be liable for use of this survey by any other entities or persons for any purpose beyond the date shown. This document should contain a red seal to indicate an original.



Basis of Bearings
Arkansas State Plane North / US Survey Foot
Combined Scale Factor: 0.999952486821
Convergence Factor: -0°32'49\"/>

Coding Data: 500-07N-18W-0-17-304-58-1378

Revisions



Cheek Trust
Property Survey



Date: 12/17/19

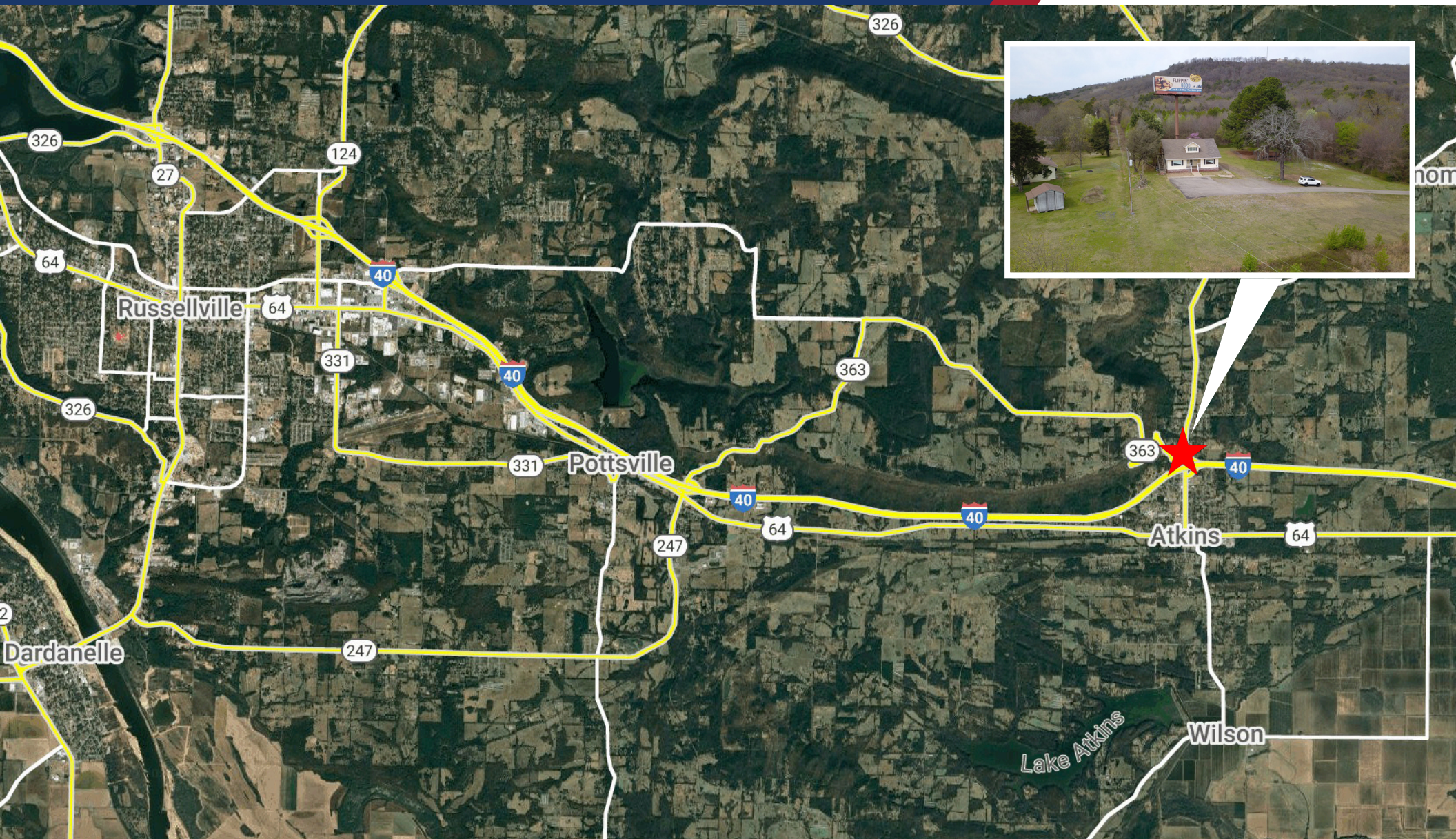
Scale: 1" = 80'

Job No: 760-145

Sheet No.

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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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DEVELOPMENT MANAGEMENT

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