

2008 E Service Rd
West Memphis, AR 72301



Conceptual Rendering

INGRAM BLVD.



1.81 ACRES Fronting I-40

Interstate 40

E SERVICE RD

C-STORE PLAN APPROVED FOR SALE | GROUND LEASE

*Email for copies of all approved site plans | barry@gillprop.com

LOTS FOR SALE | GROUND LEASE

CORNER OF 2008 E SERVICE RD & INGRAM BLVD
WEST MEMPHIS, AR 72301



**TOTAL
1.81 AC**



64,000 VPD

The West Memphis/Memphis I-40 & I-55 corridor, with its blend of major interstate, rail, and emerging public transit, **remains a critical artery for national supply chains and local transit.**

PRIME DEVELOPMENT OPPORTUNITY

Massive Reach + Fast Access

• Immediate access to regional customers across TN / AR / MS without fighting surface streets.

Freight + Distribution Power

• Prime for warehouse, trucking, last-mile, construction supply, auto/travel services.
• You're positioned to hit multiple markets efficiently (Memphis metro + interstate corridors).

High Visibility

I-40 frontage/signage can create constant impressions.

Great for concepts that win on Impulse + Convenience (fuel, QSR, hospitality, service retail, roadside/travel).

Workforce Access

• Access to a large labor pool (Memphis + surrounding communities).
• Multiple commuting routes means you can pull employees from different directions.

TRAFFIC



DAILY



35,000+ CARS
23,500+ TRUCKS

40,000+ CARS
26,500+ TRUCKS

MARION



SITE
2 LOTS

SOUTHLAND
CASINO
HOTEL

2008 E Service Rd

MEMPHIS

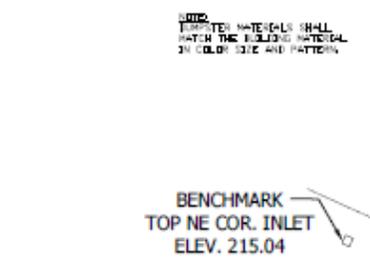
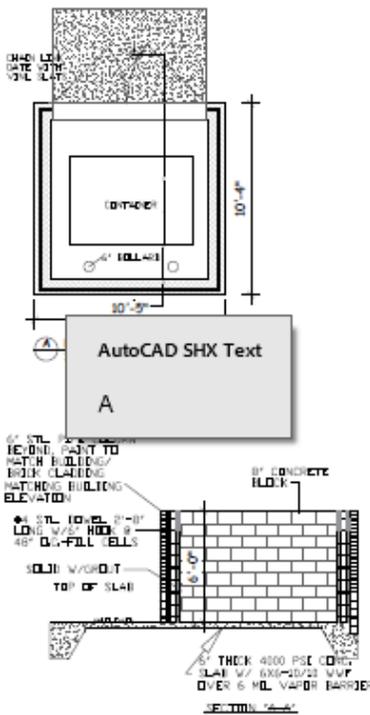
WEST MEMPHIS



I-40 BRIDGE



NEW I-55 BRIDGE



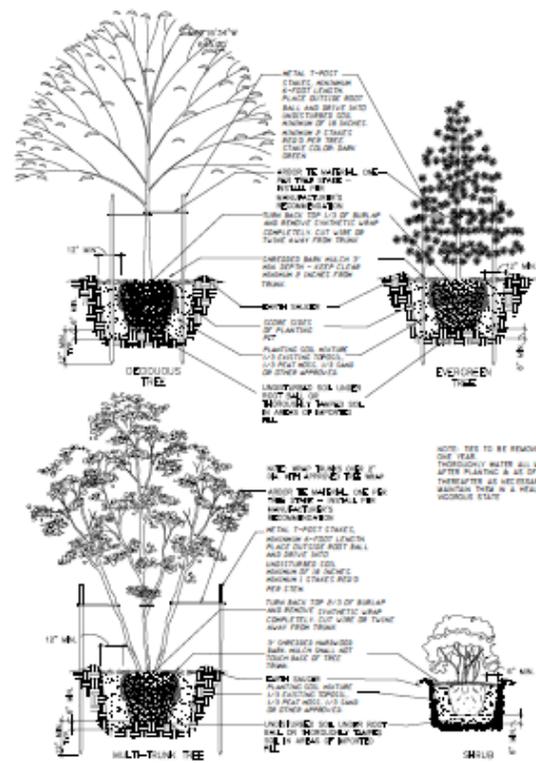
BENCHMARK
TOP NE COR. INLET
ELEV. 215.04



SITE DATA:
SITE AREA: 0.96 ACRES
PROPOSED Use:
BUILDING SIZE: 5225 S.F.
PARKING REQUIRED: 57 SPACES
PARKING PROVIDED: 57 (2 ADA ACCESSIBLE)

Symbol	Qty	Comments/Notes	Symbol	Qty	Comments/Notes
1	1	Proposed Building	2	1	Proposed Building
3	1	Proposed Building	4	1	Proposed Building
5	1	Proposed Building	6	1	Proposed Building
7	1	Proposed Building	8	1	Proposed Building
9	1	Proposed Building	10	1	Proposed Building
11	1	Proposed Building	12	1	Proposed Building
13	1	Proposed Building	14	1	Proposed Building
15	1	Proposed Building	16	1	Proposed Building
17	1	Proposed Building	18	1	Proposed Building
19	1	Proposed Building	20	1	Proposed Building
21	1	Proposed Building	22	1	Proposed Building
23	1	Proposed Building	24	1	Proposed Building
25	1	Proposed Building	26	1	Proposed Building
27	1	Proposed Building	28	1	Proposed Building
29	1	Proposed Building	30	1	Proposed Building
31	1	Proposed Building	32	1	Proposed Building
33	1	Proposed Building	34	1	Proposed Building
35	1	Proposed Building	36	1	Proposed Building
37	1	Proposed Building	38	1	Proposed Building
39	1	Proposed Building	40	1	Proposed Building
41	1	Proposed Building	42	1	Proposed Building
43	1	Proposed Building	44	1	Proposed Building
45	1	Proposed Building	46	1	Proposed Building
47	1	Proposed Building	48	1	Proposed Building
49	1	Proposed Building	50	1	Proposed Building
51	1	Proposed Building	52	1	Proposed Building
53	1	Proposed Building	54	1	Proposed Building
55	1	Proposed Building	56	1	Proposed Building
57	1	Proposed Building	58	1	Proposed Building
59	1	Proposed Building	60	1	Proposed Building
61	1	Proposed Building	62	1	Proposed Building
63	1	Proposed Building	64	1	Proposed Building
65	1	Proposed Building	66	1	Proposed Building
67	1	Proposed Building	68	1	Proposed Building
69	1	Proposed Building	70	1	Proposed Building
71	1	Proposed Building	72	1	Proposed Building
73	1	Proposed Building	74	1	Proposed Building
75	1	Proposed Building	76	1	Proposed Building
77	1	Proposed Building	78	1	Proposed Building
79	1	Proposed Building	80	1	Proposed Building
81	1	Proposed Building	82	1	Proposed Building
83	1	Proposed Building	84	1	Proposed Building
85	1	Proposed Building	86	1	Proposed Building
87	1	Proposed Building	88	1	Proposed Building
89	1	Proposed Building	90	1	Proposed Building
91	1	Proposed Building	92	1	Proposed Building
93	1	Proposed Building	94	1	Proposed Building
95	1	Proposed Building	96	1	Proposed Building
97	1	Proposed Building	98	1	Proposed Building
99	1	Proposed Building	100	1	Proposed Building

- GENERAL NOTES:**
1. A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF WEST MEMPHIS CONSTRUCTION INSPECTION OFFICE.
 2. ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEED, MULCH, FERTILIZED, AND/OR SOAKED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
 3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INSTALLATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED, WITHIN CONSTRUCTION PARAMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT.
 4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
 5. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED THICKNESS.
 6. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF CITY OF WEST MEMPHIS STANDARD CONSTRUCTION SPECIFICATIONS.
 7. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING, AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
 8. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CONSTRUCTION INSPECTION OFFICE IMMEDIATELY OF VARIATIONS FROM TO COMMENCEMENT OF WORK.
 9. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
 10. LOT DRAINAGE: FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION. FOR GRAVITY, THE FINISH GRADE MUST BEGIN AT LEAST 12 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM SLOPE AWAY FROM THE FOUNDATION SHALL BE TWO PERCENT (2%) IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT TWO PERCENT (2%) FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.



TYPICAL PLANTING DETAILS

Tree Type	Planting Depth	Soil Depth	Mulch Depth	Watering
Deciduous Tree	12" - 18"	12" - 18"	2" - 4"	Water 1-2 times per week
Evergreen Tree	12" - 18"	12" - 18"	2" - 4"	Water 1-2 times per week
Multi-Trunk Tree	12" - 18"	12" - 18"	2" - 4"	Water 1-2 times per week

LOCATION:
LOT 3, BLOCK 4, WHEELER SUBDIVISION 2000
EAST N. SERVICE ROAD WEST MEMPHIS,
ARKANSAS

SURVEY: TBM **DATE:** 6-2020 **BOOK:**

FOR SALE OR LEASE

COMING SOON

TWO LOTS
.85 UP TO 1.81 AC AVAILABLE



Google



BUC-EE'S





WEST MEMPHIS

ARKANSAS

@cityofwestmemphis   

Demographics

	<u>2025</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
 Population		7,037	25,368	36,913
 Households		3,117	10,489	14,921
 HH Income		\$56,700	\$61,963	\$73,380

Daily Traffic

I-40 70,436+

I-55 69,692+



Prime Development Opportunity at 2008 E. Service Rd, West Memphis, AR 72301!

Situated in the high-traffic corridor with 70,000+ cars daily, this property is a lucrative venture for the savvy investor. Enjoy close proximity to major highways I-40 and I-55, ensuring maximum visibility and exposure for any development.

The C-2 commercial zoning allows for versatile options. All essential connections such as gas, sewer, and utilities are readily available. In the thriving Crittenden County submarket, the demographics within a 5-mile radius boast a population of 36,691, with households earning an average income ranging from \$39,541 to \$63,675.

This is an unmissable chance to capitalize on a strategic location with immense potential.

2025	POPULATION	HOUSEHOLDS	AVG HH INCOME
10 MILES	130,768	59,158	\$79,804



The West Memphis and Memphis transportation corridor is a vital freight and passenger hub, anchored by the critical Mississippi River crossings of I-55 and I-40.

Key highlights include the ongoing \$900million+ replacement of the I-55 bridge (America's River Crossing/Kings' Crossing) to enhance safety, capacity, and seismic resilience, along with the Memphis Innovation Corridor project, which is introducing mConnect Bus Rapid Transit.



New Junior High School

New Library

Main Street



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