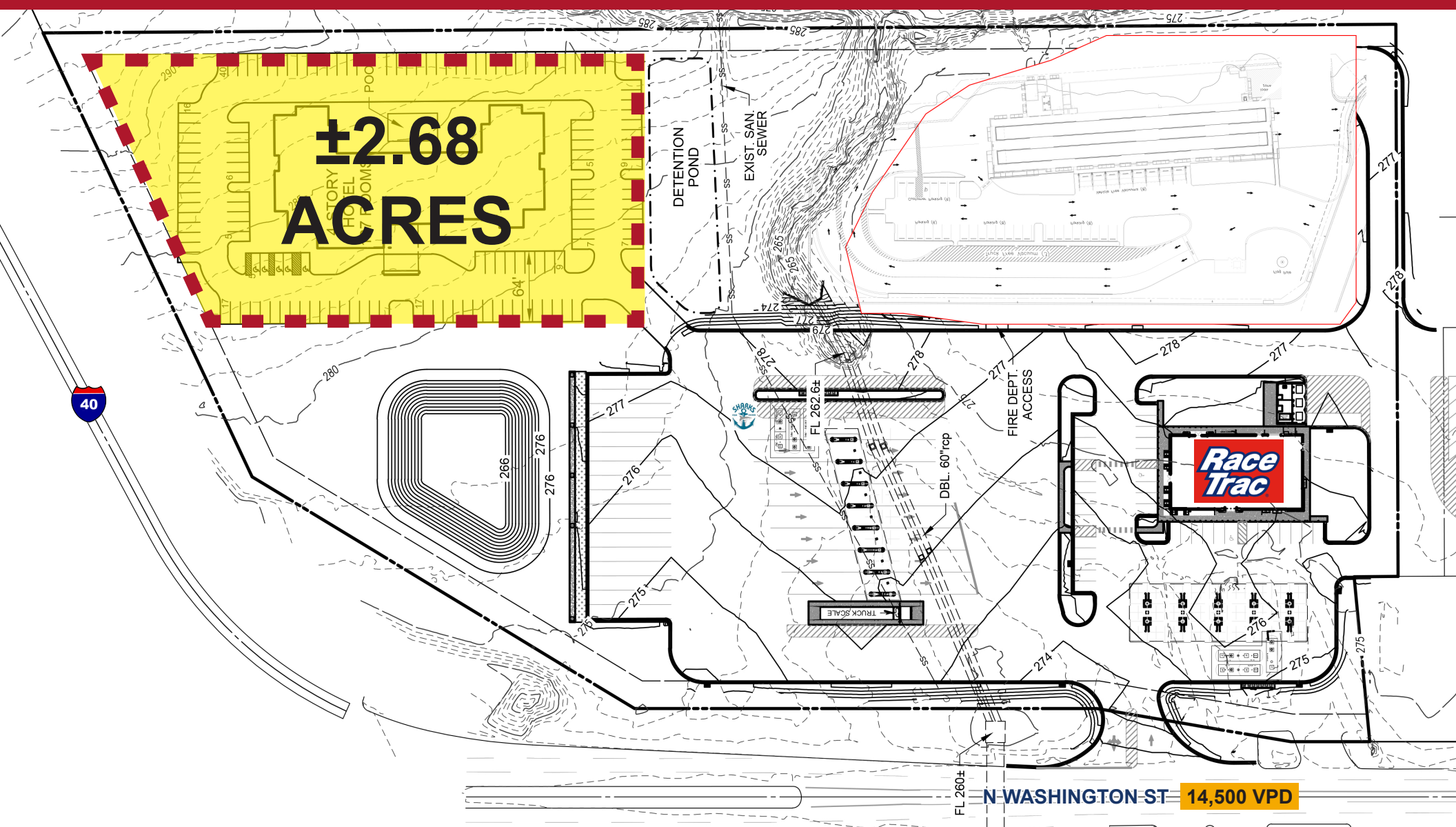


DEVELOPMENT OPPORTUNITY! COMMERCIAL LOT FOR SALE

±2.68 Acres | 2342 N. Washington St | Forrest City, AR 72335



KINDLEY WASSON

AGENT

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**KELLEY COMMERCIAL
PARTNERS**

DEVELOPMENT OPPORTUNITY! COMMERCIAL LOT FOR SALE

±2.68 Acres | 2342 N. Washington St | Forrest City, AR 72335

AVAILABLE

±2.68 Acres

PRICE

\$1,517,630

COMMENTS

- Prime Commercial Outparcel strategically positioned along I-40, one of the nation's busiest trucking corridors, carrying significant cross-country freight traffic
- Located adjacent to RaceTrac Truck Stop
- Exceptional visibility from I-40 & N. Washington Ave
- Ideal for hotel, multi-family or retail development
- Surrounded by a strong mix of national and local retailers

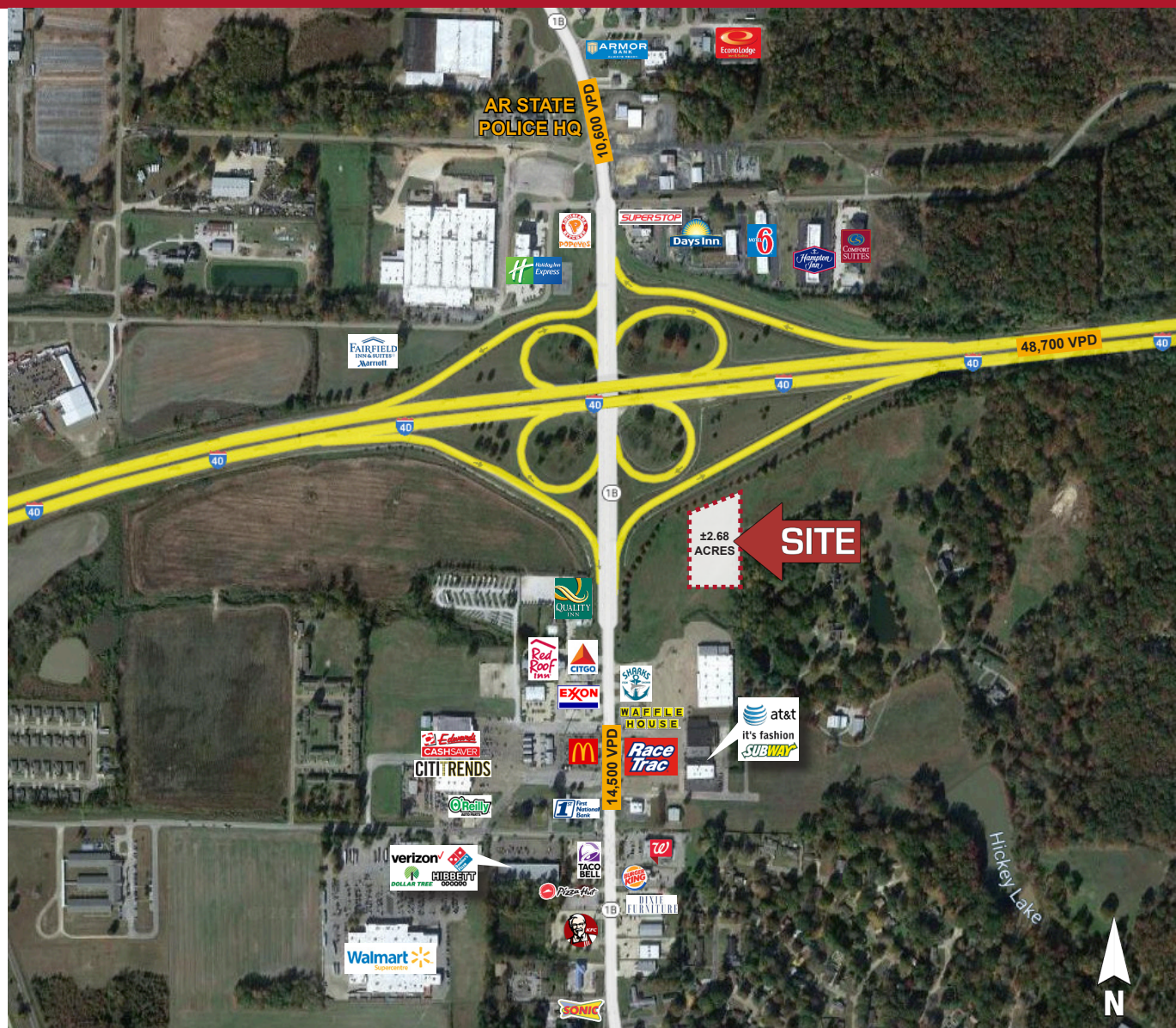
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,089	9,762	16,071	20,299
AVERAGE HH INCOME	\$62,540	\$57,252	62,318	\$62,472
TOTAL HH	6,473	34,189	62,118	134,239

TRAFFIC COUNTS

N. Washington St: 14,500 VPD

I-40: 48,700 VPD



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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.



KINDLEY WASSON
AGENT



NICK KELLEY
EXECUTIVE VICE PRESIDENT | PARTNER

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

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CHAINLINKS
RETAIL ADVISORS