



STEAK & MORE
**WESTERN
SIZZLIN**
RESTAURANT

65

HWY 65 S



PRICE IMPROVEMENT!

FOR SALE

**1.4 ACRES ± COMMERCIAL
DEVELOPMENT LAND**

📍 1518 HIGHWAY 65 S | CLINTON, AR

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

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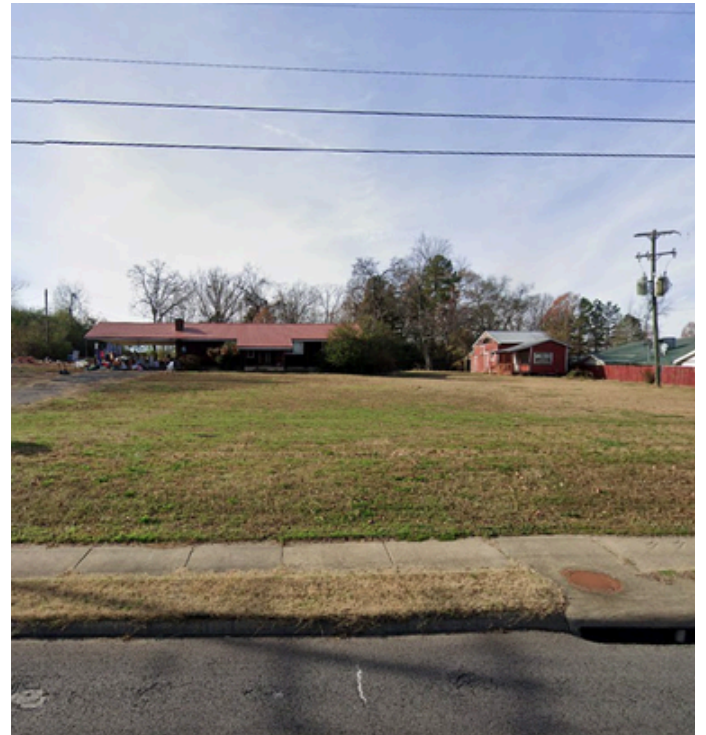


PROPERTY INFORMATION

This 1.4± acre property offers outstanding visibility and accessibility directly on Highway 65 S in Clinton, Arkansas. Zoned Highway Commercial, the site is ideally positioned within a high-traffic commercial development corridor, making it perfect for retail, restaurant, or service-oriented development.

The property measures approximately 200' x 300' and includes a 1,540± SF unoccupied residence. All utilities are on site, including septic sewer, city water, and natural gas. Located adjacent to Western Sizzlin Steakhouse and just up the highway from Walmart Supercenter, this property presents excellent potential for commercial use in a thriving area of Clinton.

- > **SALE PRICE** \$101,900
- > **LOT SIZE** 1.4 ACRES ±
- > **BUILDING SIZE** 1,540 SF ±
- > **ZONING** HWY COMMERCIAL
- > **UTILITIES** SEPTIC SEWER, CITY WATER & NATURAL GAS
- > **RE TAXES** \$759



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