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±0.72 ACRES OF LAND FOR SALE

1404 S Rock St, Sheridan, AR



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Property Understanding

OVERVIEW

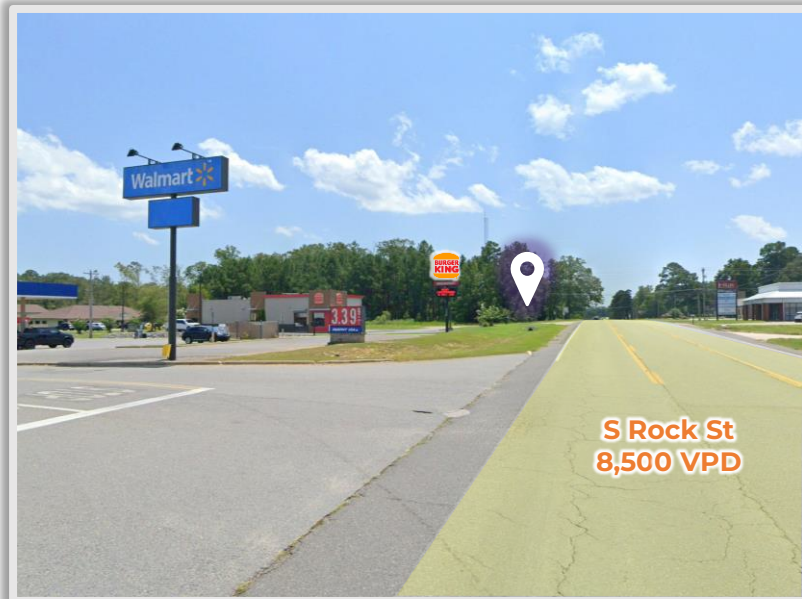
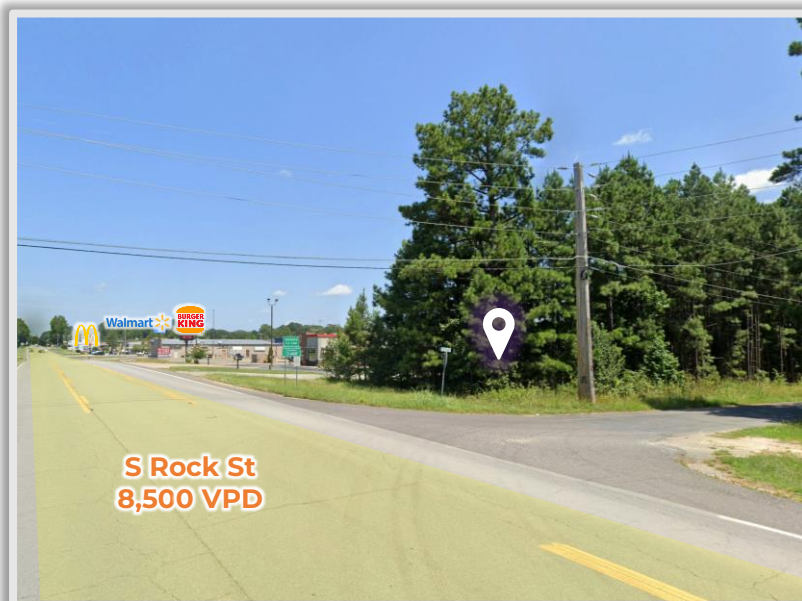
Offering	For Sale
Price	Call Agent
Address	1404 S Rock St
City/State	Sheridan, AR 72150
Property Type	Unimproved Land
Lot Size	±0.72 Acres (31,363 SF)
Zoning	C-1

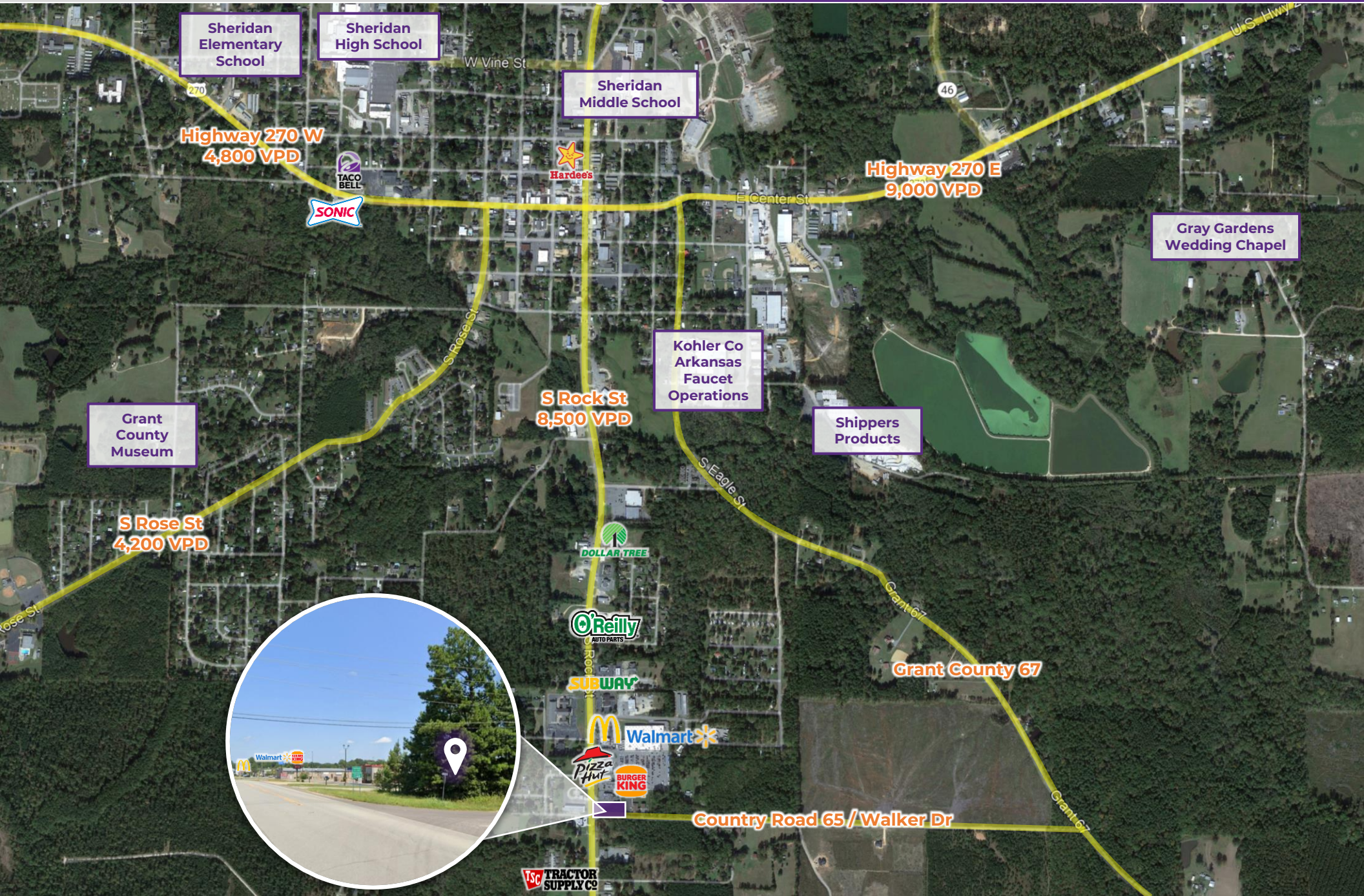
Traffic Counts

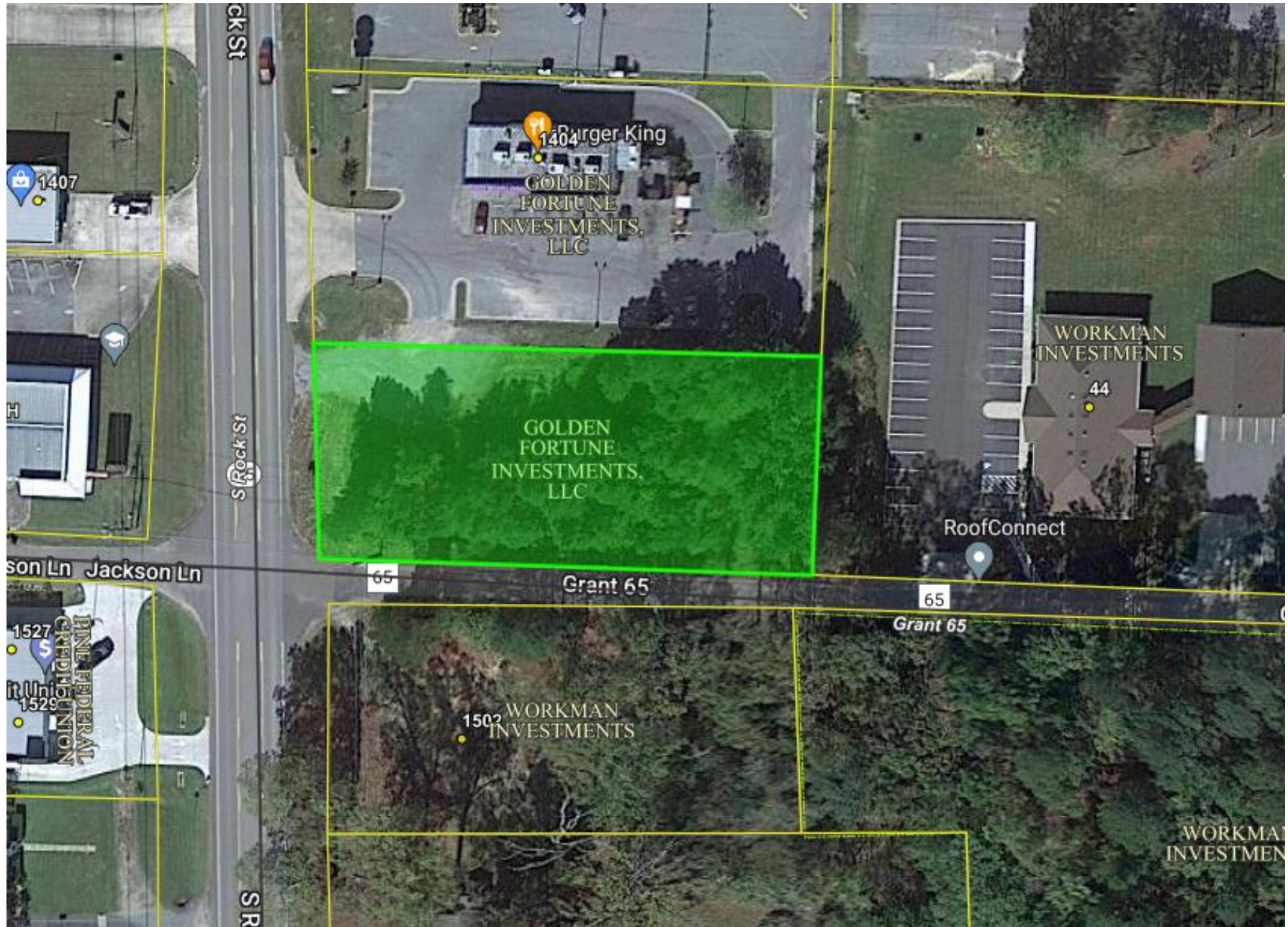
- S Rock St – 8,500 VPD
- Highway 167 N – 7,200 VPD
- S Rose St – 4,200 VPD
- Highway 270 E – 9,000 VPD
- Highway 270 W – 4,800 VPD

PROPERTY HIGHLIGHTS

- Strategic location with visibility on S Rock St – one of Sheridan's main arterials with 8,500 vehicles per day
- Conveniently accessible at the hard corner of S Rock St and Grant 65
- Less than 500 ft from Walmart Supercenter
- Flat developable site with C-1 zoning
- Near numerous national retailers, including but not limited to Walmart Supercenter, Burger King, Pizza Hut, McDonald's, Subway, and Dollar Tree, among others.







Sheridan, Arkansas



Sheridan, the county seat of Grant County, Arkansas, sits at the intersection of US Highways 167 and 270, approximately 30 miles south of Little Rock. Visitors to the city enjoy its welcoming, small-town hospitality, vast Civil War history, and the natural beauty of towering pines, dense forests and the scenic Saline River. Recent censuses indicate a population boom in Sheridan, with the city experiencing a 49% growth in population between 1990 and 2010.

Timber is a key economic driver in Sheridan, and its heritage is honored with the annual Timberfest celebration and the nationally recognized Arkansas State Lumberjack Competition. The city is also home to the \$153 million-asset peoples Bank of Sheridan. In development news, Baptist Health Family Clinic-Sheridan opened its doors in [March 2024](#). In [2020](#), the Sheridan School District received incentive checks totaling \$148,000 from the Entergy Arkansas Entergy Solutions Program. In other notable news, Sheridan-based Hayden Group Inc. has become a [leading producer](#) of sand. The family-owned company produces sand tailor-made for use in golf course bunkers around the nation, including for courses designed by Tiger Woods.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	6,659	8,100	12,551
Households	2,647	3,211	4,971
Average Age	40.5	40.7	41.3
Average Household Income	\$71,923	\$77,463	\$79,915
Businesses	254	277	320

**Demographic details based on property location*

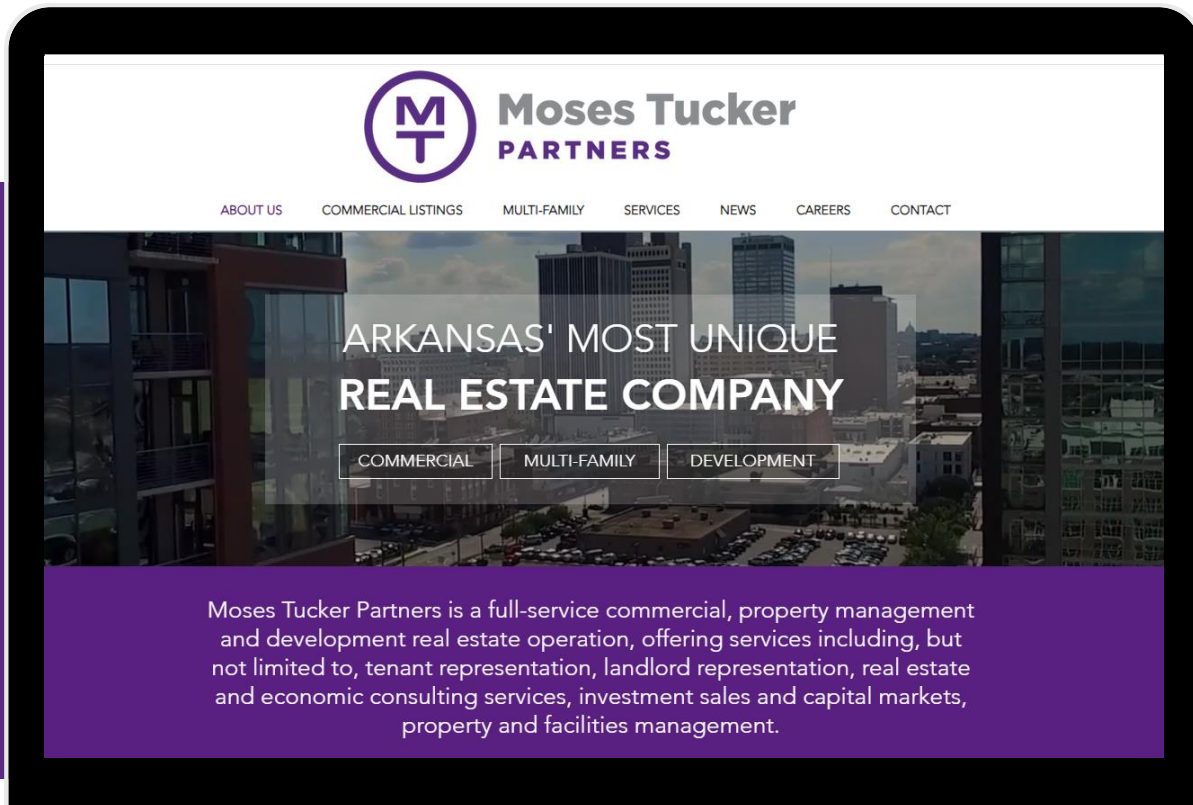
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