



# HIGHWAY 321 COMMERCIAL LAND ZONED C-2

141 Bill Foster Memorial Highway Cabot, AR 72023



It's about  
**KIDS**  
Cabot Public Schools  
High School



TSC  
**TRACTOR  
SUPPLY CO.**



**PURPLE ONION**

**Walmart** Marketplace

**FAMILY DOLLAR**

**Kum & Go**

**SUBWAY**



It's about  
**KIDS**  
Cabot Public Schools  
Middle School South

It's about  
**KIDS**  
Cabot Public Schools  
Junior High South

It's about  
**KIDS**  
Cabot Public Schools  
Southside Elementary

**Casey's**

**DOLLAR GENERAL**



**FAB&T**



**Subject  
Property**

**ExxonMobil**

# PROPERTY SUMMARY

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Offering Price	\$435,000.00
Lot Size (acres)	1.00
Parcel ID	724-00114-000
Zoning Type	C-2
County	Lonoke
Frontage	200.00 Ft
Coordinates	34.937080,-92.012385
Traffic Count	+/- 16,500 VPD

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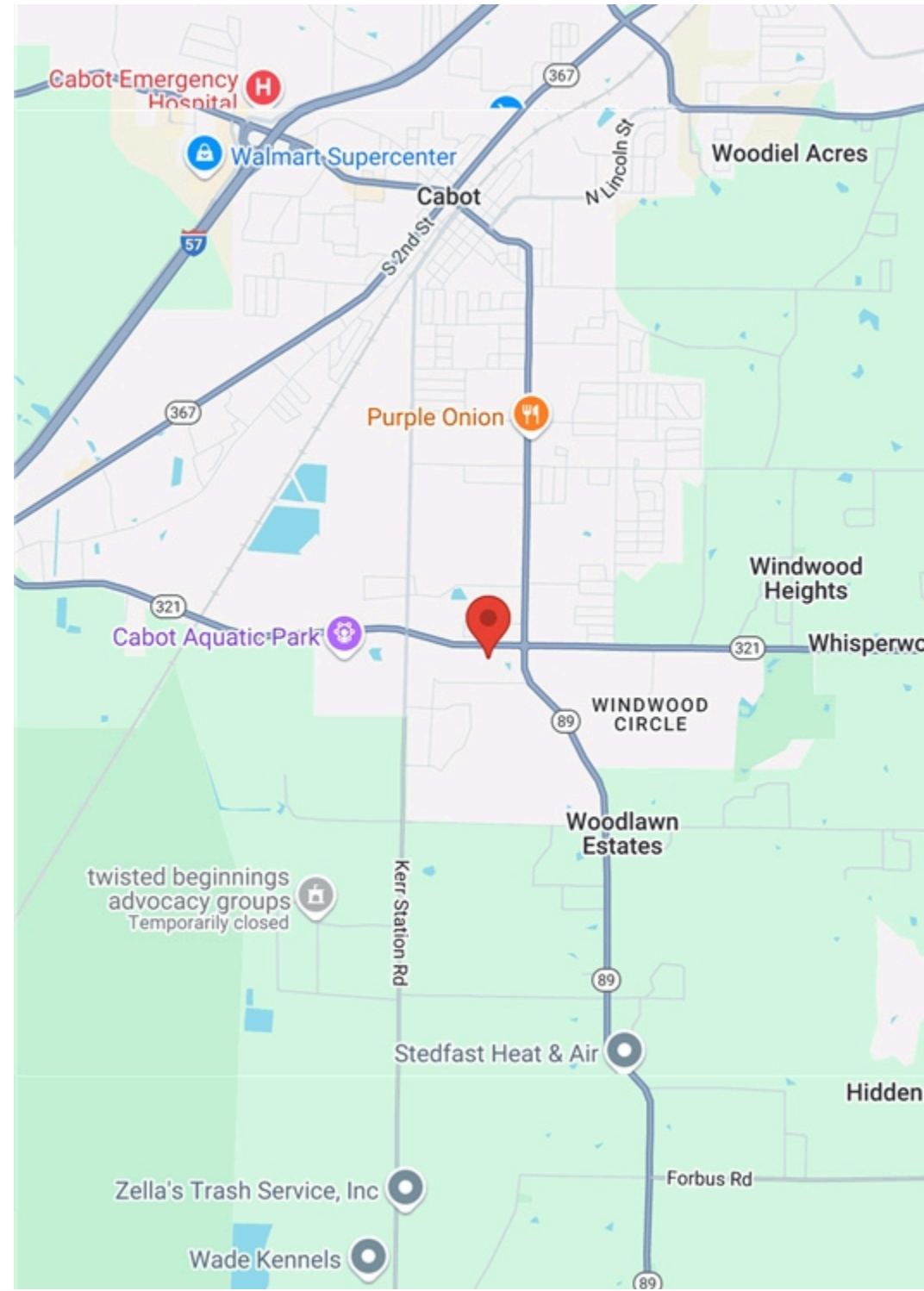
# INVESTMENT SUMMARY

00 Bill Foster Memorial Highway offers an investor or developer the opportunity to own property close to arguably one of the best intersections in the Cabot area! Situated just West of the intersection of State Highway 321 and State Highway 89, the 1.00 acre site is ideal for multiple uses. The site is zoned C-2 and could be used for anything from retail, restaurant, office, grocery store or entertainment development. With this entire parcel boasting 22.85 acres in totality of C-2 zoned land that could be purchased, the possibilities really are endless! Caseys General Store, Dollar General, FAB&T, Exxon, Pride 1 Stop, Grinds Coffee, Walmart Neighborhood Market, Lost Pizza, Family Dollar Cabot Aquatic Park, , Subway all w/ in approx 1 mile of this site.



# INVESTMENT HIGHLIGHTS

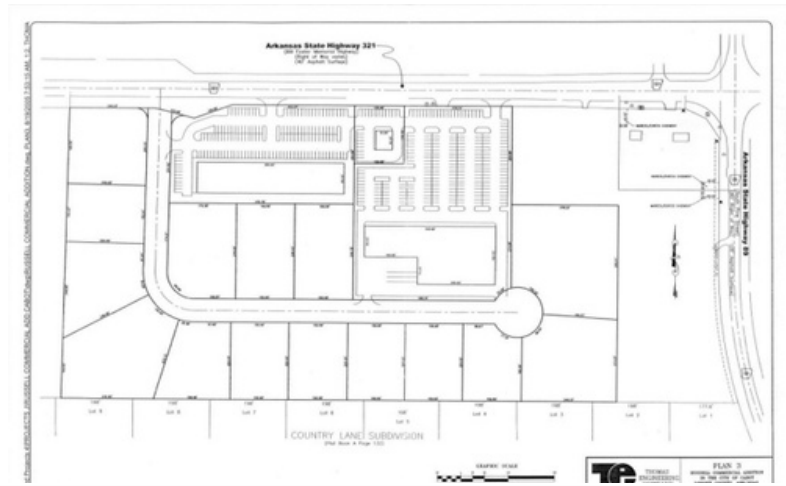
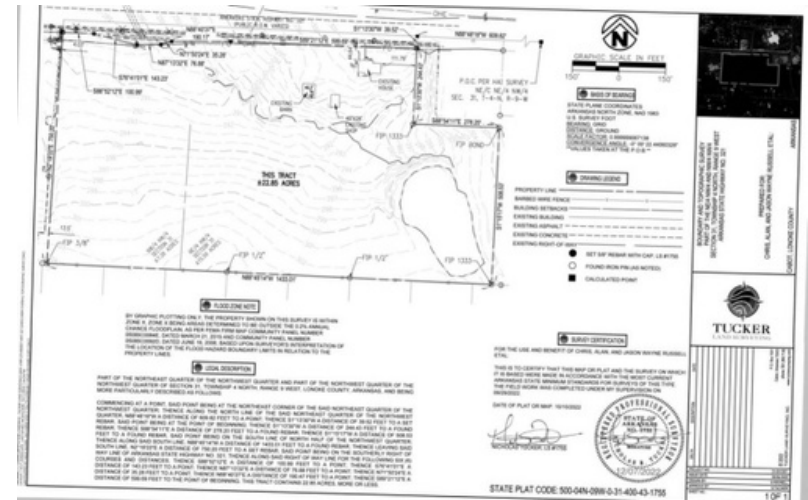
- Mix of national and local tenants.
- Signage opportunities visible along a high-traffic street that is a hub for local and national chain restaurants such as Lost Pizza, Grinds Coffee, Morinas Italian, Subway, Pea Farm Bistro, Purple Onion and more.
- Property is strategically located in Cabot with direct frontage on Bill Foster Memorial Hwy/State Highway 321. The opportunity is being offered for \$435,000.00 for one acre, with up to 22.85 total acres available to purchase .
- 15,000 - 18,000 VPD on State Highway 321 in this area
- Opportunity for development of multiple kinds in the growing and popular south side of Cabot!





# LOCATION HIGHLIGHTS

- One of the fastest growing cities in Arkansas.
- Located on Bill Foster Memorial Hwy Cabot, Ar 72023, a major thoroughfare and premier location in the submarket.
- Major local employers include: Cabot Public School District, Pinnacle Structures, Remington Arms, Wal-Mart Stores, and more.
- Dense Residential Neighborhoods.
- Located in an established commercial corridor that boasts well-known brands such as Wal-Mart, Dollar General, Family Dollar, Tractor Supply Company, Atwoods, and more.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- The site also benefits from its positioning in an extremely dense and growing residential area.



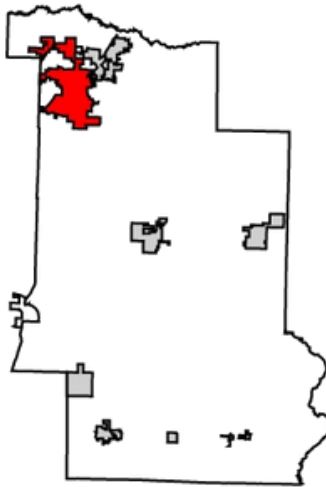
# ABOUT CABOT

Cabot is the largest city in Lonoke County, Arkansas, United States. As of the 2023 census, the population of the city was 27,190, and in 2019 the population was an estimated 26,352, ranking it as the state's 19th largest city, behind Jacksonville. It is part of the Little Rock-North Little Rock-Conway metropolitan area. Cabot also boasts one the largest school district by enrollment in the state of Arkansas.



# CABOT

IT'S ALL HERE



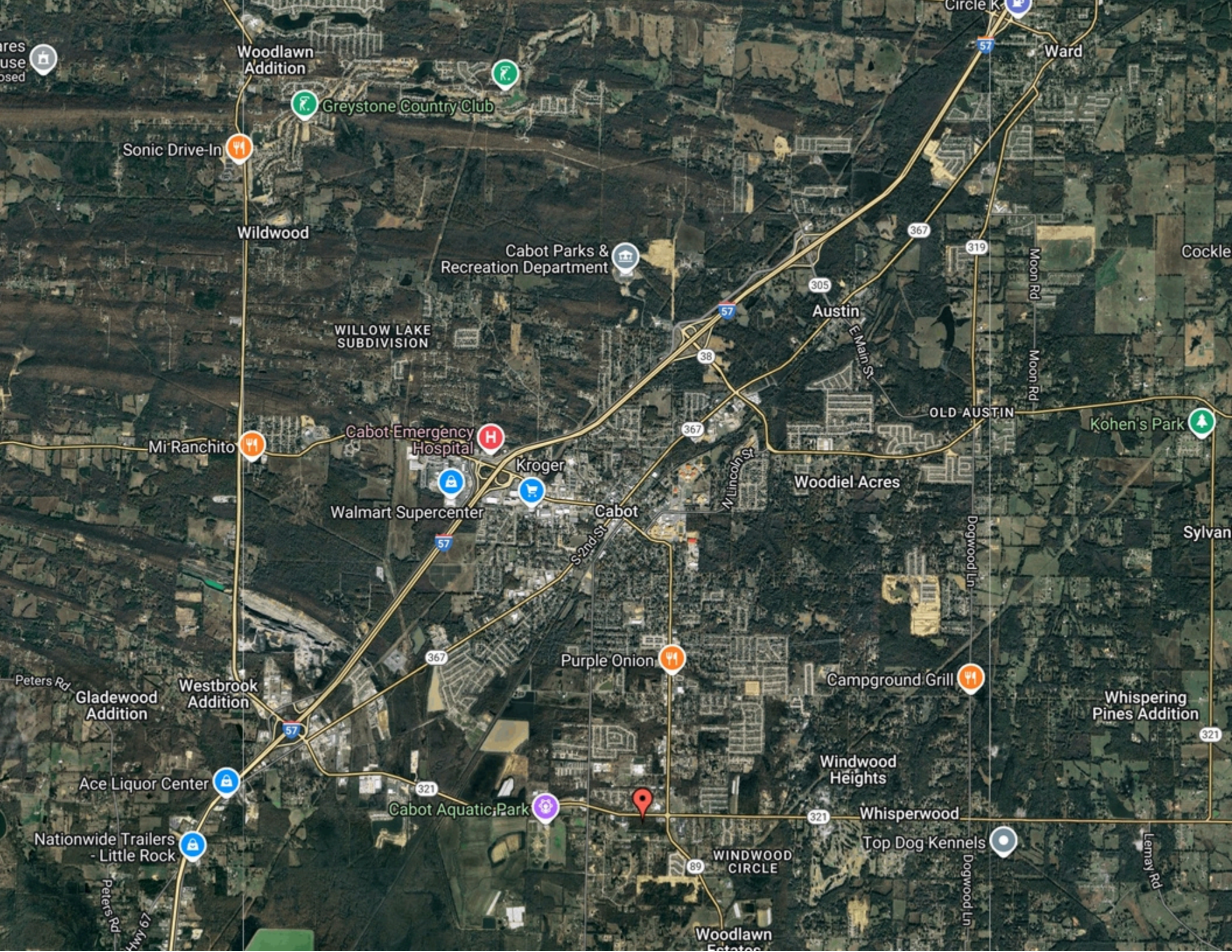
## CITY OF CABOT

### AREA

CITY	20.8 SQ MI
LAND	20.7 SQ MI
WATER	0.1 SQ MI
ELEVATION	299 FT

### POPULATION

POPULATION	27,190
DENSITY	1,284.58 SQ MI





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