



VACANT FILLING STATION AT FOOT OF I-30 ON/OFF RAMP

490 CANEY RD

ARKADELPHIA, AR 71923



VACANT FILLING STATION AT
FOOT OF I-30 ON/OFF RAMP

490 CANEY RD
ARKADELPHIA, AR 71923

EXCLUSIVELY PRESENTED BY:

**DANIEL MARTIN
CORCORAN**

Broker

Mobile: 3104359106
dmcor@msn.com
License #: 01787829

BRIAN BROCKMAN

Broker of Record

Direct: 513-898-1551 x 1105
bor@bangrealty.com
License #: PB00082359

**Corcoran Group of California,
Inc.**

P.O. Box 296
Twin Peaks, CA 92391
Office: 3104359106
Daniel Martin Corcoran



Parking lot surface AI edited

PROPERTY SUMMARY

Offering Price	\$2,499,000.00
Building SqFt	3,360 SqFt
Year Built	2013 / 2025
Lot Size (acres)	6.18
Parcel ID	046-00139-001
Zoning Type	Commercial
Number of Pumps	5
Diesel Tanks	10,000 x 2
Gasoline Tanks	10,000 & 4,000



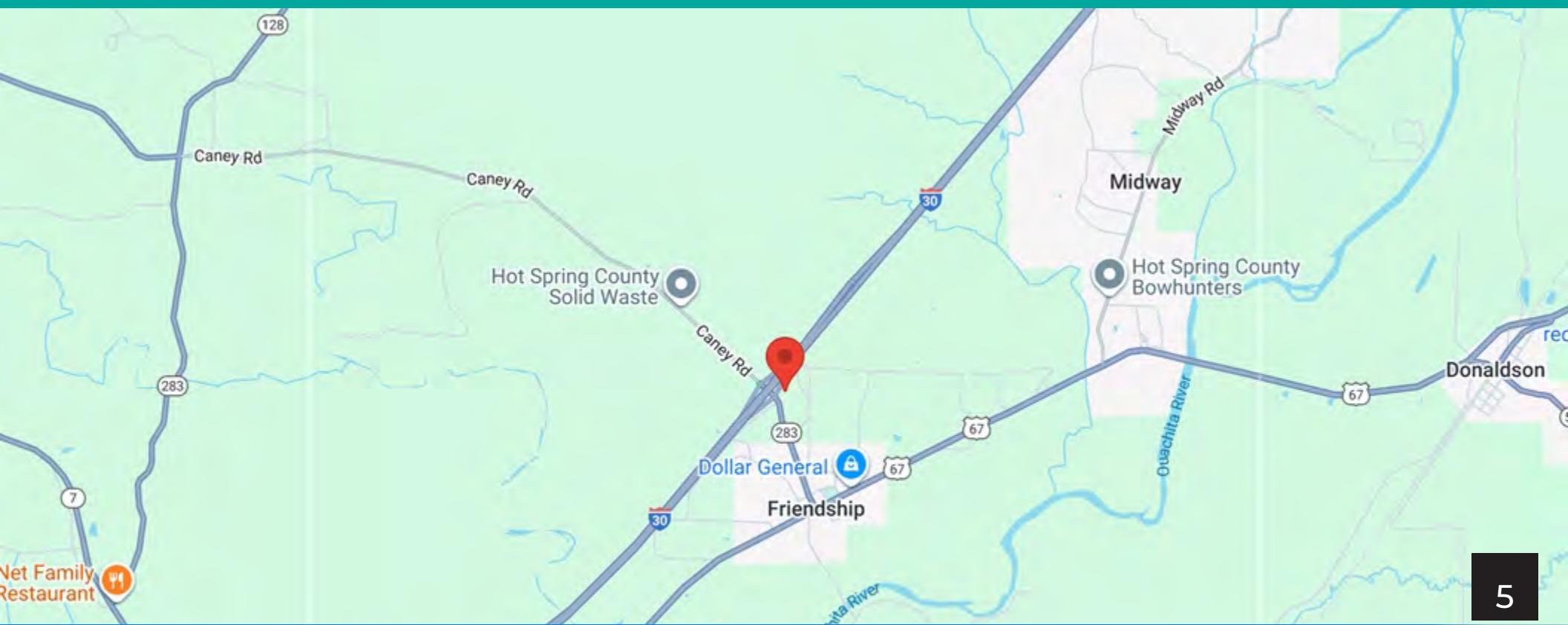
INVESTMENT SUMMARY

Corcoran Group of California, Inc. exclusive representative of the owners, is pleased to offer for sale this vacant filling station at foot of I-30 on/off ramp. Perfect for an owner-user or investor. The subject property sits on 6.18 acres, was built in 2013 and remodeled with new parking lot surface, partially built kitchen and other interior improvements in 2024/25. This site did not close as the results of anything specific to this site. It closed because the prior operator, Mountain Express Oil, with over 300 locations, was liquidated in bankruptcy. It is an excellent site, visible from I-30 with over 38,000 cars per day. Huge 6.18-acre lot provides potential for expansion. Five pumps and four tanks: Two diesel tanks at 10,000 gallons each and two gasoline tanks on 10,000 gallons and one 4,000 gallons.



INVESTMENT HIGHLIGHTS

- Huge 6.18 acre lot with room for expansion
- New parking lot surface and remodeled building in 2024/25
- Visible from Interstate I- 30 with over 38,000 cars per day
- At foot of on/off ramps to I-30
- Site is vacant because of nothing specific to this good site. It is vacant because the prior operator with over 300 stations, went bankrupt
- Used extensively in the past as a truck stop
- Partially constructed new kitchen/restaurant



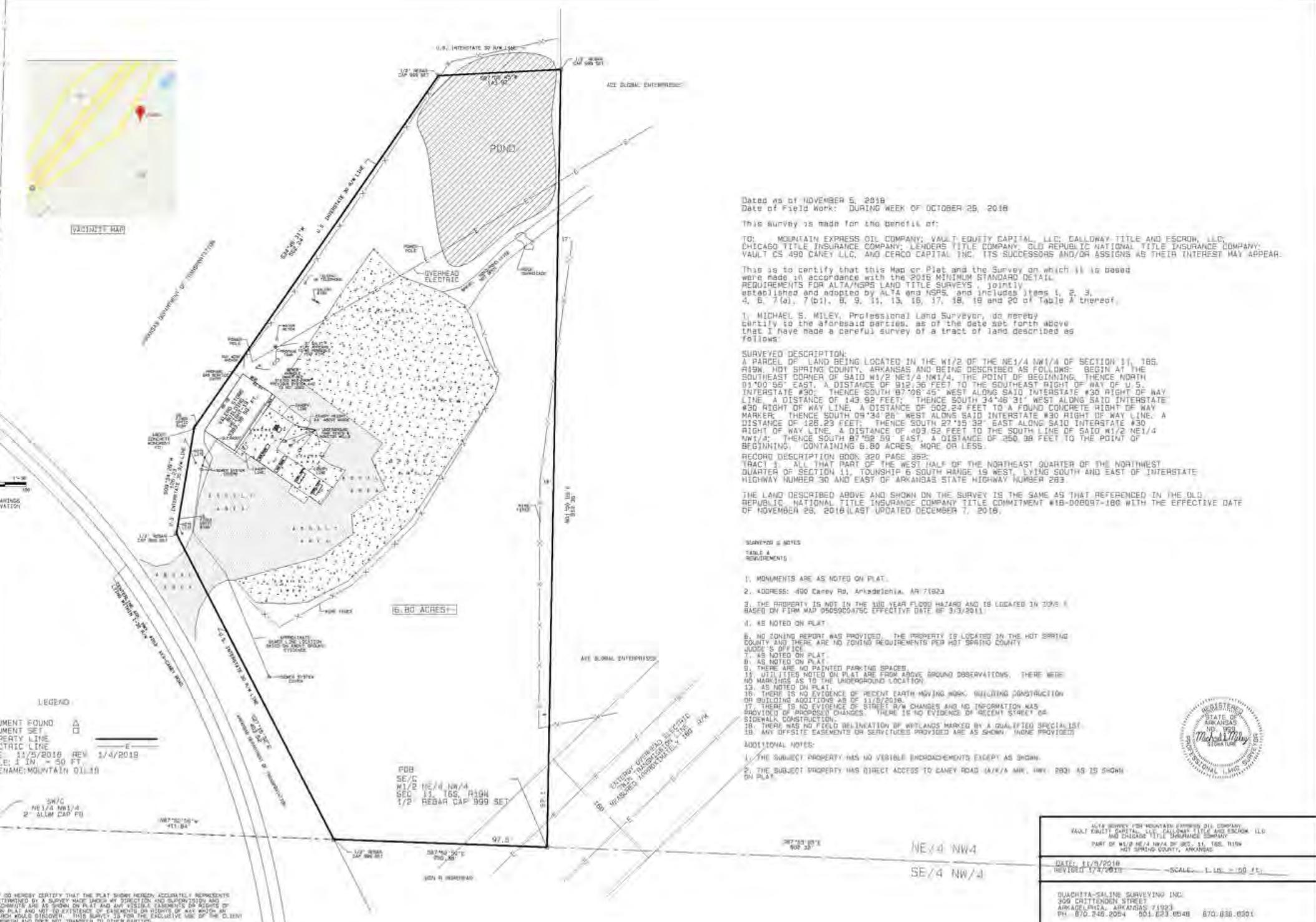


LOCATION HIGHLIGHTS

- Visible from Interstate I- 30 with over 38,000 cars per day
- At foot of on/off ramps to I-30
- New parking lot surface and remodeled building in 2024/25
- Huge 6.18 acre lot with room for expansion
- Used extensively in the past as a truck stop
- Partially constructed new kitchen/restaurant







DEMOGRAPHICS

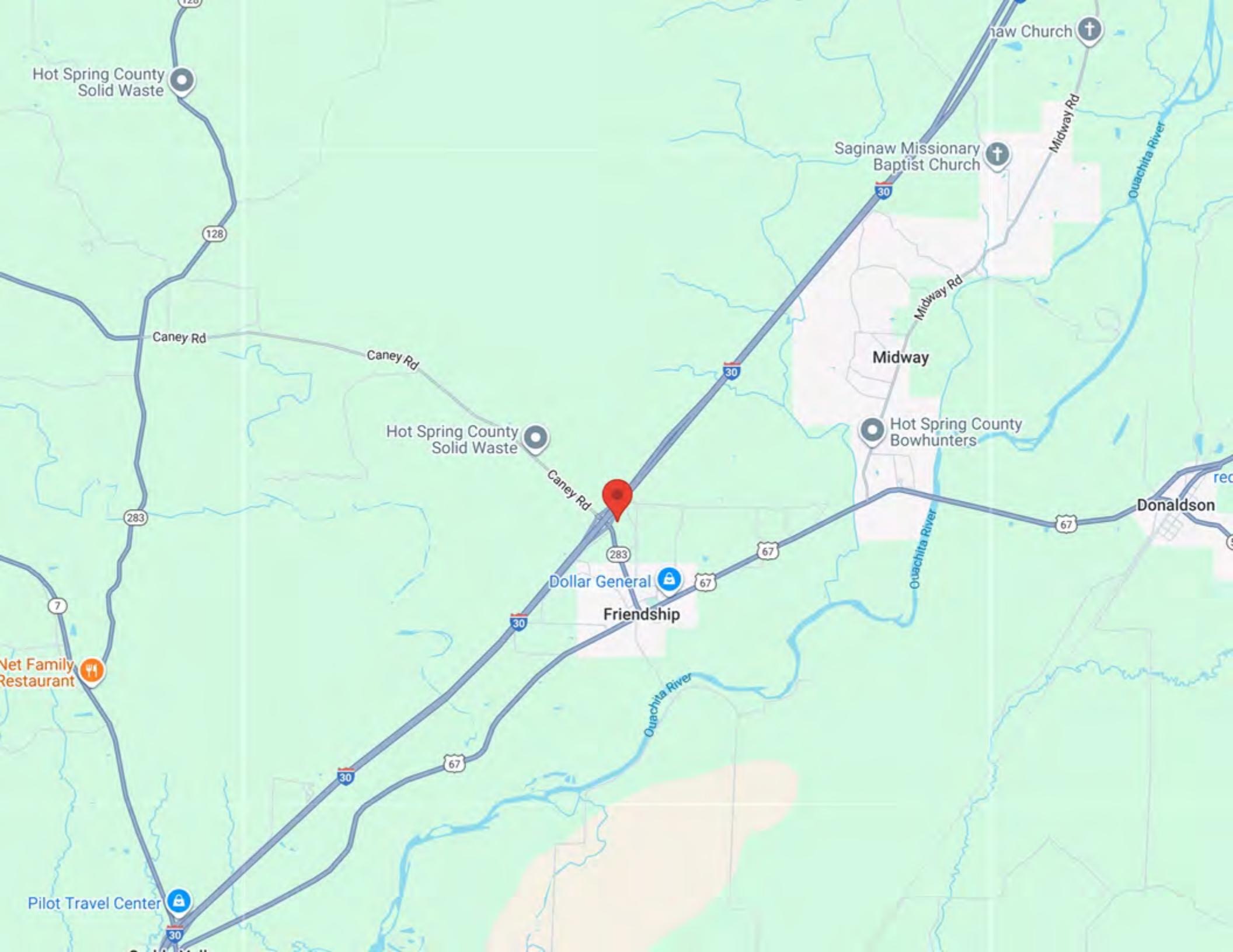
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	328	959	2,250
2010 Population	355	1,035	2,360
2025 Population	313	929	2,162
2030 Population	308	913	2,127
2025-2030 Growth Rate	-0.32 %	-0.35 %	-0.33 %
2025 Daytime Population	231	737	1,664



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	5	15	66
\$15000-24999	11	30	62
\$25000-34999	9	25	57
\$35000-49999	8	23	64
\$50000-74999	29	80	171
\$75000-99999	33	90	188
\$100000-149999	15	43	137
\$150000-199999	15	40	76
\$200000 or greater	7	18	34
Median HH Income	\$ 76,234	\$ 76,847	\$ 75,621
Average HH Income	\$ 91,053	\$ 91,004	\$ 86,101

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	132	363	839
2010 Total Households	148	407	920
2025 Total Households	133	363	855
2030 Total Households	133	362	853
2025 Average Household Size	2.35	2.56	2.5
2025 Owner Occupied Housing	116	317	712
2030 Owner Occupied Housing	116	315	711
2025 Renter Occupied Housing	17	46	143
2030 Renter Occupied Housing	17	47	142
2025 Vacant Housing	17	61	185
2025 Total Housing	150	424	1,040





EXCLUSIVELY PRESENTED BY:

DANIEL MARTIN CORCORAN

Broker

Mobile: 3104359106

dmcor@msn.com

License #: 01787829

BRIAN BROCKMAN

Broker of Record

Direct: 513-898-1551 x 1105

bor@bangrealty.com

License #: PB00082359

Corcoran Group of California, Inc.

P.O. Box 296
Twin Peaks, CA 92391

Office: 3104359106
Daniel Martin Corcoran

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CORCORAN GROUP OF CALIFORNIA, INC. and it should not be made available to any other person or entity without the written consent of CORCORAN GROUP OF CALIFORNIA, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CORCORAN GROUP OF CALIFORNIA, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CORCORAN GROUP OF CALIFORNIA, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, CORCORAN GROUP OF CALIFORNIA, INC. has not verified, and will not verify, any of the information contained herein, nor has CORCORAN GROUP OF CALIFORNIA, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CORCORAN GROUP OF CALIFORNIA, INC. ADVISOR
FOR MORE DETAILS.**