

FOR SALE

202 HIGHWAY 75 N

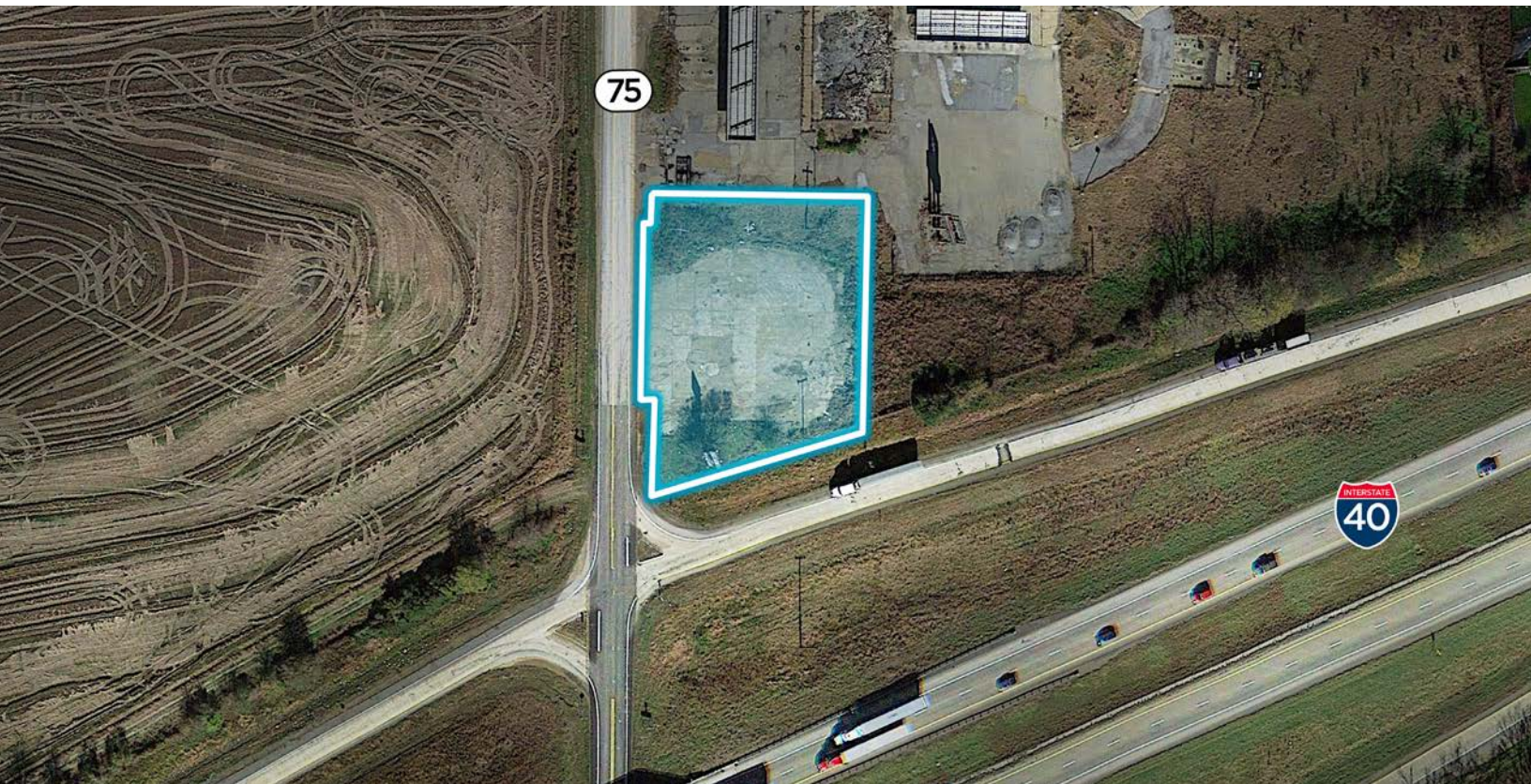
Heth, AR 72346



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS



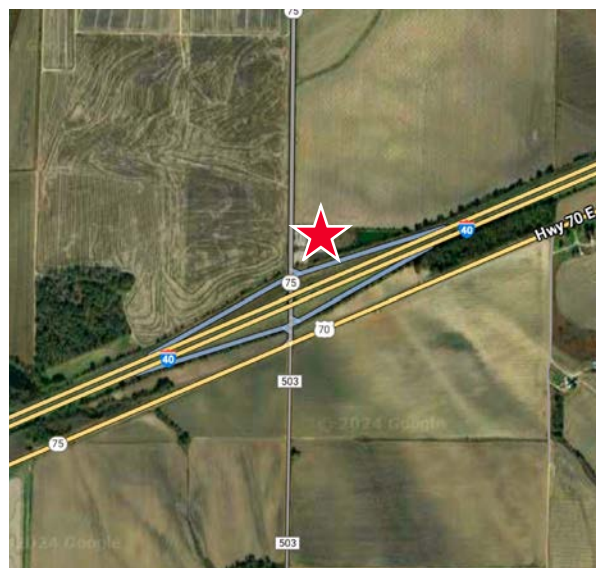
PROPERTY HIGHLIGHTS

Excellent C-Store opportunity at Exit 256 on I-40. Great interstate visibility and access.

PROPERTY SPECS

BUILDING SF	N/A
LAND SF	31,363
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	30,000 VPD

SIGNAGE TYPE	Interstate Pole
3-MILE (POP.)	8
5-MILE (POP.)	157
MED. INCOME	\$29,751
PRICE	\$450,000



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LEGAL INFORMATION

TAX PARCEL ID	0001-07295-0000
2022 RE TAXES	\$44.93
ZONING	Commercial

SITE PLAN



OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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