

**Commercial Office, Large Lot, Horseshoe Bend,  
Arkansas**  
404 Market Street  
Horseshoe Bend, AR 72512

**\$69,900**  
0.500± Acres  
Izard County



**Commercial Office, Large Lot, Horseshoe Bend, Arkansas**  
**Horseshoe Bend, AR / IZARD County**

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**SUMMARY**

**Address**

404 Market Street

**City, State Zip**

Horseshoe Bend, AR 72512

**County**

Izard County

**Type**

Commercial

**Latitude / Longitude**

36.218957 / -91.75603

**Taxes (Annually)**

710

**Acreage**

0.500

**Price**

\$69,900

**Property Website**

<https://www.mossyoakproperties.com/property/commercial-office-large-lot-horseshoe-bend-arkansas-izard-arkansas/80028/>



## Commercial Office, Large Lot, Horseshoe Bend, Arkansas

### Horseshoe Bend, AR / Izard County

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#### **PROPERTY DESCRIPTION**

##### **Prime Commercial Opportunity in Growing Horseshoe Bend, Arkansas!**

If you've been looking to expand your business into a small-town setting with **big potential**, this is your chance. **Horseshoe Bend, Arkansas** is a charming, growing community surrounded by natural beauty and located in the heart of the Ozarks. Known for its lakes, rivers, and welcoming residents, it's quickly becoming a sought-after destination for both tourists and new residents.

Mossy Oak Properties Selling Arkansas is proud to bring you this **commercial brick office building**, offering approximately **1,300 sq ft** and sitting on **just over half an acre**. It boasts **high visibility from the main highway** that runs through town, making it an ideal spot for a **medical clinic, insurance office, resale shop, boutique, or professional service center**.

##### **Key Features:**

- Brick exterior with **large front windows** for natural light and display
- **Plenty of parking** out front
- **Room to expand** on the backside
- **Great visibility** from the highway

##### **Conveniently Located Near:**

- **Melbourne** – just 20 minutes away
- **Ash Flat** – approx. 25 minutes
- **Salem** – about 30 minutes
- **Batesville** – roughly 45 minutes
- **Mountain Home** – just over an hour

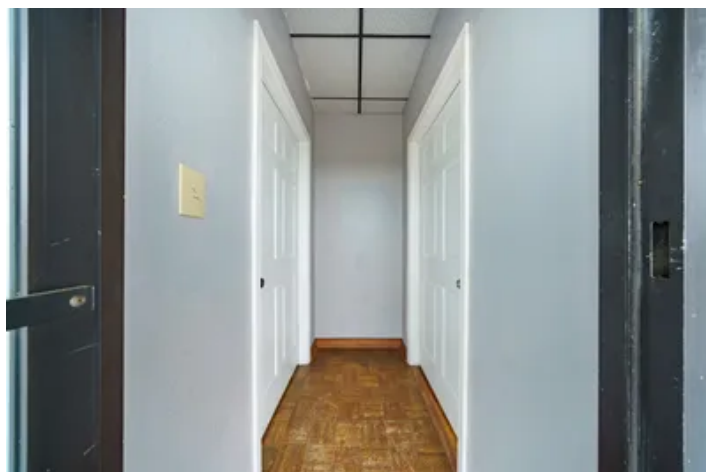
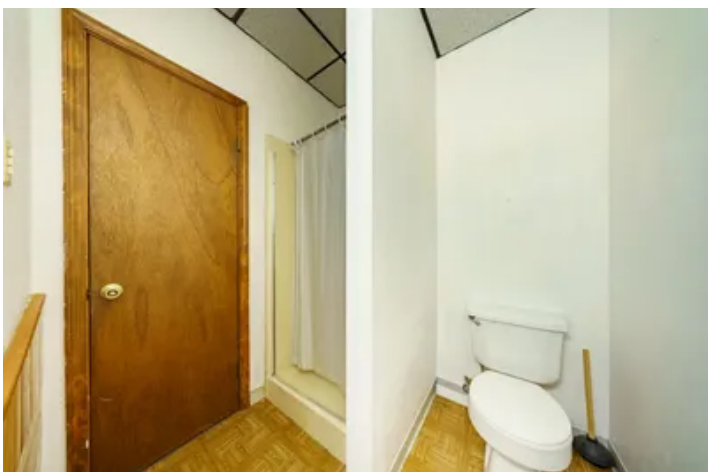
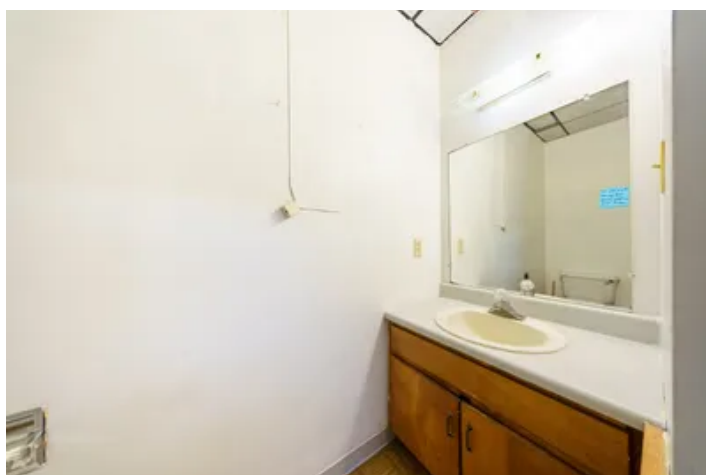
This property offers the perfect blend of **quiet setting** and **strategic access** to nearby towns, all while being part of a **welcoming, growing community**. Horseshoe Bend is home to several lakes, a golf course, and outdoor recreation that draws visitors year-round—making it a great place to live, work, and invest.

For more info or to schedule a showing, contact **Mossy Oak Properties Selling Arkansas** at [870-495-2123](tel:870-495-2123) or reach out to **Pamela Welch** at [870-897-0700](tel:870-897-0700).

**Equal Housing Opportunity**



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Horseshoe Bend, AR / Izard County



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**Horseshoe Bend, AR / IZARD COUNTY**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Pamela Welch

## Mobile

(870) 897-0700

## Office

(870) 495-2123

## Email

pwelch@mossyoakproperties.com

**Address**

8111 N. St. Louis

## City / State / Zip

## NOTES

[illegible]

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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Selling Arkansas**

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