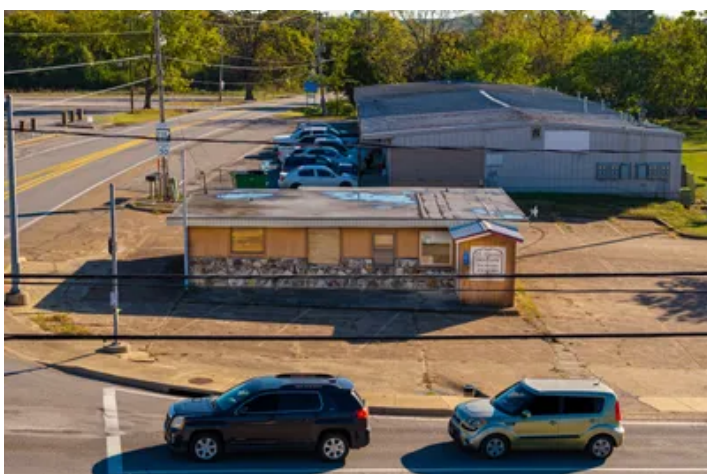


Commercial Corner Lot in Cave City, Arkansas with building on it
102 S Main
Cave City, AR 72521

\$149,900
0.300± Acres
Sharp County



Commercial Corner Lot in Cave City, Arkansas with building on it Cave City, AR / Sharp County

SUMMARY

Address

102 S Main

City, State Zip

Cave City, AR 72521

County

Sharp County

Type

Commercial

Latitude / Longitude

35.941535 / -91.548044

Taxes (Annually)

709

Acreage

0.300

Price

\$149,900

Property Website

<https://www.mossyoakproperties.com/property/commercial-corner-lot-in-cave-city-arkansas-with-building-on-it-sharp-arkansas/93057/>



Commercial Corner Lot in Cave City, Arkansas with building on it Cave City, AR / Sharp County

PROPERTY DESCRIPTION

Prime Commercial Corner Lot on Highway 167 & Highway 230 – Cave City, Arkansas

Incredible visibility • High-traffic location • Endless commercial potential

If you're looking for a **high-visibility commercial location in the heart of Cave City, Arkansas**, this property is a rare find! Situated on the **corner of Main Street (Highway 167) and Highway 230**, right at the **stoplight**, this lot offers maximum exposure and accessibility for any type of business.

This **corner lot** is approximately **115 feet deep** on both sides and features about **100 feet of frontage** along each highway—giving you dual access and unbeatable visibility. **Highway 167** is the **main north-south corridor through Cave City**, connecting **Little Rock to Batesville, Cave City, Hardy, and up to Missouri**. Thousands of vehicles pass this intersection daily, making it one of the **most valuable commercial locations in Sharp County**.

Property Details

- **Address:** Prime corner lot at Hwy 167 & Hwy 230, Cave City, AR
- **Lot Size:** Approx. 0.30 acres (±)
- **Frontage:** ~100 ft on Hwy 167 and ~100 ft on Hwy 230
- **Current Structure:** 1,048 sq ft building on site — ideal for renovation or teardown
- **Zoning:** Commercial
- **Utilities:** Entergy, Cave City Water, Fiber Internet
- **Price:** \$149,900

The **existing 1,048 sq ft building** offers renovation potential for those who want to update and reuse the space—it's solid, just needs a facelift to fit your vision. However, this location also lends itself perfectly to **new construction**. Imagine a **drive-thru restaurant, coffee shop, gun shop, pharmacy, or small retail store**—the options are truly limitless. The **corner access, flat terrain, and multiple entry points** make it ideal for easy customer flow and delivery access.

Why Highway 167 Matters

Highway 167 is one of **Arkansas's most important travel and commerce routes**, stretching from **Bald Knob (off I-40)** all the way north to **Mountain Home** and into **southern Missouri**. Anyone traveling from **Little Rock or Batesville to northern Arkansas towns** passes directly through Cave City. Businesses along this route enjoy **consistent year-round traffic**, including **local residents, commuters, and tourists** headed to the Ozarks.

With Cave City continuing to grow—welcoming new businesses, housing developments, and travelers every year—this property sits in the middle of that momentum. The combination of **corner access, daily traffic, and unmatched visibility** makes it a strategic investment for anyone ready to establish or expand a business in a thriving small town.

Proudly Listed with Mossy Oak Properties Selling Arkansas

Office: [870-495-2123](tel:870-495-2123)

Listing Agent: Pamela Welch – [870-897-0700](tel:870-897-0700)

Equal Housing Opportunity. www.WeSellArkansas.com.

Commercial Corner Lot in Cave City, Arkansas with building on it
Cave City, AR / Sharp County



Commercial Corner Lot in Cave City, Arkansas with building on it
Cave City, AR / Sharp County

LISTING REPRESENTATIVE

For more information contact:



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Address

8111 N. St. Louis

City / State / Zip

NOTES

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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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