

Mansfield Commercial Lots
TBD U.S. Highway 71
Mansfield, AR 72944

\$150,000
4± Acres
Scott County



Mansfield Commercial Lots
Mansfield, AR / Scott County

SUMMARY

Address

TBD U.S. Highway 71

City, State Zip

Mansfield, AR 72944

County

Scott County

Type

Commercial

Latitude / Longitude

35.066951 / -94.22868

Acreage

4

Price

\$150,000

Property Website

<https://www.mossyoakproperties.com/property/mansfield-commercial-lots-scott-arkansas/88884/>



PROPERTY DESCRIPTION

****Two Commercial lots located in Mansfield, AR. along U.S. Highway 71 South****

3-Acre Commercial Lot on U.S. Highway 71

This 3-acre commercial tract sits on the corner of U.S. Highway 71 and Slate Street, offering excellent visibility and high traffic counts along one of the main north-south corridors in the region. With highway frontage and easy access, the property is well-positioned for a variety of business opportunities—whether you're looking to develop retail, office space, or a service-based business. The level terrain makes building straightforward, and the corner location provides multiple options for ingress and egress. City utilities are nearby, adding to the property's development potential. Opportunities to purchase commercial land at such a strategic location along Highway 71 are limited—don't miss the chance to secure a highly visible site with strong growth potential

1-Acre Commercial Lot on U.S. Highway 71 – Mansfield, Arkansas

Excellent location for your next business venture! This 1-acre commercial lot sits directly on U.S. Highway 71 near Mansfield High School, offering outstanding visibility and steady traffic flow. With highway frontage and easy access, this property provides a great opportunity for retail, service-based businesses, or future development.

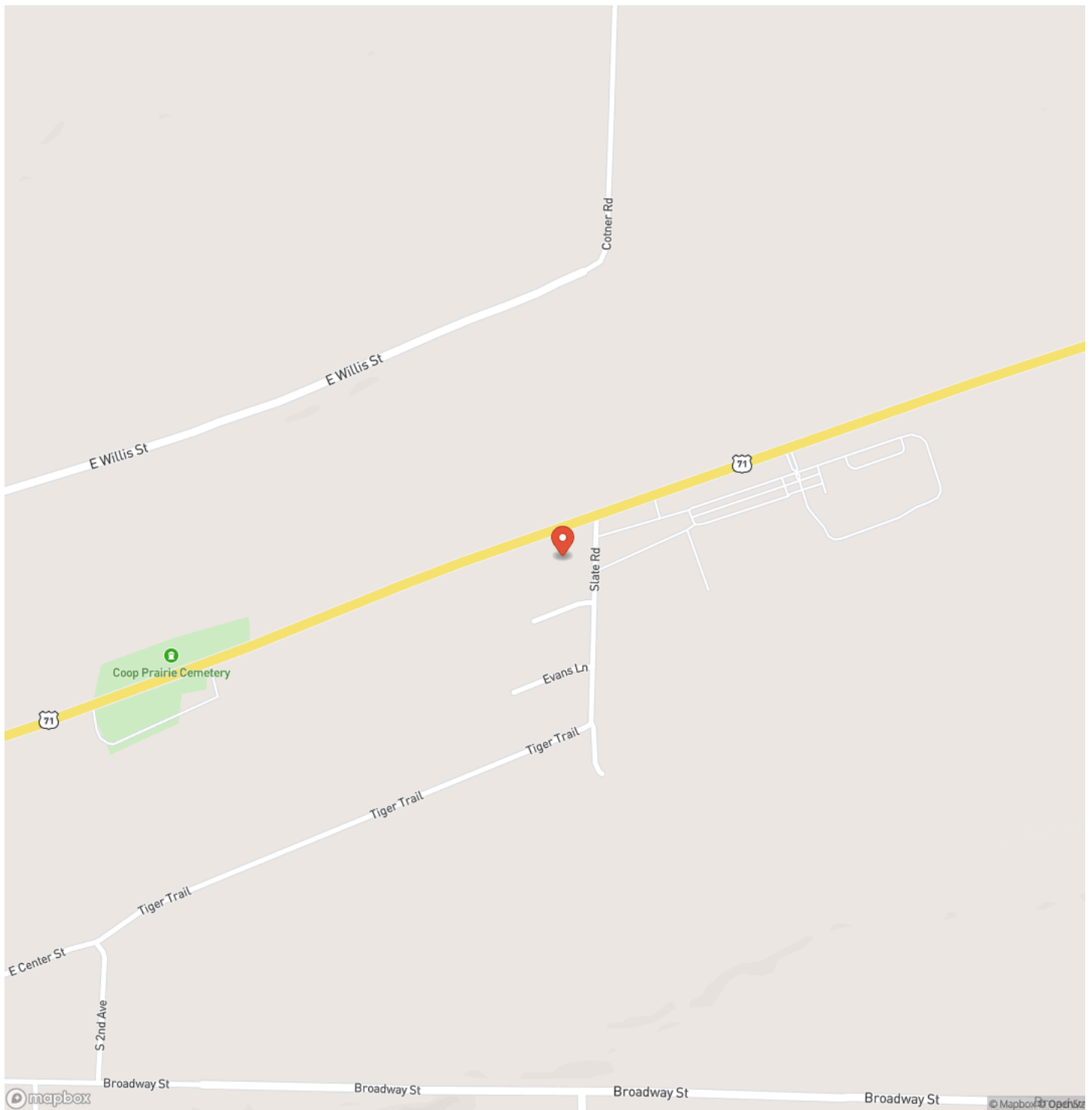
Mansfield is a growing community with strong local support, and the proximity to the school ensures consistent exposure throughout the year. Whether you're looking to establish a new business or invest in a high-visibility property, this location checks the boxes.

Don't miss the chance to own a well-positioned piece of commercial real estate along one of western Arkansas's main highways.

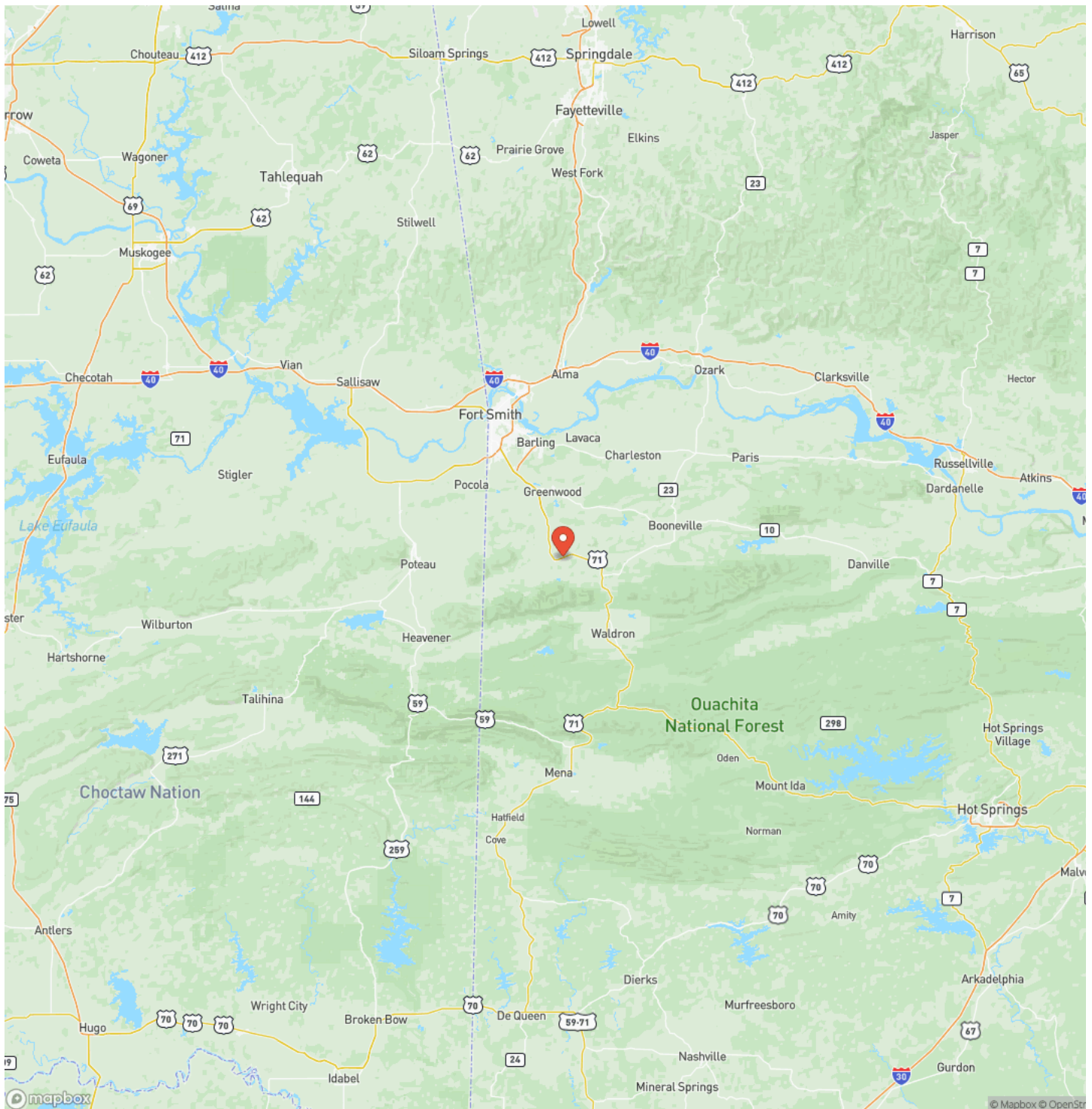
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Mansfield, AR / Scott County



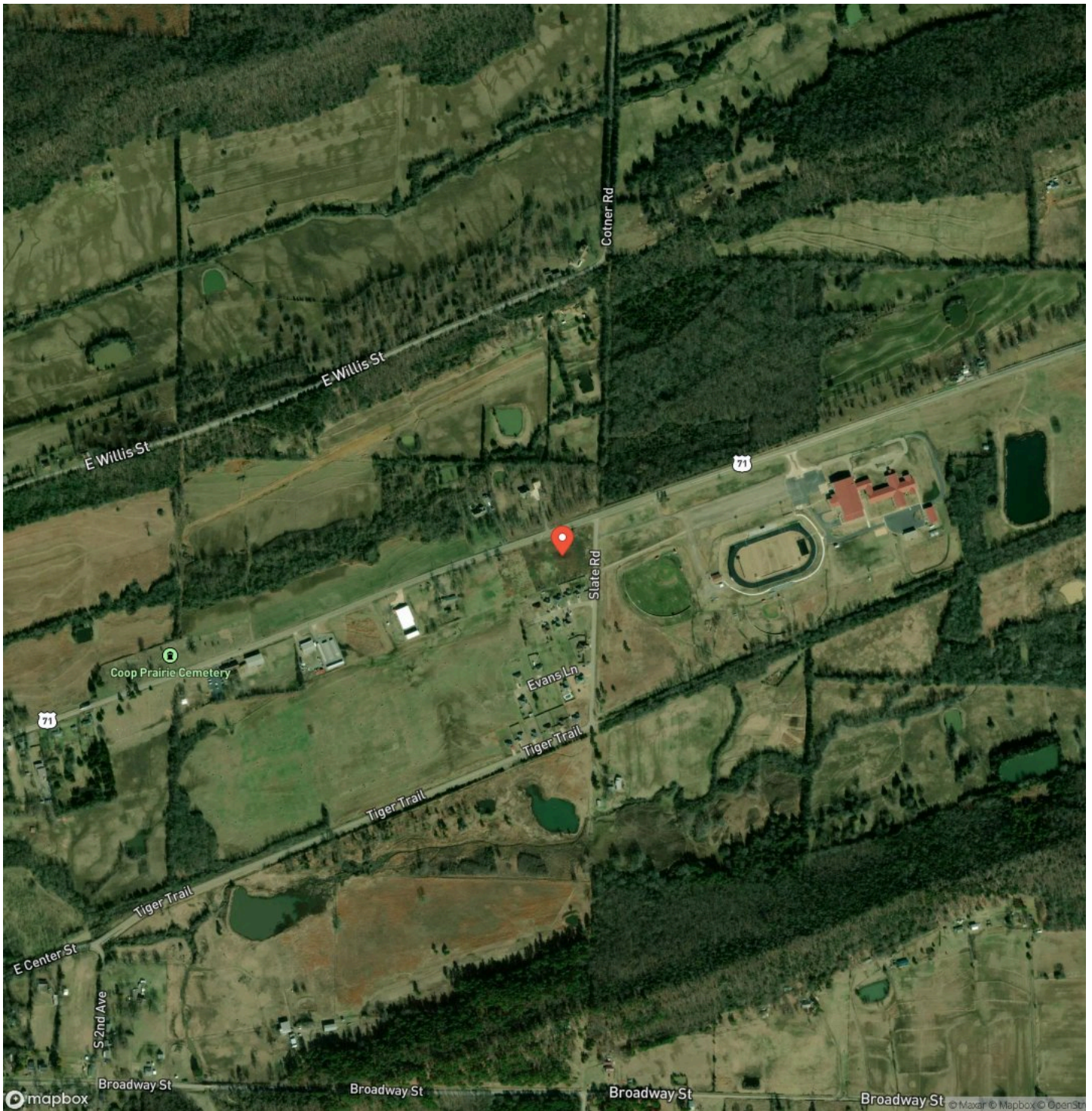
Locator Map



Locator Map



Satellite Map



Mansfield Commercial Lots
Mansfield, AR / Scott County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



moparkansasland.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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