

Prime Highway Frontage Commercial Opportunities,  
Southside, Arkansas  
2560 Batesville Blvd  
Southside, AR 72501

**\$625,000**  
5.04± Acres  
Independence County



## Prime Highway Frontage Commercial Opportunities, Southside, Arkansas Southside, AR / Independence County

### SUMMARY

**Address**

2560 Batesville Blvd

**City, State Zip**

Southside, AR 72501

**County**

Independence County

**Type**

Commercial, Undeveloped Land, Lot

**Latitude / Longitude**

35.682106 / -91.61653

**Taxes (Annually)**

\$2,141

**Acreage**

5.04

**Price**

\$625,000

**Property Website**

<https://www.mossyoakproperties.com/property/prime-highway-frontage-commercial-opportunities-southside-arkansas/independence/arkansas/82005/>



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### PROPERTY DESCRIPTION

#### **Prime 5.04± Acre Commercial Property with 500± Ft of Highway Frontage – Southside, AR**

This 5.04± acre commercial property in Southside, Arkansas, offers a rare and valuable opportunity in one of Independence County's fastest-growing areas. With **500± feet of direct highway frontage** on a highly traveled road averaging **9,200 vehicles per day**, this site provides incredible visibility and access for virtually any commercial development.

Located just minutes from the local school and surrounded by a wave of new commercial growth - this property is perfectly positioned for a wide range of business opportunities.

#### **Property Highlights:**

- **Size:** 5.04± acres – ideal for single or multi-tenant development
- **Utilities:** All utilities are on the property, including city sewer.
- **Frontage:** 500± feet of highway exposure for maximum visibility
- **Traffic Count:** Approx. 9,200 vehicles per day
- **Zoning:** Commercial
- **Location:** Near Southside School and newly developed commercial hubs

#### **Endless Possibilities:**

With this much land and frontage, the possibilities are endless, including:

- **Restaurant:** Plenty of space for restaurant or fast food chain
- **Retail Strip Center:** Build a shopping plaza or convenience center
- **Medical or Office Complex:** Great for clinics, dentists, or professional services
- **Fuel Station/Travel Center:** Capitalize on traffic flow for a convenience store or truck stop
- **Multi-Use Development:** Combine retail, office, and service businesses
- **Franchise Opportunities:** Bring national brands to a community that's ready to support them

This is a standout location in a city on the rise. Whether you're a developer, investor, or business owner, this property offers the space, traffic, and community growth you need to succeed. Opportunities like this don't come around often—**secure your place in Southside's future today.**

Proudly listed with **Mossy Oak Properties Selling Arkansas - Southside Branch**, [870-569-4600](tel:870-569-4600).

**Call or text Listing Agent, Sarah Perkins at [501-691-2600](tel:501-691-2600)** for a tour or more information.

Equal Housing Opportunity. [www.WeSellArkansas.com](http://www.WeSellArkansas.com).



**Prime Highway Frontage Commercial Opportunities, Southside, Arkansas**  
**Southside, AR / Independence County**



## Locator Map



## Locator Map

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## Satellite Map







## **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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