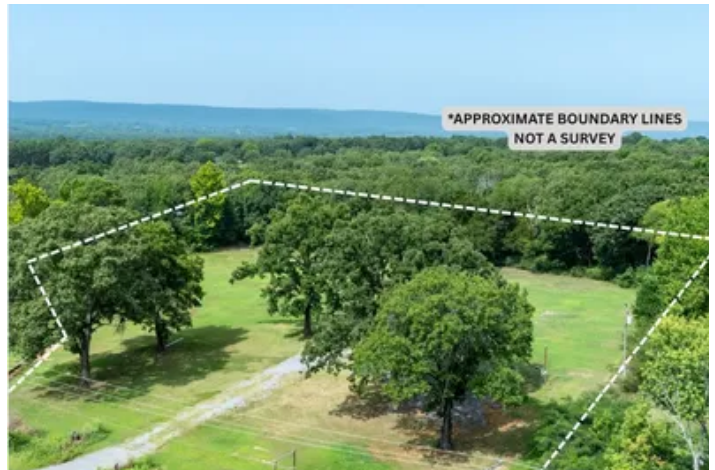


2.71 +/- Commercial Acres in Southside, Arkansas
1280 Batesville Blvd
Southside, AR 72501

\$299,900
2.710± Acres
Independence County



2.71 +/- Commercial Acres in Southside, Arkansas Southside, AR / Independence County

SUMMARY

Address

1280 Batesville Blvd

City, State Zip

Southside, AR 72501

County

Independence County

Type

Commercial, Undeveloped Land

Latitude / Longitude

35.722491 / -91.637431

Acreage

2.710

Price

\$299,900

Property Website

<https://www.mossoakproperties.com/property/2-71-commercial-acres-in-southside-arkansas-independence-arkansas/112434/>



2.71 +/- Commercial Acres in Southside, Arkansas Southside, AR / Independence County

PROPERTY DESCRIPTION

2.71 +/- Acres of Prime Commercial Land | 1280 Batesville Boulevard | Southside, Arkansas

High Visibility. Strong Traffic Counts. Endless Commercial Potential.

Opportunities like this don't come along often. Situated on approximately **2.71 +/- acres** along one of the busiest commercial corridors in Independence County, this property offers outstanding visibility, easy access, and exceptional development potential.

Located on **Batesville Boulevard (U.S. Highway 167)** in the rapidly growing Southside community, this site is positioned in an area that continues to attract new businesses, residential growth, and steady daily traffic. With an **Arkansas Department of Transportation average daily traffic count of approximately 17,000 vehicles**, your business will benefit from outstanding exposure every single day.

Whether you're planning a retail center, restaurant, medical office, professional offices, automotive business, storage facility, or investment property, this location provides the visibility and accessibility commercial buyers are searching for.

Property Highlights

- Approximately **2.71 +/- acres**
 - Excellent commercial development opportunity
 - All utilities are already on-site
 - Located on highly traveled **Batesville Boulevard (U.S. Highway 167)**
 - Approximately **17,000 vehicles pass daily** (per ARDOT)
 - **One block from the Regional Airport**
 - Outstanding highway frontage and visibility
 - Easy ingress and egress
 - High-growth commercial corridor
 - Minutes from Batesville and surrounding communities
 - Excellent opportunity for owner-users, developers, or investors
-

Ideal Uses

This property is well suited for a variety of commercial developments, including:

- Retail center
 - Restaurant or drive-thru
 - Medical or dental office
 - Professional office complex
 - Financial institution
 - Convenience store
 - Automotive sales or service
 - Equipment dealership
 - Warehouse or contractor facility
 - Self-storage development
 - Mixed-use commercial investment
-

Area Advantages

Southside continues to be one of the fastest-growing communities in North Central Arkansas, making this an ideal location for businesses looking to expand or establish a presence.

Nearby advantages include:

- Minutes from downtown Batesville

- Direct access to U.S. Highway 167
- Airport nearby
- Growing residential neighborhoods
- Strong local workforce
- Close to regional healthcare facilities
- Near manufacturing and industrial employers
- Easy access for customers from Independence, Sharp, Izard, and Stone Counties
- High visibility from one of the area's primary travel corridors
- Surrounded by established businesses and continued commercial growth

Major Area Employers

The Batesville area is home to several major employers that help drive consistent daily traffic and economic growth, including:

- White River Health
- Peco Foods
- Bad Boy Mowers
- Farco
- Toro Group
- Flowers Bakery
- Entergy
- FutureFuel Chemical Company
- Lyon College
- University of Arkansas Community College at Batesville
- Batesville School District
- Southside School District
- Independence County government and regional medical services

Why This Property Stands Out

Commercial land with highway frontage in Southside is becoming increasingly difficult to find. As the area continues to experience residential and commercial growth, highly visible development sites like this become even more valuable. Whether you're building for your own business or investing in the future of North Central Arkansas, this property offers the location, exposure, and flexibility to make your vision a reality.

Experience the Mossy Oak Properties Difference

Backed by a nationally recognized brand and rooted in local expertise, Mossy Oak Properties Selling Arkansas Southside combines innovative marketing, extensive market knowledge, and personalized service to help buyers and sellers achieve their goals. Local expertise with nationwide exposure is what sets us apart.

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

Sarah Perkins, Realtor and Certified Land Specialist, [501-691-2600](tel:501-691-2600) . www.wesellarkansas.com, Equal Housing Opportunity.

2.71 +/- Commercial Acres in Southside, Arkansas
Southside, AR / Independence County



**2.71 +/- Commercial Acres in Southside, Arkansas
Southside, AR / Independence County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Sarah Perkins

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(870) 569-4600

Email

sperkins@mossyoakproperties.com

Address

1187 Batesville Blvd

City / State / Zip

NOTES

This image shows a blank 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.

[illegible]

MORE INFO ONLINE:
<https://wesellarkansas.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.

Mossy Oak Properties Selling Arkansas

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