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

\$625,000 5.040± Acres 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)

2141

Acreage

5.040

Price

\$625,000

Property Website

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









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:

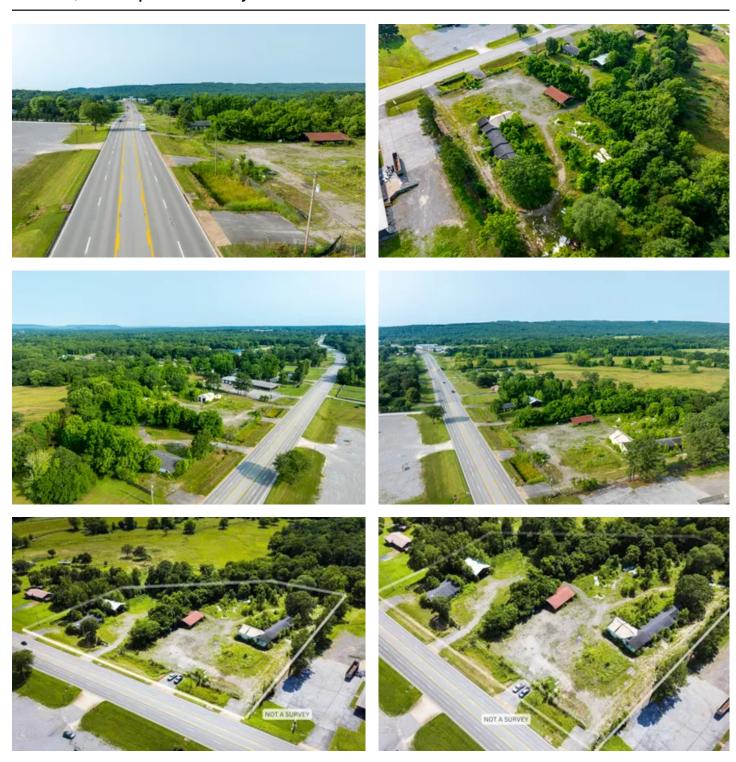
With this much land and frontage, the possibilities are endless, including:

- 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.

For a **property tour, call or text <u>501-691-2600</u>**. Listed by **Sarah Perkins**, Executive Broker of Mossy Oak Properties Selling Arkansas Southside, <u>www.wesellarkansas.com</u>, Equal Housing Opportunity, <u>870-569-4600</u>.







LISTING REPRESENTATIVE For more information contact:



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City / State / Zip

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