



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**TRACT #1 AT HWY 375 WEST
MENA | POLK COUNTY, AR**
2.33± ACRES | \$48,000



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

TRACT #1 AT HWY 375 WEST

PROPERTY PROFILE

LOCATION:

- Hwy 375 West
Mena, AR 71953
- Polk County
- Borders the Mena City
Limits to the East
- 2.6± Miles W of Downtown Mena
- 3.8± Miles SW of the Trails at Mena
Mountain Bike Trailhead
- 10.5± Miles NW of the West
Trailhead Wolf Pen Gap ATV Trails
- 60± Miles NE of Hochatown, OK
- 84± Miles S of Fort Smith

COORDINATES:

- 34.57131, -94.2683

TAX INFORMATION:

- TBD

PROPERTY USE:

- Potential Home Site
- Homestead
- Potential Subdivision
- Potential Commercial Site

PROPERTY INFORMATION:

- 2.33± Acres
- Level Ground
- Utilities Readily Available
- Highway Frontage
- Near the Mena City Limits
- Additional Acreage Available



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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5607 Highway 71 South - Cove, AR 71937

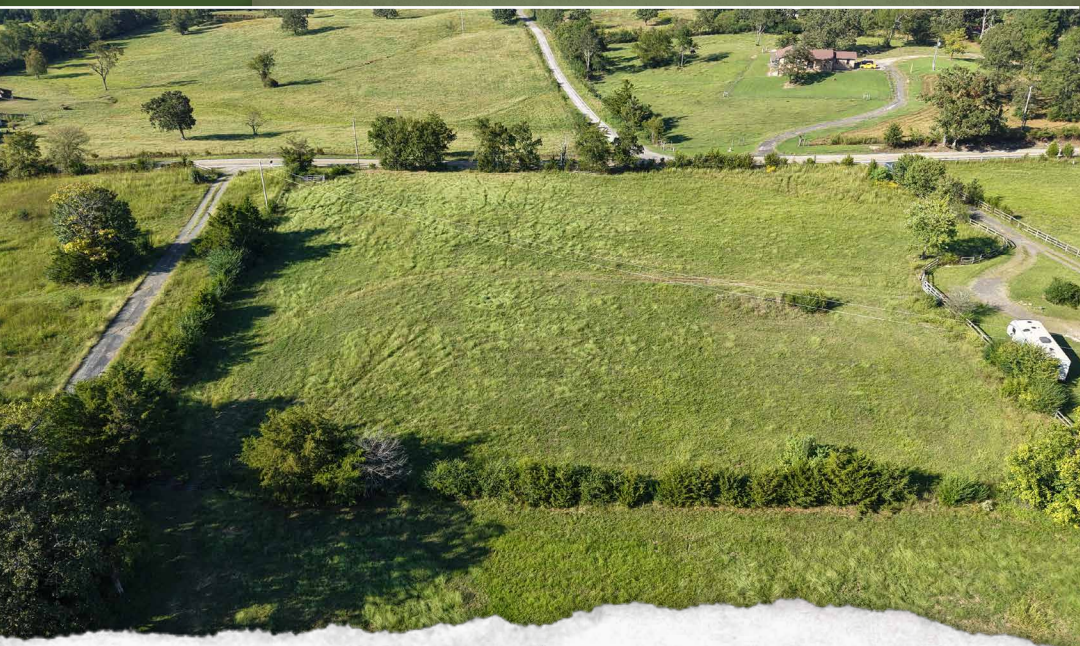
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO TRACT #1 AT HWY 375 WEST

LOCATED IN POLK COUNTY, ARKANSAS, IS A 2.33± ACRE PROPERTY AVAILABLE FOR PURCHASE. This tract may be small in size, but it offers excellent potential! Situated on Hwy 375 West near the town of Mena, the property is a blank slate as it sits today but could serve several purposes. The land is ideal for a building site for your dream home with acreage to have a micro farm or large lawn. Another viable option is a commercial site for your business to take advantage of the proximity to downtown Mena and the infrastructure readily available. Consider this land as a site for a subdivision or multi-unit rental properties. With highway frontage, you have the ability for unencumbered access. The tract is very level, considering it has not had any site prep dirt work done in the past, for a real cost saver. The best part of this tract is the mountain views this area is known for in every direction. *Additional acreage is available, and the exact acreage is determined by a survey.*

To learn more, contact Luke Alston today!



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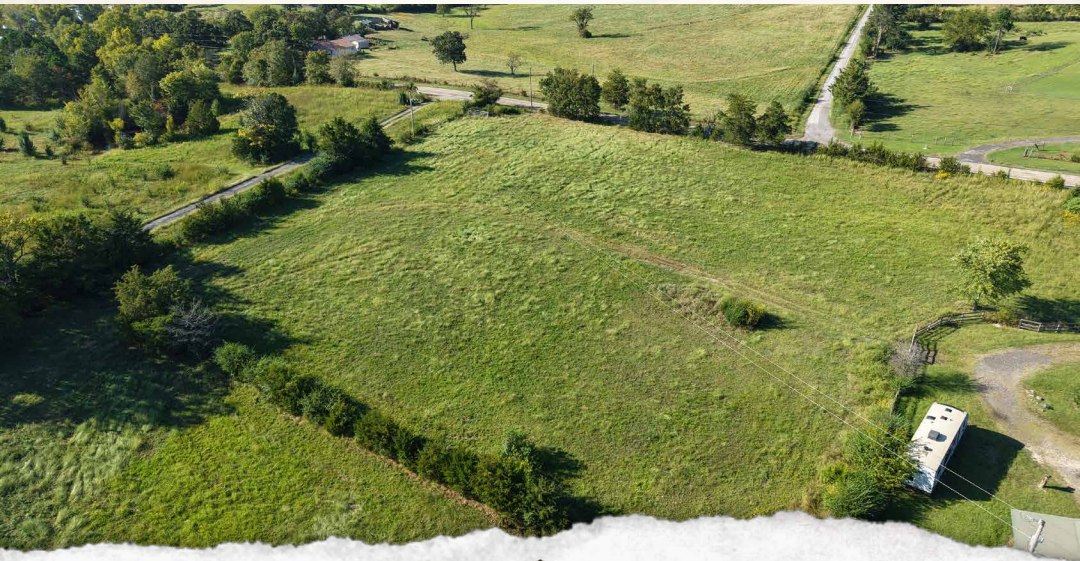
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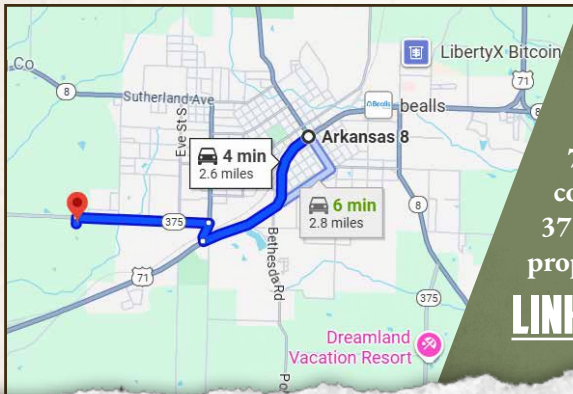
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Property Lines are Approximate



Directions From the Intersection of Mena Street and Hwy 71 in Mena, AR: Travel 1.3 miles south on Hwy 71. Turn right on Reine Street and continue 0.2 miles. Turn left on Hwy 375 West and proceed 1.1 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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