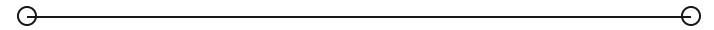


SALE

Sheridan Rodeo Arena

5690 SHERIDAN BYPASS

Sheridan, AR 72150



PRESENTED BY:

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PROPERTY SUMMARY

BUILDING SIZE	88,790 SF
LOT SIZE	51.78 Acres
YEAR BUILT	2023

This Sheridan Rodeo Arena is a rare large-scale, income-producing event infrastructure asset offering approximately ±88,790 SF under roof and purpose-built improvements suited for rodeo events, equestrian operations, agritourism, outdoor gatherings, or adaptive reuse such as a large outdoor ministry or church campus.

The centerpiece is a 150' x 300' main arena with 3 Big Ass Fans, supported by highly functional support facilities designed for high-capacity events and livestock handling. The property includes 175 total pre-bedded stalls, a 140' x 150' covered stall barn with 100 stalls, and a separate barn with 75 stalls and an attached 100' x 120' covered warm-up arena. Livestock infrastructure is further supported by 18 covered holding pens with room for expansion. Additional features include 64 RV hookups (30 & 50 amp), extensive on-site parking, and two additional outbuildings. Interior improvements include an 18' x 30' seating/stage area, a ~1,000 SF heated and cooled lounge with bar overlooking the arena, and a 400 SF heated and cooled announcer/office suite.

A highly versatile facility with strong event capacity, infrastructure depth, and multiple potential income and use scenarios.



- 88,790 SF under roof rodeo & event facility
- 150' x 300' main arena with 3 Big Ass Fans
- 175 total pre-bedded stalls across multiple barns
- 64 RV hookups (30 & 50 amp) + ample parking
- Covered warm-up arena, holding pens, and expansion room
- On-site lounge, stage/seating, and office/announcer spaces
- Multiple outbuildings
- Flexible use potential (events, equestrian, agritourism, or adaptive reuse such as church campus)

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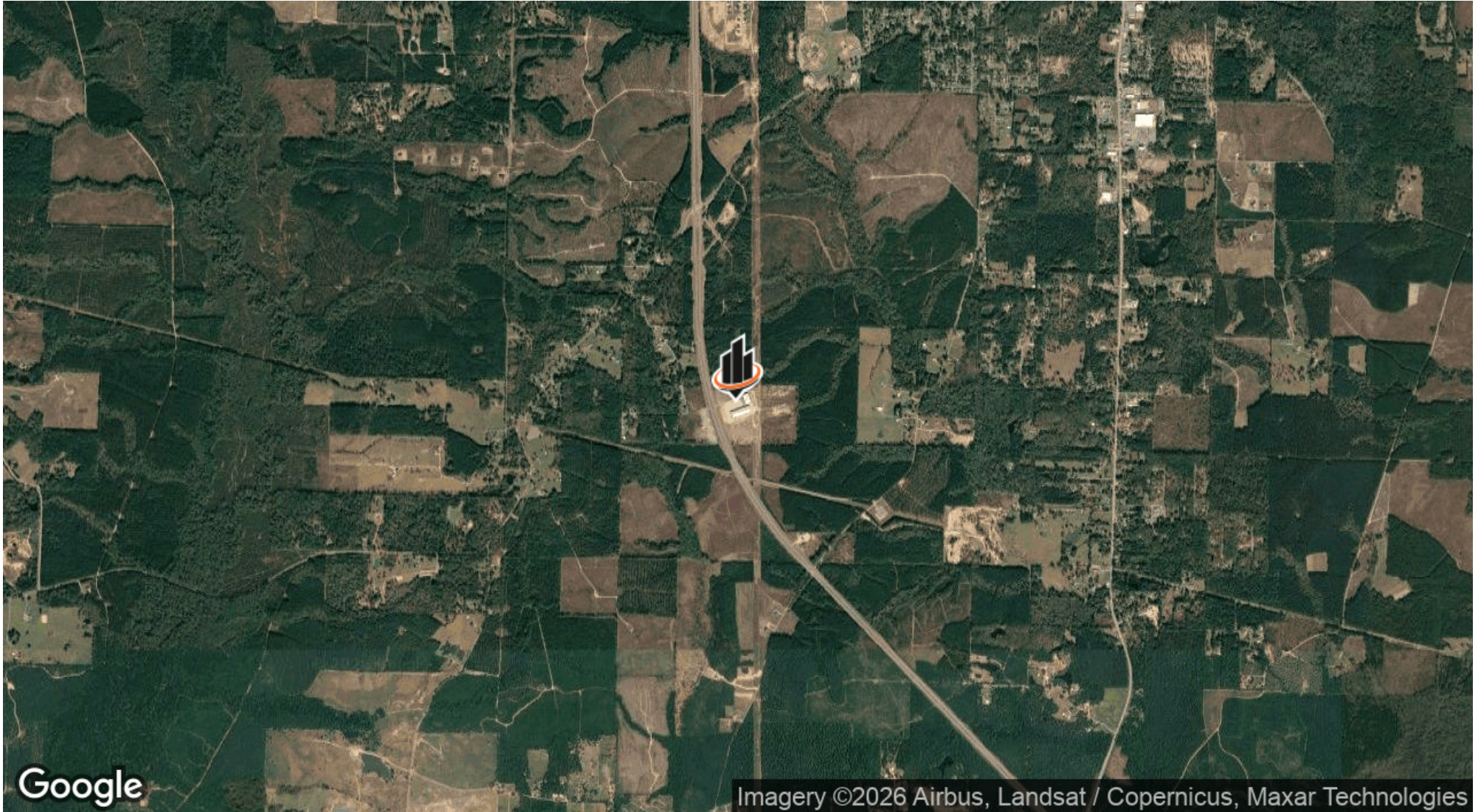
ADDITIONAL PHOTOS



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LOCATION MAP



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