

TWO LOTS FOR SALE or GROUND LEASE

2004 & 2008 E Service Rd | West Memphis, AR 72301

C-STORE APPROVED PLANS



E SERVICE RD

LOT 1 | .85 AC

LOT 2 | .96 AC

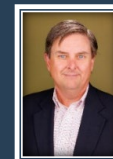
1.81 AC Fronting I-40

INGRAM BLVD.

SALE or LEASE

GILL
PROPERTIES

6815 POPLAR AVE, SUITE 110
GERMANTOWN, TN 38138
901.758.1100



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SOUTHLAND
CASINO
HOTEL



INGRAM BLVD

E SERVICE RD

263'

LOT 1 | .85 AC
2004 SERVICE RD | \$799K
253'

220'

LOT 2 | .96 AC
2008 SERVICE RD | \$825K
157'

219'



70,000+ VPD

The West Memphis/Memphis I-40 & I-55 corridor, with its blend of major interstate, rail, & emerging public transit, remains a critical artery for national supply chains and local transit.

PRIME DEVELOPMENT OPPORTUNITY

at 2004 & 2008 E. Service Rd, West Memphis, AR 72301!

Situated in the high-traffic corridor with 70,000+ cars daily, this property is a lucrative venture for the savvy investor.

Enjoy close proximity to major highways I-40 and I-55, ensuring maximum visibility and exposure for any development.

The C-2 commercial zoning allows for versatile options.

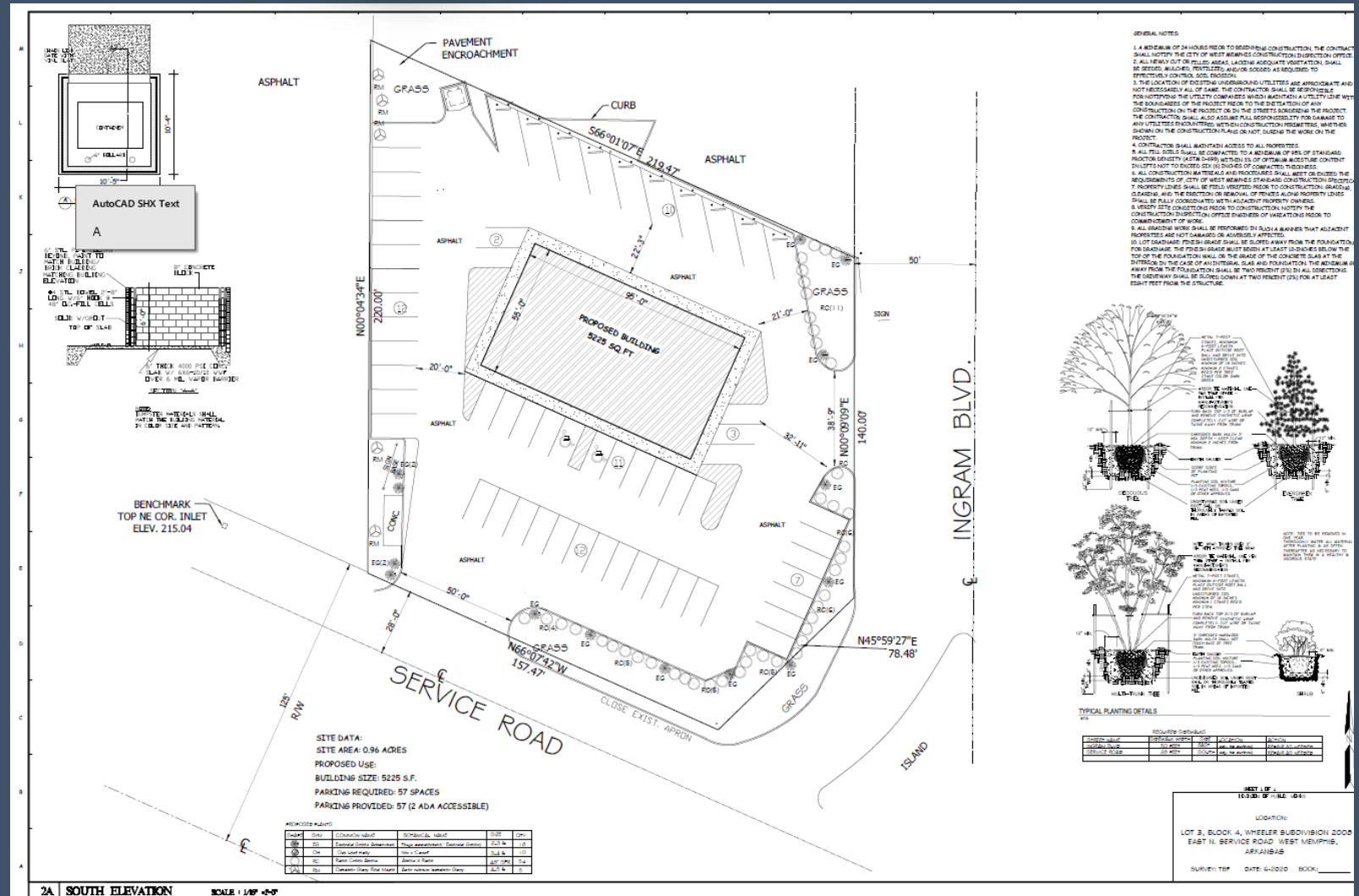
All essential connections such as gas, sewer, and utilities are readily available. In the thriving Crittenden County submarket, the demographics within a 5-mile radius boast a population of 36,691, with households earning an average income ranging from \$39,541 to \$63,675.

This is an unmissable chance to capitalize on a strategic location with **immense potential**.



C-STORE APPROVED

LOT 2 | .96 AC
2008 SERVICE RD | Offered at \$825K





WEST MEMPHIS

ARKANSAS

@cityofwestmemphis



PROPERTY HIGHLIGHTS

☐ Massive Reach + Fast Access

Immediate access to regional customers across TN / AR / MS without fighting surface streets.

☐ Freight + Distribution Power

Prime for warehouse, trucking, last-mile, construction supply, auto/travel services.
You're positioned to hit multiple markets efficiently (Memphis metro + interstate corridors).

☐ High Visibility

I-40 frontage/signage can create constant impressions.
Great for concepts that win on Impulse + Convenience (fuel, QSR, hospitality, service retail, roadside/travel).

☐ Workforce Access

Access to a large labor pool (Memphis + surrounding communities).
Multiple commuting routes means you can pull employees from different directions.

TRAFFIC COUNTS



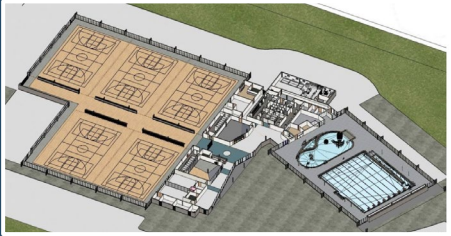
- 35,000+ CARS
- 23,500+ TRUCKS



- 40,000+ CARS
- 26,500+ TRUCKS

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
POPULATION	7,037	25,368	36,913
HOUSEHOLDS	3,117	10,489	14,921
HH INCOME	\$56,700	\$61,963	\$73,380



NEW AQUATIC AND RECREATION CENTER

NEW Business in West Memphis



NEW I-55 Bridge connecting Memphis to West Memphis



The West Memphis and Memphis transportation corridor is a vital freight and passenger hub, anchored by the critical Mississippi River crossings of I-55 and I-40.

Key highlights include the ongoing \$900million+ replacement of the I-55 bridge (**America's River Crossing/Kings' Crossing**) to enhance safety, capacity, and seismic resilience, along with the Memphis Innovation Corridor project, which is introducing mConnect Bus Rapid Transit.



West Memphis New Junior High School

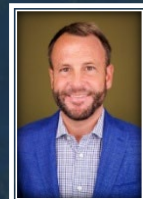


West Memphis New Library

FOR MORE INFORMATION:



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