

ARNETT REALTY & INVESTMENTS

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FOR SALE

ERNIE DAVIS RD & MAIN ST. - AUSTIN, AR 72007

I-57 Frontage

**+/- 58.00
Acres**

LIST PRICE:
\$750,000



DEVELOPMENT SITE


Commercial - Multi Family - Residential

- ◆ Unrivaled visibility/access from I-57 which boats 40,000 VPD.
- ◆ In an area of explosive residential & commercial growth including new veterinary school & hospital.
- ◆ Utilities include city water & sewer.
- ◆ Surrounded by new subdivisions and within a mile of Cabot's new Pre-k/elementary school.
- ◆ Population of 18,621 in 3 miles & 43,420 in 5 miles.
- ◆ Land is perfect for multi family, & commercial development. Must be rezoned for intended use.

DIRECTIONS:

From Little Rock take I-57N to Exit 22 in Austin. Go left over interstate to Property on left. It's the SW quadrant of Exit 22 fronting both Main St. & and the access road, Ernie Davis.



Ted Arnett
Principal Broker 

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www.ARNETTREALTY.COM

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