



Marcus & Millichap

±7,921 SQUARE FEET
FORMER SELECT
ENERGY SERVICES
INDUSTRIAL FACILITY
FREE-STANDING INDUSTRIAL/FLEX
REPOSITIONING OPPORTUNITY

13993 HIGHWAY 65 S
DAMASCUS, AR 72039

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
SEPTEMBER 22-24, 2026

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

VACANT INDUSTRIAL FACILITY

DAMASCUS, AR

±7,921 SF,
FREESTANDING,
VALUE ADD INDUSTRIAL/
FLEX FACILITY ON AN
EXPANSIVE ±6.58 ACRE SITE
OFFERED AT A SUBSTANTIAL
DISCOUNT BELOW
REPLACEMENT COST;
FIRST BID MEETS
RESERVE

VALUE-ADD
OPPORTUNITY
THROUGH STRATEGIC
LEASE-UP AT MARKET
RATES, REPOSITIONING, OR
ADAPTIVE REUSE; WITH NO
ZONING RESTRICTIONS, THE
SITE ALLOWS FOR A WIDE
VARIETY OF INDUSTRIAL
AND SERVICE
USES

LOCATED
IN THE LITTLE
ROCK MSA (±50-MIN)
WITH PRIME HIGHWAY
FRONTAGE AND VISIBILITY
ON US HWY 65 WITH ±9,600
VPD; INDUSTRIAL
OUTDOOR STORAGE
AREA AND 4 DRIVE-
THRU BAYS

\$1
ABSOLUTE
AUCTION

65 ±9,600
VPD (2025)

Stacks
Law Firm



US HWY 65

13993 HIGHWAY 65 SOUTH, DAMASCUS, AR 72039

ONLINE AUCTION: SEPTEMBER 22-24, 2026 | ABSOLUTE \$1 AUCTION



BUILDING: ±7,921 SF
PARCEL NUMBER:
0000-02265-0150
LOT SIZE: ±6.58 AC
(±286,588 TOTAL SF)
PARKING: 6 PAVED
SPACES WITH GRAVEL
PARKING AREA



PROPERTY TYPE:
FREESTANDING
INDUSTRIAL/FLEX
STORIES: ONE
TENANCY: SINGLE
OCCUPANCY: VACANT
YEAR BUILT: 2009



ZONING: NO ZONING
REQUIREMENTS
BUILT-OUT OFFICE
**4 DRIVE-THRU BAYS WITH
8 OVERHEAD DOORS**
±28 FT CEILING HEIGHT
HEAVY POWER



**LITTLE ROCK METROPOLITAN
STATISTICAL AREA**
**HIGHWAY FRONTAGE
(US HWY 65)**
±25-MI TO I-40
±25-MI TO CONWAY, AK
**±50-MIN TO DOWNTOWN
LITTLE ROCK**

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing industrial facility located at 13993 Highway 65 South in Damascus, Arkansas (the "Property"). Offered at a substantial discount to replacement cost, the Property presents an attractive opportunity for owner-users, investors, and industrial operators to acquire a versatile industrial asset at an attractive basis. **FIRST BID MEETS RESERVE!**

Constructed in 2009, the Property consists of a ±7,921 SF industrial/flex facility situated on a ±6.58-acre parcel (±286,588 SF). The improvements include six paved parking spaces along with extensive gravel-surfaced areas providing additional parking, equipment staging, and operational flexibility. The building features a highly functional layout with ±19% (±1,482 SF) finished office space, 28-foot building heights, an open warehouse, four drive-through bays serviced by eight (8) overhead doors, an attached covered loading/storage bay, and 1,200-amp, 277/480-volt electrical service. The fully fenced site offers a substantial stabilized yard suitable for outdoor storage, fleet parking, equipment staging, contractor operations, or future site improvements. The Property benefits from ±278 feet of frontage along US Highway 65 with 9,600 vehicles per day (VPD) and a dedicated point of ingress and egress, providing excellent visibility and efficient site circulation. Originally developed for Select Energy Services and most recently occupied by Haynesville Wireline Services on a net lease basis, the Property offers immediate owner-user functionality while also presenting meaningful lease-up and value-add investment potential. According to CoStar, industrial asking rents in the surrounding market generally range from \$9 to \$11 PSF NNN. Located outside municipal zoning jurisdiction, the Property provides flexibility for a broad range of industrial, manufacturing, logistics, energy services, contractor yard, equipment storage, and outdoor industrial storage uses, supporting long-term operational versatility and tenant demand.

Strategically located along US Highway 65 in Damascus, Arkansas, the Property benefits from a highly accessible location within Van Buren County and the broader Little Rock Metropolitan Statistical Area. Positioned near the geographic center of Arkansas, the Property offers convenient regional connectivity to Conway (±25-mi), Interstate 40 (±25-mi), and Downtown Little Rock (±50 minutes), providing efficient access to one of the state's primary industrial, distribution, and commercial hubs. US Highway 65 serves as a key north-south transportation corridor linking the Property to major Central Arkansas employment centers and transportation infrastructure. The surrounding region supports a diverse economic base anchored by manufacturing, transportation and logistics, agriculture, energy services, healthcare, education, and government employment, generating consistent demand for industrial and contractor-oriented facilities. Supported by Arkansas's business-friendly operating environment, competitive operating costs, and central location within the Mid-South, the region continues to attract manufacturers, distributors, and service providers seeking efficient regional connectivity. Within a 5-mile radius, the Property serves more than 2,675 residents with an average household income exceeding \$72,500, providing a reliable local workforce while remaining within convenient reach of the substantially larger labor pool throughout the Conway and Little Rock metropolitan markets.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area, building size, number of parking spaces and zoning. Source for address listed "13993 Highway 65 South" is google maps, whereas the address shown on survey and other docs is "13993 Highway 65". Demographics provided by CoStar and/or ESRI. Traffic provided by ARDOT. Bidders need to confirm and perform their own due diligence prior to bidding.

\$1
ABSOLUTE
AUCTION

 **Stacks
Law Firm**

 **FUTURE
MAINTENANCE
SERVICES**

 **±9,600
VPD (2025)**

US HWY 65



VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

FREESTANDING FLEX BUILDING EXTERIOR/BUILDING PHOTOS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

VACANT INDUSTRIAL FACILITY



\$1
ABSOLUTE
AUCTION



DAMASCUS, AR

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

VACANT INDUSTRIAL FACILITY



FREESTANDING FLEX BUILDING
INTERIOR WAREHOUSE PHOTOS

\$1
ABSOLUTE
AUCTION



DAMASCUS, AR

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

VACANT INDUSTRIAL FACILITY

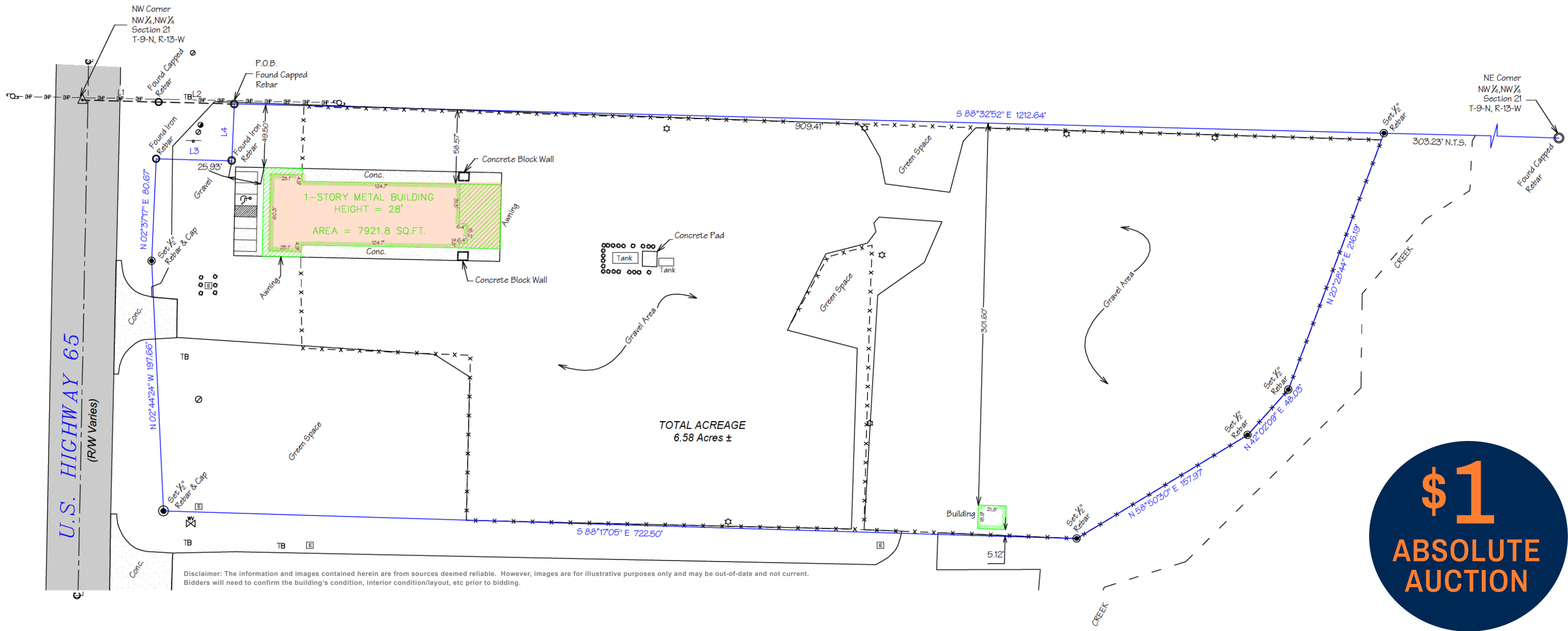
DAMASCUS, AR

FREESTANDING FLEX BUILDING INTERIOR PHOTOS

\$1
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AUCTION



FREE-STANDING BUILDING FLEXIBLE ZONING



\$1
**ABSOLUTE
AUCTION**





VAN BUREN COUNTY DAMASCUS, ARKANSAS

Damascus is a Central Arkansas community spanning western Faulkner County and eastern Van Buren County, strategically located along US Highway 65 near the geographic center of the state. The area provides convenient access to Conway (±25-mi), Interstate 40 (±25-mi), and Downtown Little Rock (±50 minutes), offering excellent regional connectivity throughout Arkansas and the broader Mid-South. Its central location has historically supported commerce, agriculture, manufacturing, and regional distribution, making the area an important link between rural Arkansas and the state’s principal economic centers.

Van Buren County is recognized for its diverse economy, which is anchored by agriculture, manufacturing, forestry, transportation, healthcare, education, tourism, and government services. Combined with its favorable business climate, affordable cost of living, and central location, the county continues to attract employers and residents seeking access to Arkansas’s growing economic corridor between Conway and Little Rock. Nearby Conway has emerged as one of the state’s fastest-growing cities and serves as a regional center for employment, education, healthcare, and commerce.

The surrounding region benefits from a highly educated workforce supported by nearby institutions including the University of Central Arkansas, Hendrix College, and Central Baptist College in Conway, as well as the University of Arkansas at Little Rock and numerous technical and community colleges throughout the metropolitan area. These institutions, together with the area’s expanding employment base and transportation network, continue to support long-term economic growth throughout Central Arkansas.

In addition to its economic strengths, the region offers a high quality of life supported by abundant natural resources, outdoor recreation, and a lower cost of living than many competing markets. Nearby Greers Ferry Lake, the Little Red River, and the Ozark foothills provide year-round recreational opportunities, while continued investment throughout Central Arkansas reinforces the region’s long-term appeal for residents, employers, and new business investment. Supported by direct access to major transportation corridors, proximity to the Little Rock Metropolitan Statistical Area, and a diverse economic foundation, Damascus and Van Buren County remain well positioned for continued residential, commercial, industrial, and agricultural growth.

VAN BUREN COUNTY OFFERS A STRONG FOUNDATION OF INDUSTRY, AGRICULTURE, AND SMALL BUSINESS WITHIN ONE OF ARKANSAS'S MOST CENTRALLY LOCATED REGIONS

VAN BUREN COUNTY OFFERS A DIVERSE REGIONAL ECONOMY ANCHORED BY MANUFACTURING, AGRICULTURE, TRANSPORTATION, HEALTHCARE, EDUCATION AND GOVERNMENT EMPLOYMENT

CENTRALLY LOCATED WITHIN THE LITTLE ROCK METROPOLITAN STATISTICAL AREA, PROVIDING ACCESS TO A GROWING REGIONAL WORKFORCE AND MAJOR EMPLOYMENT CENTERS

WHY ARKANSAS



#1 STATE FOR INBOUND MOVERS

(2025)
Arkansas ranked the #1 state for inbound movers in 2025, according to Atlas Van Lines, with 65% of all tracked moves relocating into the state. The ranking reflects Arkansas’s continued appeal driven by employment opportunities, affordability, business-friendly policies, and an exceptional quality of life. As population and workforce growth continue, businesses benefit from expanding labor availability and long-term economic momentum.



TOP 100 BEST PLACES TO LIVE

(2025)
Arkansas has earned national recognition including one of the Top 100 Best Places to Live in the U.S. by Livability.com (2025). Residents enjoy access to scenic landscapes, abundant recreational amenities, and a cost of living well below the national average. Damascus’s small-town charm, access to regional job centers, and low operating costs make it an attractive location for both residents and small business owners alike.



ARKANSAS RANKED #3 LEAST EXPENSIVE STATE TO START A NEW BUSINESS

Arkansas continues to rank among the nation’s most cost-effective states to launch and operate a business. According to SimplifyLLC, the state ranks as the #3 least expensive in the country to start a new business, driven by low startup costs, affordable taxes, and a pro-business regulatory environment. Recent tax reforms have further strengthened Arkansas’s competitive position, including reductions to both corporate and personal income tax rates. Combined with low operating expenses, affordable utilities, and strong access to capital, Arkansas continues to attract manufacturers, logistics providers, entrepreneurs, and growing businesses seeking a lower-cost environment for long-term success.



LOW COST OF LIVING

(2025)
Arkansas continues to rank among the nation’s most affordable states, offering a cost of living well below the national average. Residents and employers benefit from lower housing, transportation, and utility costs, while businesses enjoy a stable operating environment and access to a growing workforce. Combined with abundant outdoor recreation and a high quality of life, Arkansas remains an attractive destination for both residents and employers.

Source: <https://www.arkansasedc.com>

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

\$1
ABSOLUTE
AUCTION

INCOME TAXES CUT 25% SINCE 2023
Personal: 3.7% | Corporate: 4.1%

BALANCED BUDGET SINCE 1945

TOP TEN HIGHEST MANUFACTURING EMPLOYMENT BY PERCENTAGE
Lightcast, 2025

#4 FOR LOWEST UNION MEMBERSHIP RATES
Bureau of Labor Statistics, 2025

VACANT INDUSTRIAL FACILITY

DAMASCUS, AR

ARKANSAS ECONOMIC ADVANTAGES

A BUSINESS-FRIENDLY STATE SUPPORTING INDUSTRIAL GROWTH

TRANSPORTATION + LOGISTICS

Arkansas serves as one of the nation's premier logistics and distribution hubs due to its central U.S. location and extensive multimodal transportation network. Major interstate highways, Class I railroads, navigable inland waterways, and commercial airports provide efficient access throughout the South, Midwest, and Mid-South. The state is home to globally recognized transportation companies including J.B. Hunt Transport Services, ArcBest, and PAM Transport, while major retailers such as Walmart, Amazon, Lowe's, Tractor Supply, and Dollar General operate significant distribution facilities throughout Arkansas.



Source: <https://www.arkansasedc.com>



AGRICULTURE + FOREST PRODUCTS

Manufacturing remains one of Arkansas's largest economic sectors, supporting more than 165,000 jobs statewide across food processing, metals, machinery, transportation equipment, paper products, plastics, and fabricated materials. Global manufacturers including Caterpillar, Lockheed Martin, Dassault Falcon Jet, Big River Steel, and RTX maintain major operations throughout the state, benefiting from Arkansas's skilled workforce, competitive operating costs, and pro-business climate.



AEROSPACE + DEFENSE

Arkansas has developed a nationally recognized aerospace and defense sector anchored by more than 150 aviation and aerospace-related companies. The industry includes aircraft manufacturing, maintenance, engineering, defense technologies, precision machining, and military support operations.

Major employers including Dassault Falcon Jet, Lockheed Martin, RTX, General Dynamics, L3Harris, and Pratt & Whitney benefit from Arkansas's engineering talent, military presence, and strong manufacturing ecosystem, supporting continued investment throughout the state.



INCENTIVE PROGRAMS

INFRASTRUCTURE ASSISTANCE

- Offset infrastructure costs
- State and Federal funds
- Based on need and due diligence

MODERNIZATION & AUTOMATION TAX CREDITS

- Income or sales & use tax credit
- Up to 5% of eligible project costs
- Minimum of \$25 million eligible investment

CUSTOMIZED TRAINING PROGRAM

- Reimbursement of eligible costs
- On and off-site training
- Customized based on need

ARKPLUS

- Income or sales & use tax credit
- Up to 10% of initial investment
- 9 year carry forward

EQUITY INVESTMENT TAX CREDIT

- Transferable income tax credit given to investor
- 33% of amount invested
- Used to attract investment in new, tech-based, high-wage businesses

RESEARCH & DEVELOPMENT TAX CREDITS

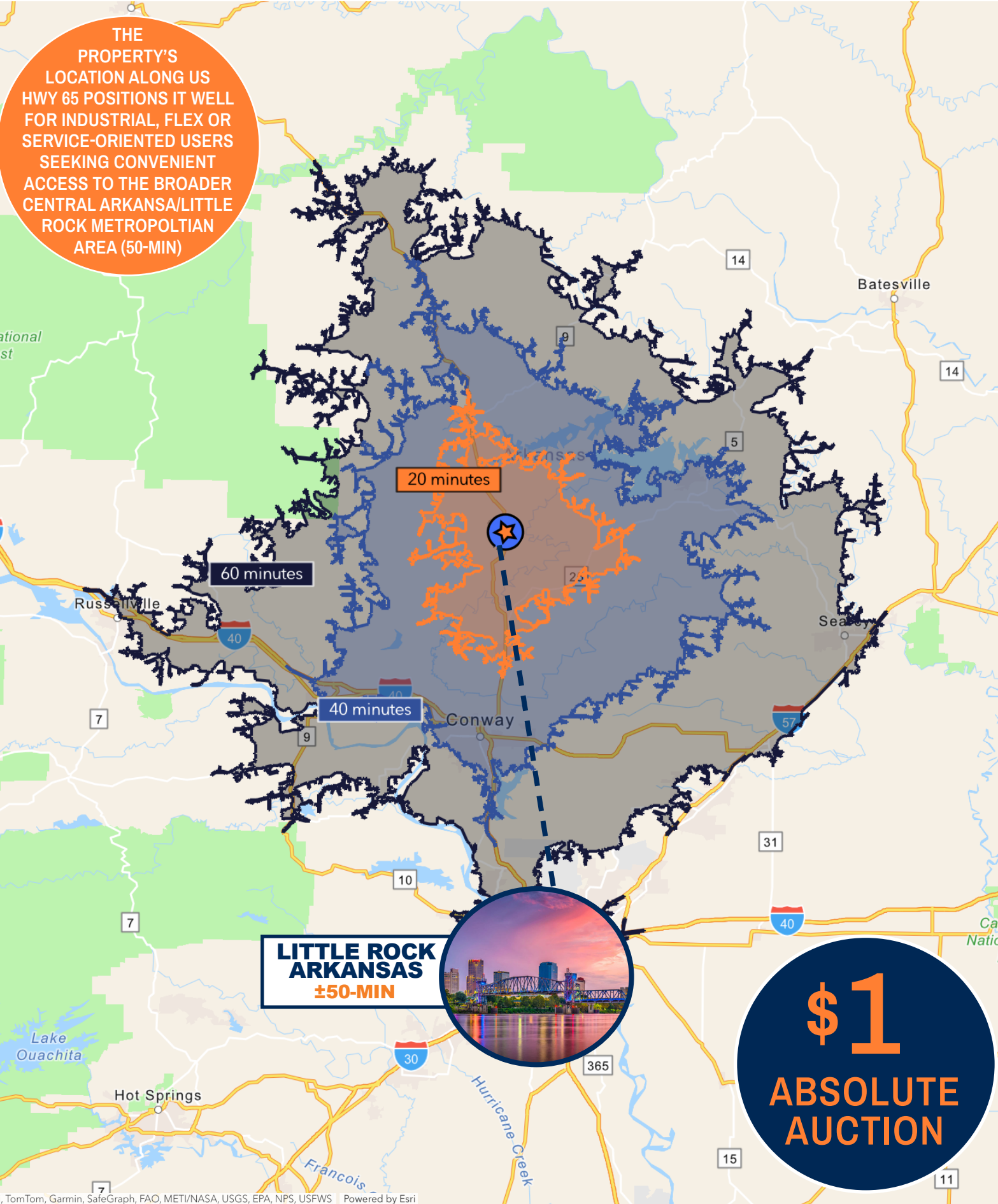
- In-house R&D = 20% of eligible costs
- University-based R&D = 33% of eligible costs
- Must qualify for federal R&D tax credit

PROPERTY TAX ABATEMENT

- Authorized and offered by city or county
- Up to 65% abatement
- Length of abatement = length of bond issuance

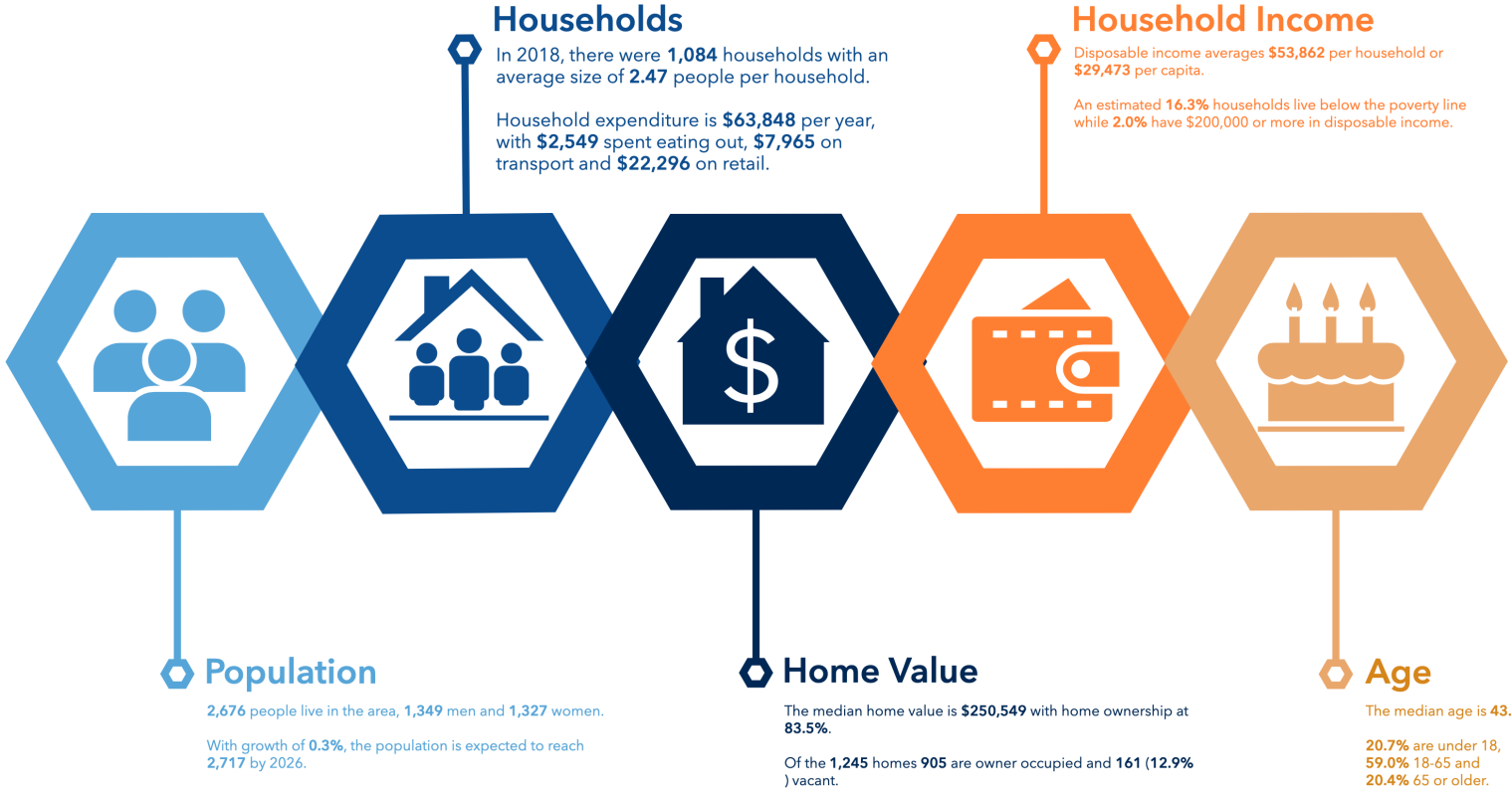


CENTRAL ARKANSAS/LITTLE ROCK METRO AREA (MSA) DRIVE TIME MAP (20, 40, 60-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026



KEY FACTS		EDUCATION	
2,676 Population	43.8 Median Age	11% No High School Diploma	24% Some College
2.5 Average Household Size	\$72,503 2022 Average Household Income (Esri)	50% High School Graduate	16% Bachelor's/Grad/Pr of Degree
BUSINESS		EMPLOYMENT	
62 2026 Total Businesses (NAICS)	423 2026 Total Employees (NAICS)	53% White Collar	1.2% Unemployment Rate
		34% Blue Collar	
		13% Services	
INCOME		ANNUAL HOUSEHOLD SPENDING	
\$53,862 Median Household Income	\$29,473 Per Capita Income	\$1,502 Apparel & Services	\$107 Computers & Hardware
		\$5,339 Groceries	\$2,608 Eating Out
	\$251,521 Median Net Worth		\$5,850 Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2024, 2027. © 2026 Esri



ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: SEPTEMBER 22-24,
2026

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for SEPTEMBER 22-24, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICES

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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NON-ENDORSEMENT NOTICE

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID # ZAH1240171

FOR AUCTION RELATED QUESTIONS

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