

**SALE**  
**001 Hwy 167**

**001 HWY 167**  
Sheridan, AR 72150

**PRESENTED BY:**

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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 1.6± acre corner commercial lot
- Prime frontage along US-167 / Sheridan Bypass
- High-visibility entrance to Shoemaker Road
- Adjacent to established retail strip center
- Strong traffic exposure and accessibility
- Ideal for retail, office, restaurant, or service uses

### OFFERING SUMMARY

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<b>SALE PRICE:</b>	\$239,754
<b>LOT SIZE:</b>	1.6 Acres

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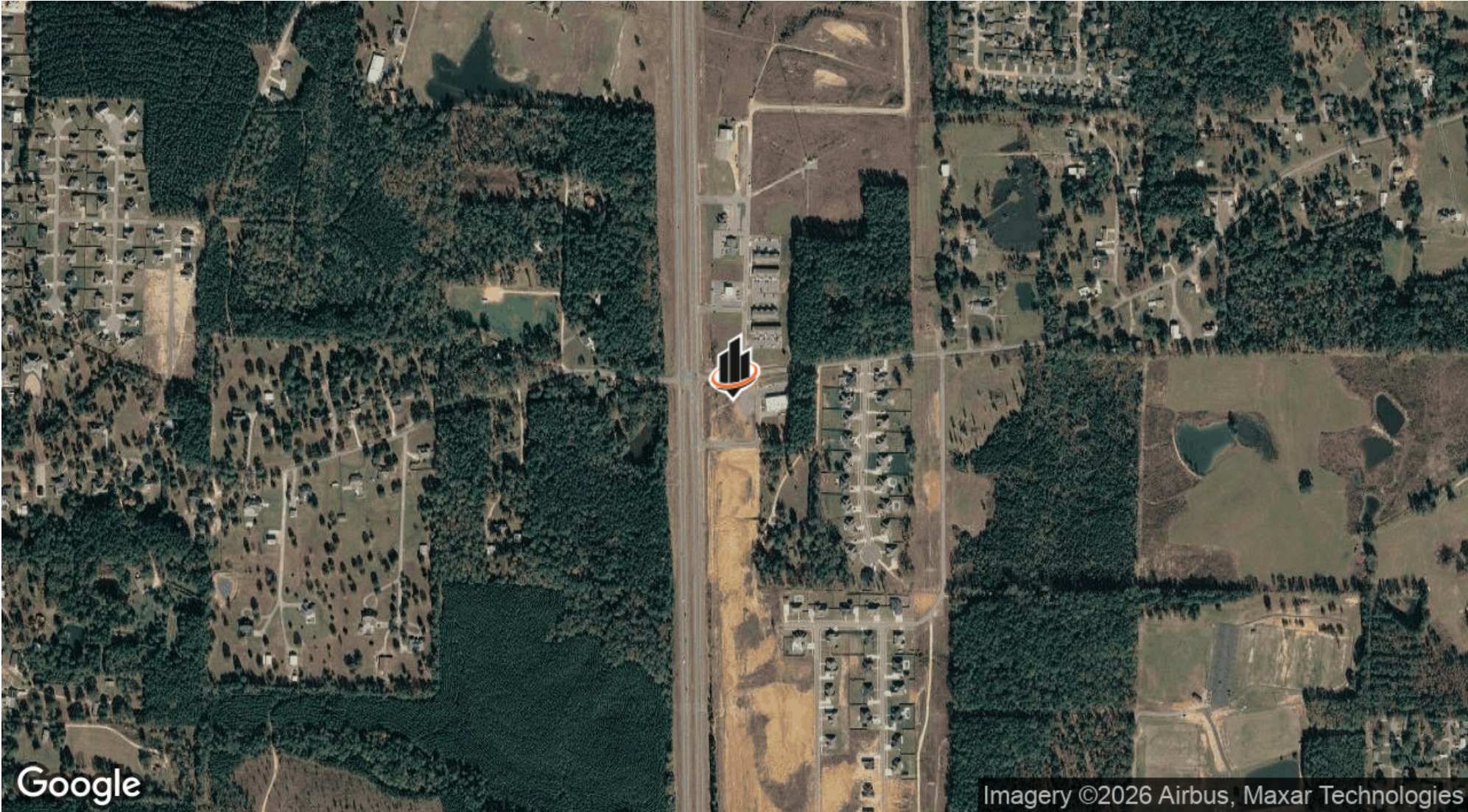
#### NATHAN HUTCHINS

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### PROPERTY DESCRIPTION

1.6± acre corner commercial lot available in Sheridan, Arkansas with direct frontage along US-167 / Sheridan Bypass. This highly visible site sits at the entrance to Shoemaker Road and adjacent to an established retail center, offering exceptional exposure and accessibility. The property is well suited for a variety of commercial uses including retail, restaurant, office, or service-oriented development. Its corner position and highway frontage make it a standout opportunity in a growing commercial corridor.

**LOCATION MAP**



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