

# Retail Pad Opportunity

Waldron, AR

1188 W 6th St  
Waldron, AR 72958  
[www.cbre.com/fayetteville](http://www.cbre.com/fayetteville)

\$295,000



## Retail Pad Opportunity

1188 W 6th St | Waldron, AR 72958

# For Sale

# Property Details

- + Price: \$295,000
- + Size: ±20.6 acres
- + Potential to demise into two tracts
  - Tract A: ±7 Acres | \$200,000
  - Tract B: ±13 Acres | \$150,000
- + Frontage (±500 ft) on State Highway 71 - 8,200 VPD
- + Frontage (±646 ft) on W 6th St - 4,200 VPD
- + Zoning: C-2
- + Utilities at site
- + Property surrounds Harps Food Stores
- + Located in active area
  - Neighbors include Mercy Hospital, Walgreens, Dollar General, Sonic, Pizza Hut, True Value Hardware, Waldron High School and more



### 2025 Demographics

5 Miles      10 Minutes      15 Minutes

Population	4,956	4,684	5,533
Households	2,005	1,878	2,248
Average Household Income	\$52,565	\$52,056	\$54,692
Housing Units	2,474	2,299	2,748
Employees	1,868	1,835	1,888

## Contact Us

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