

# ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

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## FOR SALE

3480 HWY 89 S. - CABOT, AR 72023

Commercial  
Corner Lot

.95 Acres

LIST PRICE:  
**\$200,000**  
\$4.83 PSF



### EXCELLENT VISIBILITY

Retail - Daycare - Service

- ◆ 237' Frontage along Hwy 89, Cabot's main commercial corridor.
- ◆ Easy access to I-57 & I-40; Population of 19,133 within 3 miles.
- ◆ .6 miles from signaled intersection w/newly expanded Hwy 321. (5 lanes)
- ◆ Developed lot w/city utilities on site, zoned C-2, & level w/sidewalk.

#### DIRECTIONS:

From Little Rock, take I-57N to Cabot Exit 16A. Proceed down Hwy 321 (Bill Foster Memorial Hwy) until reaching Hwy 321/89 intersection. Take right onto Hwy 89, property on right in .6 miles.



Ted Arnett  
Principal Broker



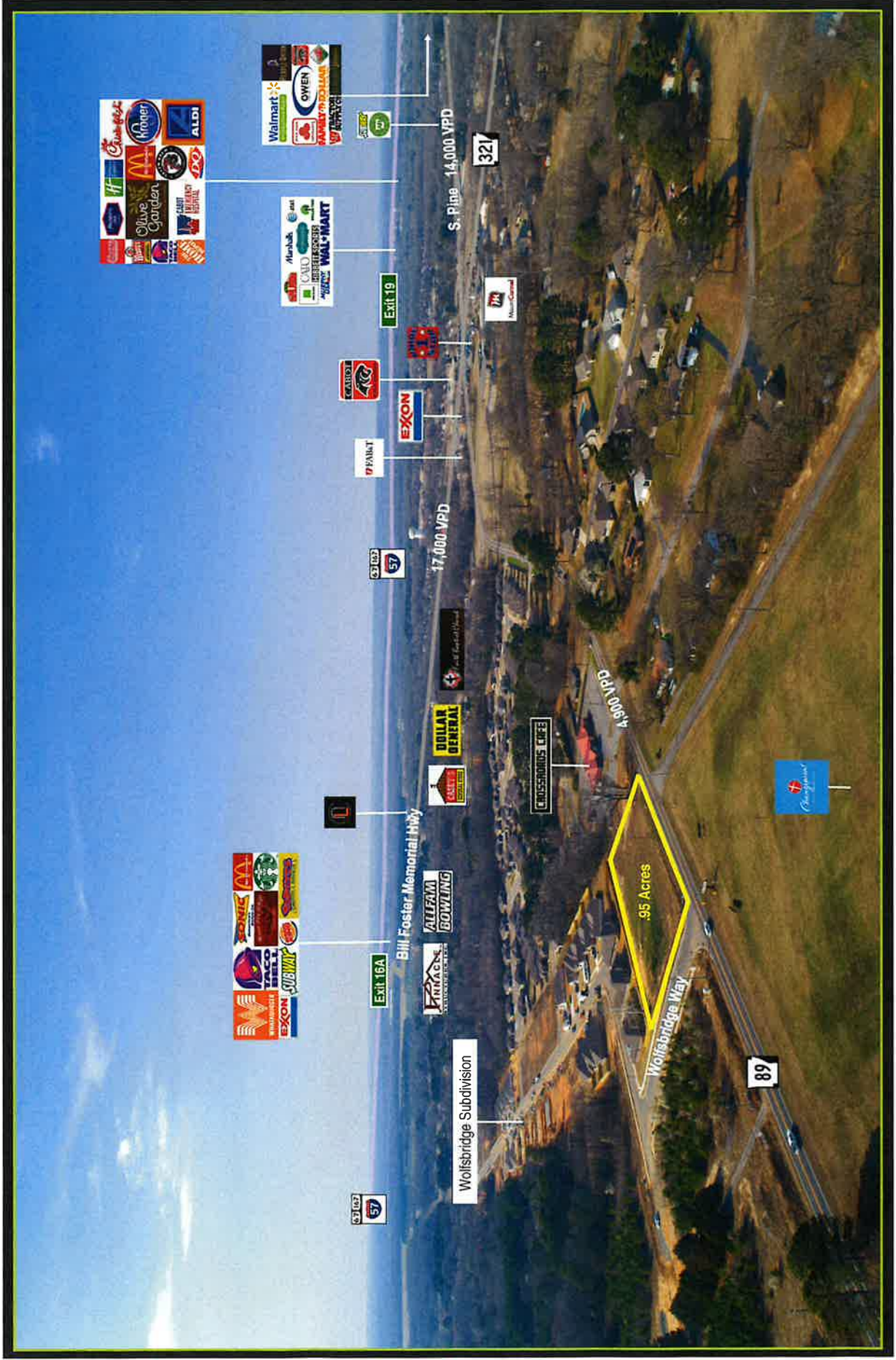
ted.arnett@yahoo.com

www.ARNETTREALTY.COM

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**Property Location:**

3480 S. PINE ST - CABOT, AR 72023



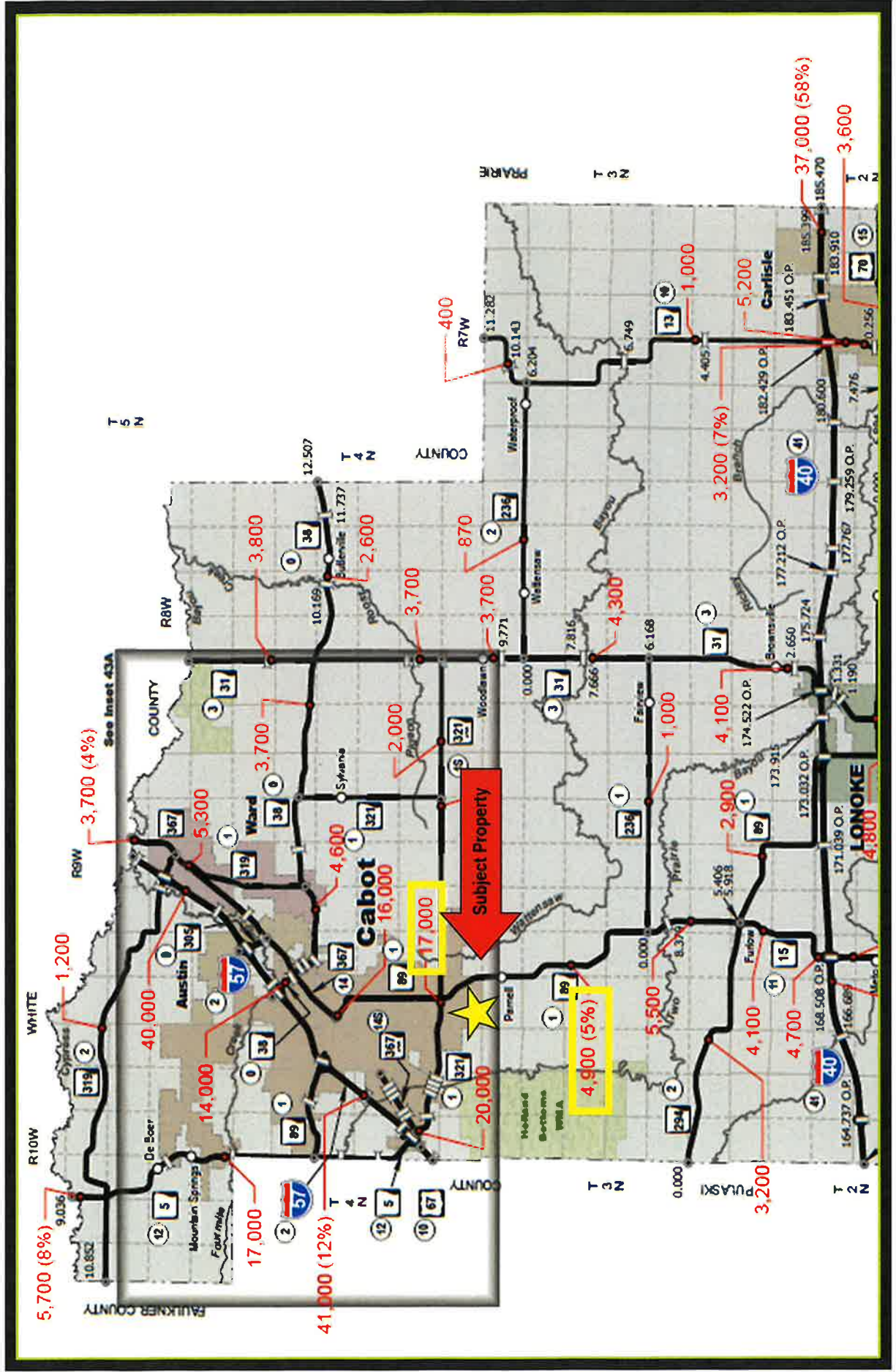
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2022 DAILY ESTIMATED TRAFFIC MAP



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