

# FOR SALE

1931 1931 N Falls Blvd | Wynne, AR 72396



BURKHART  
870.318.2829

1931



# HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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## OPPORTUNITY OVERVIEW

**\$229,900.00**  
PRICE

**±1.74 AC**  
LOT SIZE

**C-2**  
ZONING

## PROPERTY HIGHLIGHTS

- ◆ Strong presence along Falls Blvd with excellent visibility
- ◆ Among established national and local retailers
- ◆ Layout supports a variety of business operations
- ◆ Ample space for parking, storage, or outdoor use
- ◆ Easy access with convenient ingress and egress
- ◆ Well-suited for service-based, automotive, or trade users
- ◆ Existing improvements allow for immediate occupancy
- ◆ Opportunity to enhance, expand, or reposition over time

## ZONING DESCRIPTION

### C-2 General Commercial

This district is to provide sufficient space in appropriate locations for a variety of retail goods and services. It is usually located on a major thoroughfare or near the intersection of two thoroughfares. Designed to permit development in a spacious arrangement by requiring that certain minimum yard and area standards be met.

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- TRACTOR SUPPLY CO.
- GREENWAY
- SONIC
- McDonald's
- Walmart Family Dollar
- FACTORY CONNECTION
- BURGER KING
- JORDAN'S
- SUBWAY
- KG KOOL GAS
- ELECTRICAL CONTRACTORS SUPPLY WYNNE, AR
- Harmony Health Clinic
- Rural Development
- US Army Corps of Engineers
- ACE Hardware
- FALLS BLVD | AR-7
- PIZZA HUT
- RED RIVER TOYOTA
- big splash CARWASH
- DOLLAR GENERAL
- KFC
- TACO BELL
- WALMART
- Central
- Simplot
- CALVARY
- Johnson Funeral Living
- O'Reilly
- LINCARE

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N



Johnsons

BULL MOTOR COMPANY

MATTHEWS  
Ridgeview Farms

Walmart

CANE CREEK  
MONITOR

NATIONWIDE  
9  
INN

MURPHY  
USA

HWY 64

PTI  
PROGRESSIVE TRACTOR & IMPLEMENT

AR

DOLLAR TREE

Wynne  
Skateland

LINCARE  
O'Reilly  
AUTO PARTS

Delta Farm  
Products



FALLS BLVD

ACE  
Hardware

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PROXIMITY MAP

**HAULSEY**

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WELCOME TO  
**WYNNE**  
THE CITY WITH A SMILE

DEMOGRAPHICS




**HEALTH CARE & SOCIAL ASSISTANCE**  
**RETAIL TRADE**  
**MANUFACTURING**  
Top Employment Industries  
for Wynne, AR

**2.5**  
Avg. Size  
Household

**21.9** min.  
Avg. Commute Time  
for Wynne, AR

### KEY FACTS

Based on a 10 mile ring of the subject property.

 <b>14,663</b> Total Population	 <b>\$158,768</b> Median Home Value
 <b>577</b> Businesses	 <b>13,207</b> Daytime Population

**41.8**  
Median Age

**\$52,848**  
Median Household  
Income

**-0.47%**  
2024-2029  
Pop Growth  
Rate

**HALSEY**  
REAL ESTATE

This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025) and the Census Bureau ACS 5-year Estimate. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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# INVESTMENT CONTACTS



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# FALLS BLVD | AR-1

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