

ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

903B W. Main St. • Cabot, AR

Fax 501.843.1516

FOR SALE

1010 W MAIN ST.- JACKSONVILLE, AR 72076

Medical Office Building

Clinic: 5,103 Sf

Restaurant: 1,112 Sf

LIST PRICE:

\$744,000

\$119.71 PSF

DIRECTIONS:

From Little Rock, take LRAFB Exit 9, proceed east on W Main St for 3/4 mile. Stay on W Main Street through loop. Property on left across from Local Tire Wheel & Splash carwash.

Ted Arnett
Principal Broker



ted.arnett@yahoo.com

www.ARNETTREALTY.COM



CENTRAL LOCATION Medical - Office - Retail

- ◆ Medical space extensively renovated in 2018 to be an eye care clinic.
- ◆ Includes multiple patient rooms, breakroom/kitchenette & 1,664 Sf of flex space.
- ◆ Located along Jacksonville's busiest commercial corridor w/ 12,000 VPD.
- ◆ Population of 28,408 in 3 mile radius & 45,458 in 5 mile radius.
- ◆ 217' Frontage on W Main Street & quick access to I-57.



Arnett Realty & Investments is the agent for the Owner of property described herein. Information is deemed reliable but is not guaranteed. Reproduction without permission is strictly prohibited.

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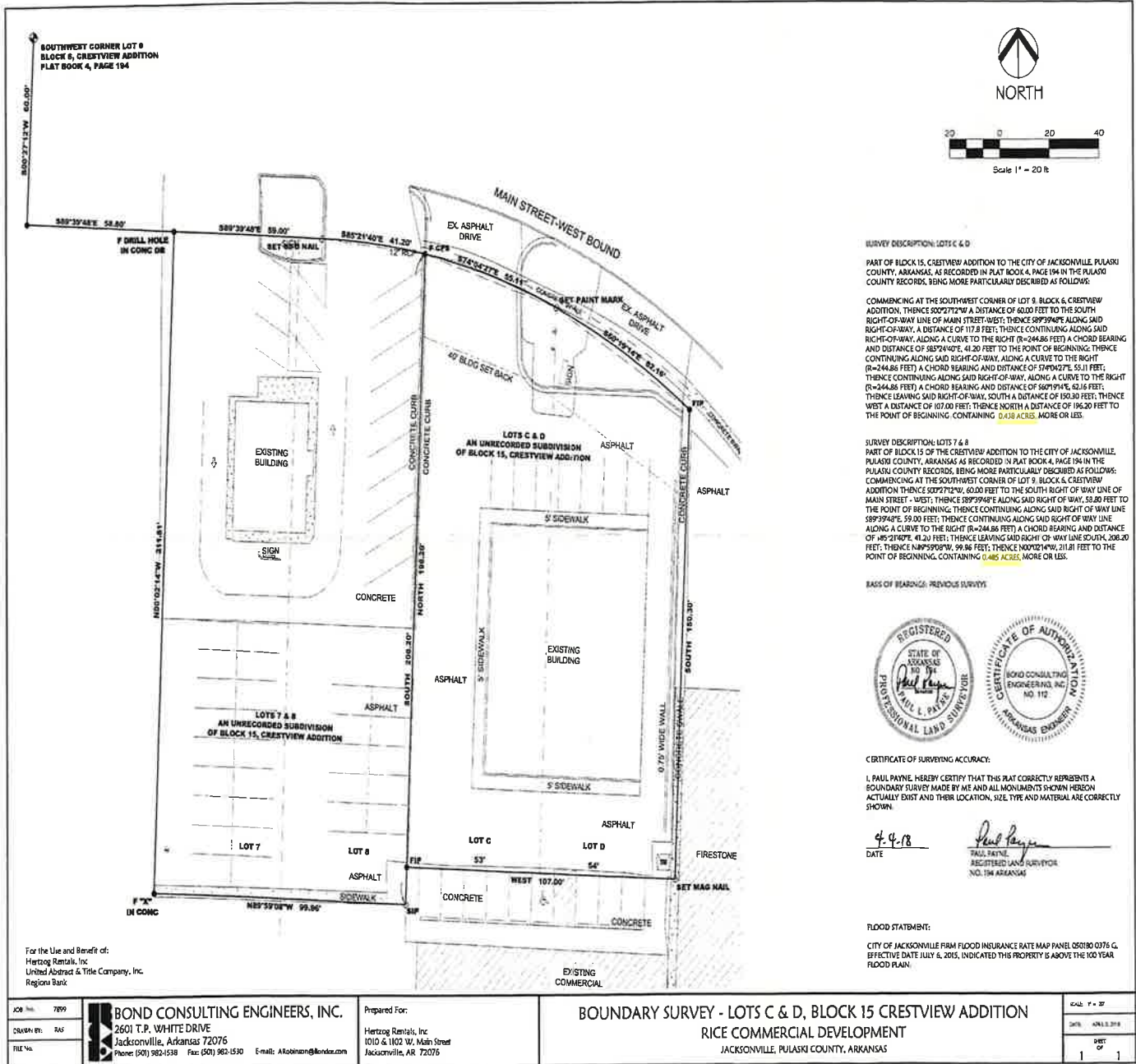
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PROPERTY SURVEY

1010 W MAIN STREET - JACKSONVILLE, AR 72026



SURVEY DESCRIPTION: LOTS C & D
 PART OF BLOCK 15, CRESTVIEW ADDITION TO THE CITY OF JACKSONVILLE, PULASKI COUNTY, ARKANSAS, AS RECORDED IN PLAT BOOK 4, PAGE 194 IN THE PULASKI COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 6, CRESTVIEW ADDITION, THENCE S02°27'12\"/>

SURVEY DESCRIPTION: LOTS 7 & 8
 PART OF BLOCK 15 OF THE CRESTVIEW ADDITION TO THE CITY OF JACKSONVILLE, PULASKI COUNTY, ARKANSAS AS RECORDED IN PLAT BOOK 4, PAGE 194 IN THE PULASKI COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 6, CRESTVIEW ADDITION THENCE S02°27'12\"/>

BASE OF BEARINGS: PREVIOUS SURVEYS




CERTIFICATE OF SURVEYING ACCURACY:
 I, PAUL PAYNE, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE: 4-4-18
 PAUL PAYNE
 REGISTERED LAND SURVEYOR
 NO. 174 ARKANSAS

FLOOD STATEMENT:
 CITY OF JACKSONVILLE FIRM FLOOD INSURANCE RATE MAP PANEL 050180 0375 G, EFFECTIVE DATE JULY 6, 2015, INDICATED THIS PROPERTY IS ABOVE THE 100 YEAR FLOOD PLAIN.

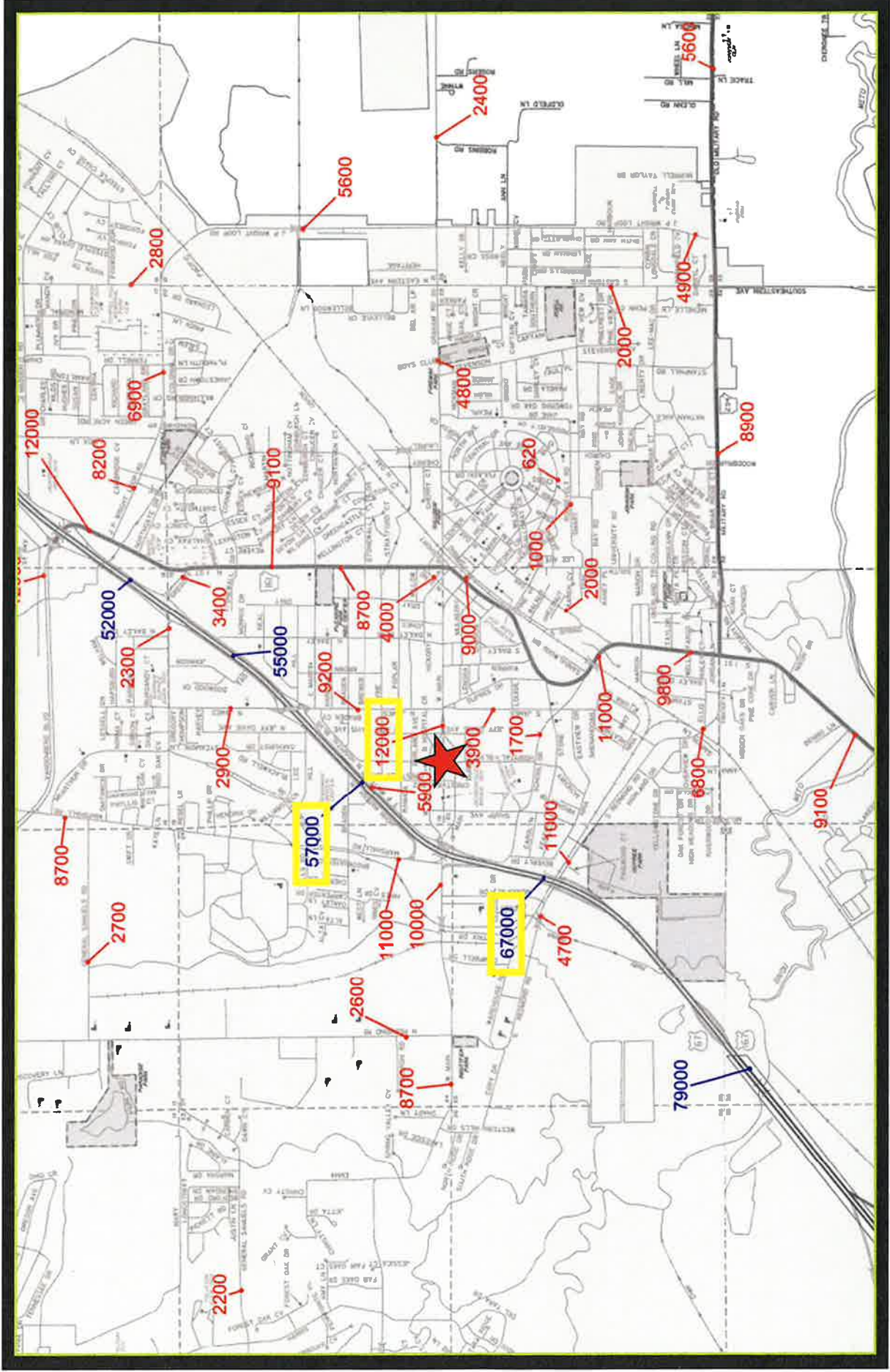
JOB No. 7899 DRAWN BY: RAS FILE No.	BOND CONSULTING ENGINEERS, INC. 2601 T.P. WHITE DRIVE Jacksonville, Arkansas 72076 Phone: (501) 982-4538 Fax: (501) 982-4530 E-mail: ARobinson@bondce.com	Prepared For: Hertzog Rentals, Inc 1010 & 1102 W. Main Street Jacksonville, AR 72076	BOUNDARY SURVEY - LOTS C & D, BLOCK 15 CRESTVIEW ADDITION RICE COMMERCIAL DEVELOPMENT JACKSONVILLE, PULASKI COUNTY, ARKANSAS	SCALE: 1" = 20' DATE: APRIL 3, 2018 SHEET 1 OF 1
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2022 DAILY ESTIMATED TRAFFIC MAP



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