

NO RESERVE COMMERCIAL REAL ESTATE AUCTION

DATE AND LOCATION OF AUCTION:

Friday, July 17, 2026 | 9:00 am
596, 637, & 639 Hwy 365, Mayflower, AR
Auction will take place at 596 Hwy 365, Mayflower, AR

AUCTIONEER'S NOTES:

Blackmon Auctions and Thomas Blackmon Realty will **AUCTION** three commercial properties in Mayflower, AR on Friday, July 17th at 9:00am. **SELLING REGARDLESS OF PRICE**, these properties are positioned along the well-traveled Hwy 365 corridor. These Mayflower properties offer excellent visibility, easy access, and strong potential for a variety of commercial or mixed-use purposes. Located just minutes from I-40 and centrally placed between Conway and Little Rock, these sites provide a strategic location for businesses seeking convenience and exposure.

Featuring level, usable layouts with direct highway frontage, make these properties ideal for retail, service operations, office use, or redevelopment. Whether you're an investor looking for a high-traffic location or an owner-user seeking a site with immediate functionality, these addresses deliver opportunity and flexibility. Surrounded by established businesses and steady local traffic, all three positioned for growth in one of Central Arkansas's most accessible corridors.

Bid live or online. Pre-auction offers accepted.

Property Highlights

- **Prime Hwy 365 frontage** with strong daily traffic
- **Quick access to I-40**, Conway, and Little Rock
- **Versatile commercial potential** — retail, office, service, or redevelopment
- **Level, usable sites** suitable for a variety of layouts
- **Growing corridor** with surrounding commercial activity
- **596 Hwy 365:**
 - 2,014 sq ft
 - Five offices
 - Two restrooms
 - Full kitchen
 - 0.81 acre lot
 - Zoning: Commercial
 - Year built: 1968
 - Foundation: conventional
 - Workshop/storage – 38'x19'
 - Paved parking
 - Approx. 78 ft of Hwy 365 frontage
 - Annual taxes: \$3,092.00
- **637 Hwy 365:**
 - 1,200 sq ft
 - One restroom
 - Kitchenette
 - 0.06 acre lot
 - Paved parking
 - Approx. 91 ft of I-40 frontage
 - Approx. 76 ft of Hwy 365 frontage
 - Foundation: slab
 - Annual taxes: \$749.00

- **639 Hwy 365:**
 - 800 sq ft
 - One restroom
 - 0.05 acre lot
 - Paved parking
 - Approx. 50 ft of I-40 frontage
 - Approx. 50 ft of Hwy 365 frontage
 - Foundation: slab
 - Annual taxes: \$352.00

Thad Morrison: 479-270-4805 (mobile), 501-664-4526 (office)

TERMS FOR THE REAL ESTATE AUCTION:

- Must Have Proof of Availability of Funds to Register.
- 10% Buyer's Premium added to bidder's final purchase price.
- Closing in 30 Days.
- Sold AS IS, WHERE IS.
- No Contingencies.
- *No Exceptions Will Be Made.*
- Earnest Money in The Amount of 10% - Preferably in the Form of a *Cashier's Check*. Wire transfer also available.
- Payable to **Thomas Blackmon Realty.**
- Due Day of the Auction.
- *Announcements Made Day of the Sale Take Precedence Over Printed Material.*