

LAND FOR SALE

2004 N. Service Rd. | *Fronting I-40*

WEST MEMPHIS, AR 72301

Development Opportunity at the entrance of Southland Casino

37,026 SF | .85 AC

Also, For Sale 2008 Service Rd

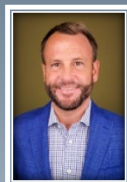


70,000+ Cars Daily

WEST MEMPHIS, ARKANSAS



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GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
(901) 758-1100

FOR SALE | GROUND LEASE



Introducing an exceptional opportunity in West Memphis, Arkansas - 2004 East N. Service Rd. presents a prime location for your commercial endeavors. This 37,026 SQ FT/.85 AC property is available for sale at \$689,000, with consideration for a ground lease.

Strategically zoned for commercial use, this property sits in close proximity to Southland Casino, offering convenient access to I-40 and downtown Memphis. Embrace the potential of this vibrant area within the Memphis Metropolitan region.

Whether you are looking to invest, build, or lease, this vacant land provides a versatile canvas for your business aspirations. The property is now available for leasing, offering flexibility to suit your needs. Don't miss this chance to secure a valuable piece of real estate in a flourishing market. Contact us today to explore the possibilities at 2004 East N. Service Rd. in West Memphis.



WEST MEMPHIS

A GREAT PLACE TO VISIT

WEST MEMPHIS

Grow with us!



Crittenden County Submarket Prime Development Opportunity



Location

2004 N. Service Rd
West Memphis, AR 72301



Price

\$799K



Lot Size

.85 Acre Tract
37,026 SF



Connections

All – Gas, Sewer & Utilities



Zoning

Commercial | C-2



Frontage

276 SF to I-40



Demographics



	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,606	25,854	36,691



Households	1,732	10,251	14,360
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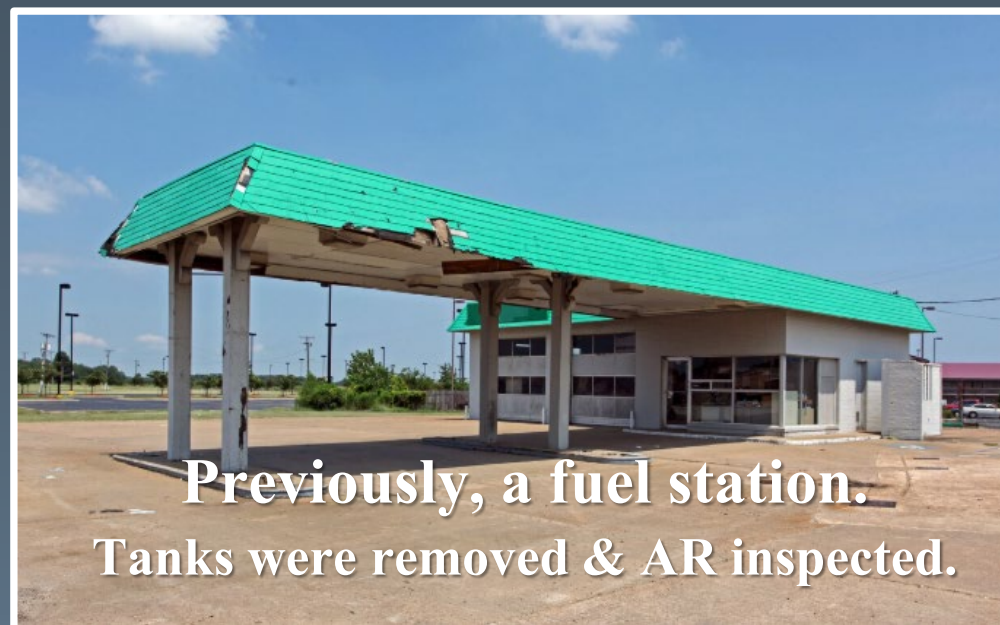
HH Income	\$39,541	\$52,678	\$63,675
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Daily Traffic



I-40 70,436

I-55 69,692



For more information:

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6815 POPLAR AVENUE

GERMANTOWN, TN 38138

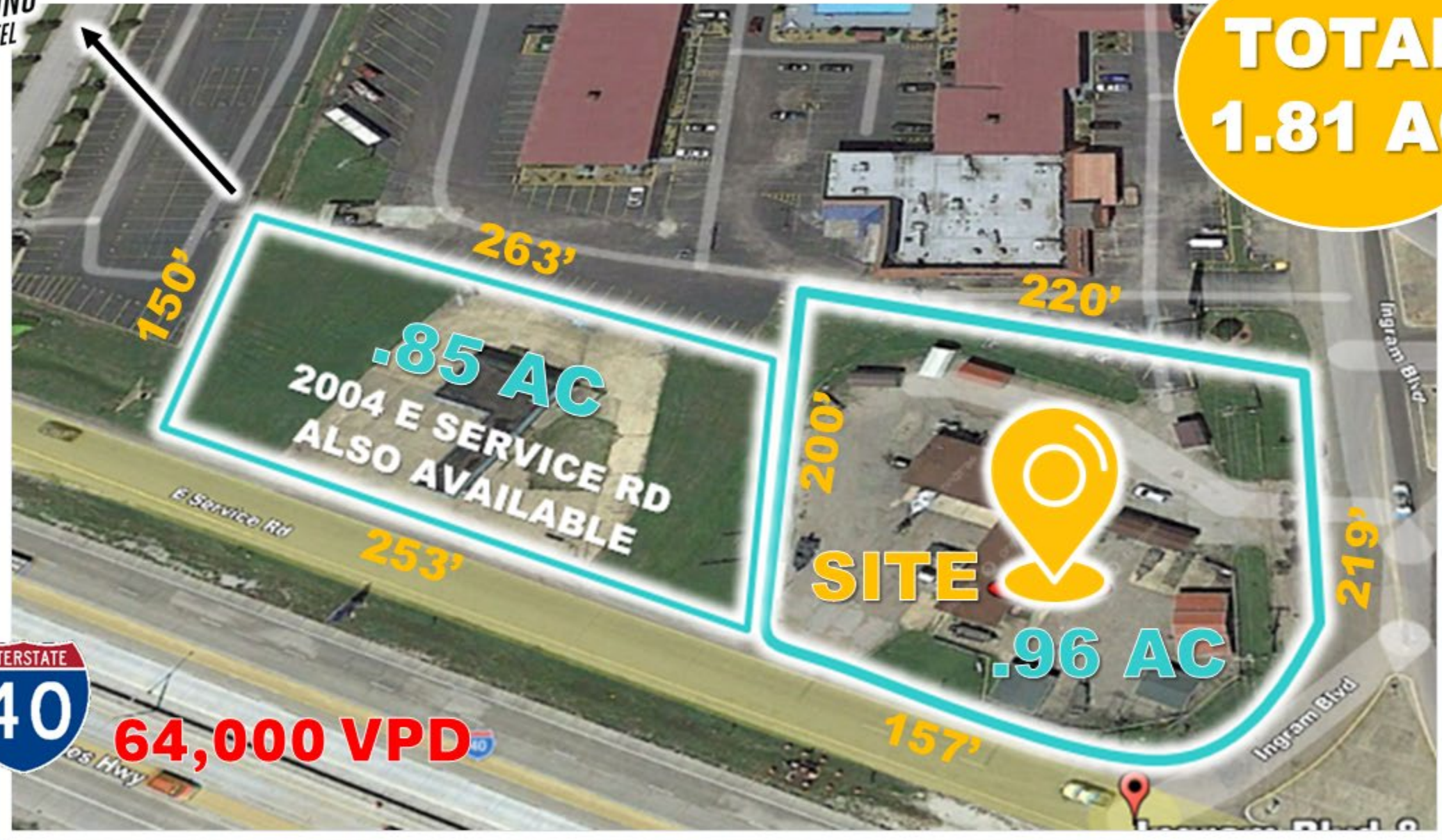
901-758-1100

LOTS FOR SALE | GROUND LEASE

CORNER OF 2008 E SERVICE RD & INGRAM BLVD
WEST MEMPHIS, AR 72301



**TOTAL
1.81 AC**



64,000 VPD

The West Memphis/Memphis I-40 & I-55 corridor, with its blend of major interstate, rail, and emerging public transit, **remains a critical artery for national supply chains and local transit.**

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