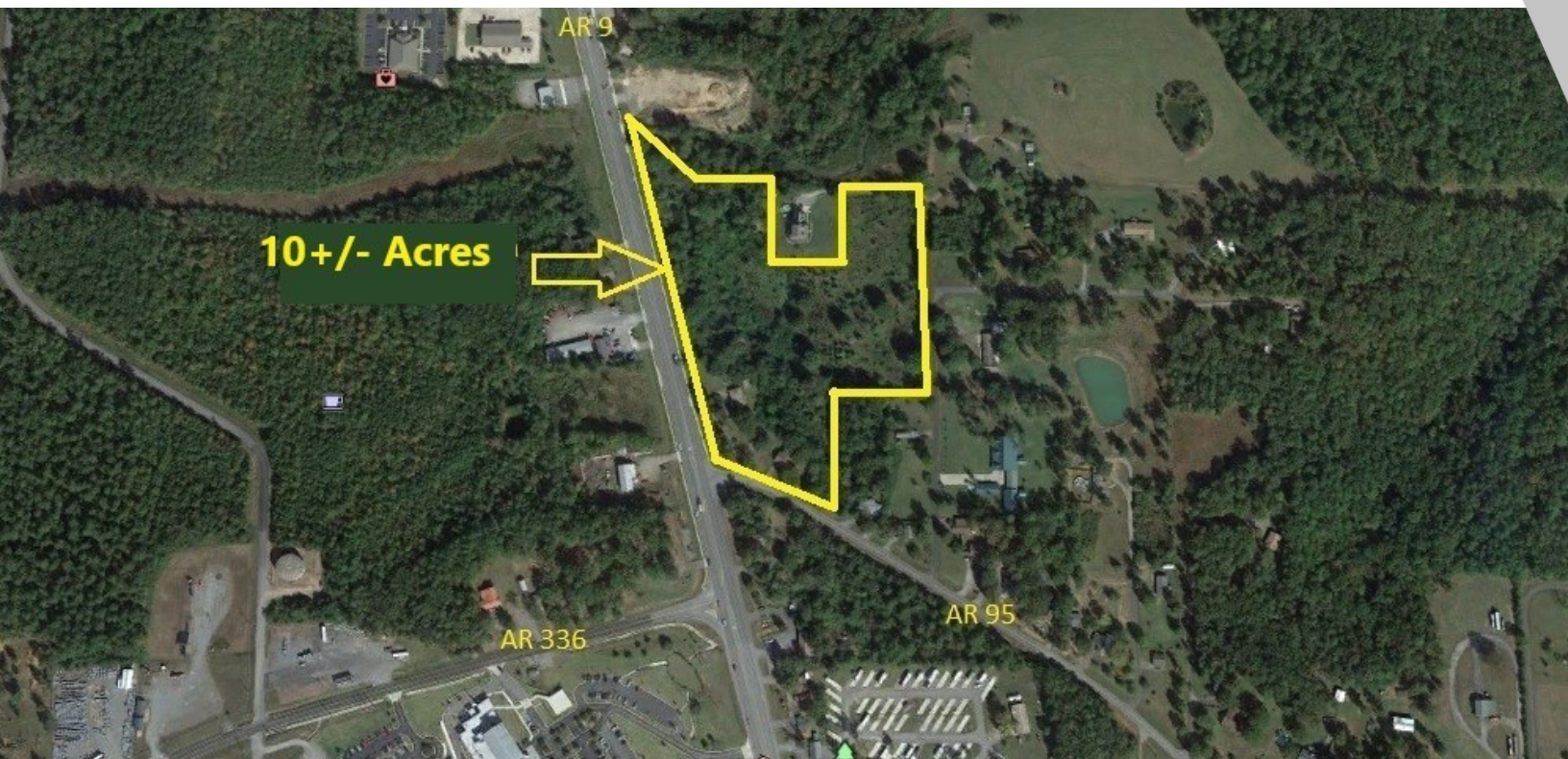


LAND FOR SALE

US HWY 65 COMMERCIAL DEVELOPMENT LAND

2309 US Hwy 65 S, Clinton, AR 72031



LIST PRICE:

\$995,000

PRICE PER ACRE:

\$99,500

LOT SIZE:

10.0 Acres

2 HOURS FROM BRANSON, MO

CROSS STREETS: US HWY 64 AND AR HWY 95

Us-65 And
AR-95

PROPERTY OVERVIEW

Located in the foothills of the Ozarks on busy US Hwy 65 in Clinton, AR, this a perfect site for a convenience store or other business. It's a short two hour drive to shopping, the wonderful live shows, and family fun in Branson, MO as well as boating and fishing on Table Rock Lake. Property is near boating, hiking and camping sites and other activities in the Ozark Mountains, including Greers Ferry Lake and Buffalo National River. Traffic count of 13,000 vehicles per day and 350 feet of frontage on both US 65 and AR 95. Only 6 miles to Greers Ferry Lake, and 45 minutes to Buffalo National River. All utilities are available on the site and the site can be zoned for your use.

PROPERTY FEATURES

- US65 is a major route to the Ozark Mountains
- 13,000 vehicles per day traffic count on US65
- 1,000' (+/-) frontage on US65 & 350' (+/-) frontage on AR95
- All utilities available on site
- 6 miles to beautiful Greers Ferry Lake
- 45 minutes to the Buffalo National River

KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://mitchumrealestate.com>

LAND FOR SALE

US HWY 65 COMMERCIAL DEVELOPMENT LAND

2309 US Hwy 65 S, Clinton, AR 72031



KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://mitchumrealestate.com>

LAND FOR SALE

US HWY 65 COMMERCIAL DEVELOPMENT LAND

2309 US Hwy 65 S, Clinton, AR 72031



KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

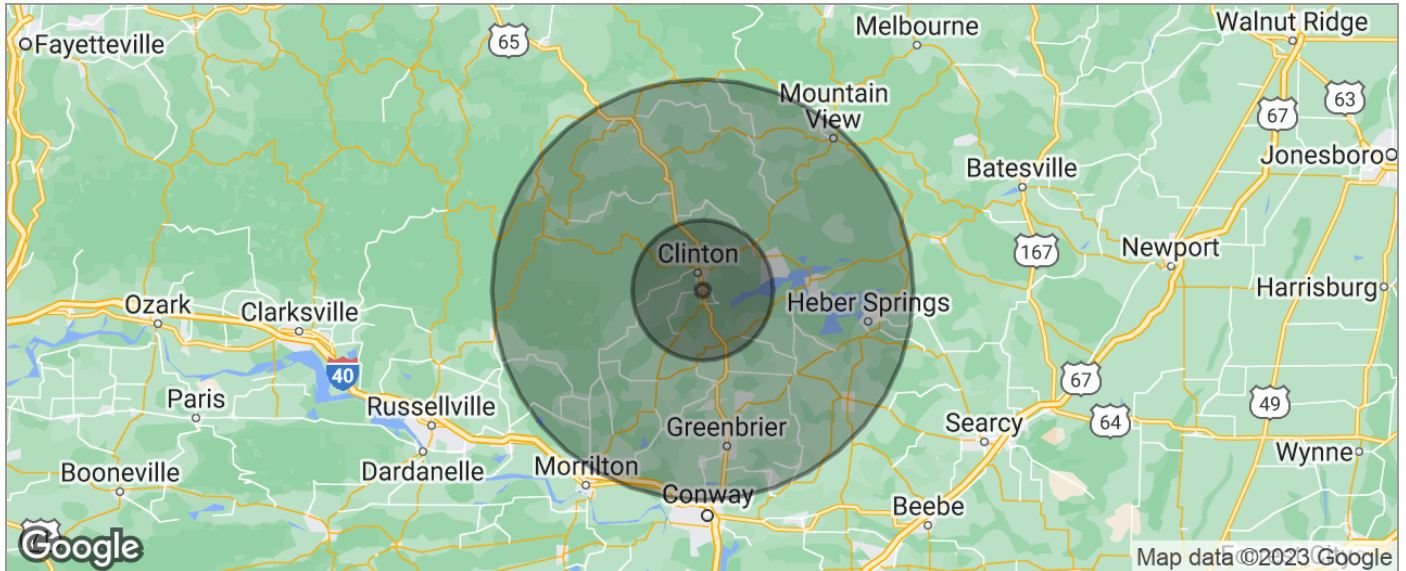
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://mitchumrealestate.com>

LAND FOR SALE

US HWY 65 COMMERCIAL DEVELOPMENT LAND

2309 US Hwy 65 S, Clinton, AR 72031



POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	147	9,096	85,190
MEDIAN AGE	51.6	47.7	43.0
MEDIAN AGE (MALE)	50.3	47.1	42.2
MEDIAN AGE (FEMALE)	53.2	48.2	43.6
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	64	3,828	34,098
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$48,729	\$44,486	\$49,453
AVERAGE HOUSE VALUE	\$112,544	\$105,223	\$129,970
RACE	1 MILE	10 MILES	30 MILES
% WHITE	96.6%	96.6%	95.1%
% BLACK	2.0%	1.3%	2.1%
% ASIAN	0.0%	0.0%	0.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.8%	0.7%
% OTHER	0.0%	0.3%	0.5%
ETHNICITY	1 MILE	10 MILES	30 MILES
% HISPANIC	0.7%	1.9%	2.1%

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)
Commercial Broker And Prin. Auctioneer (Aalb 1787)
O: 501.940.3231
C: 501.940.3231
jmitchum@kw.com
AR #EB00043654

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://mitchumrealestate.com>