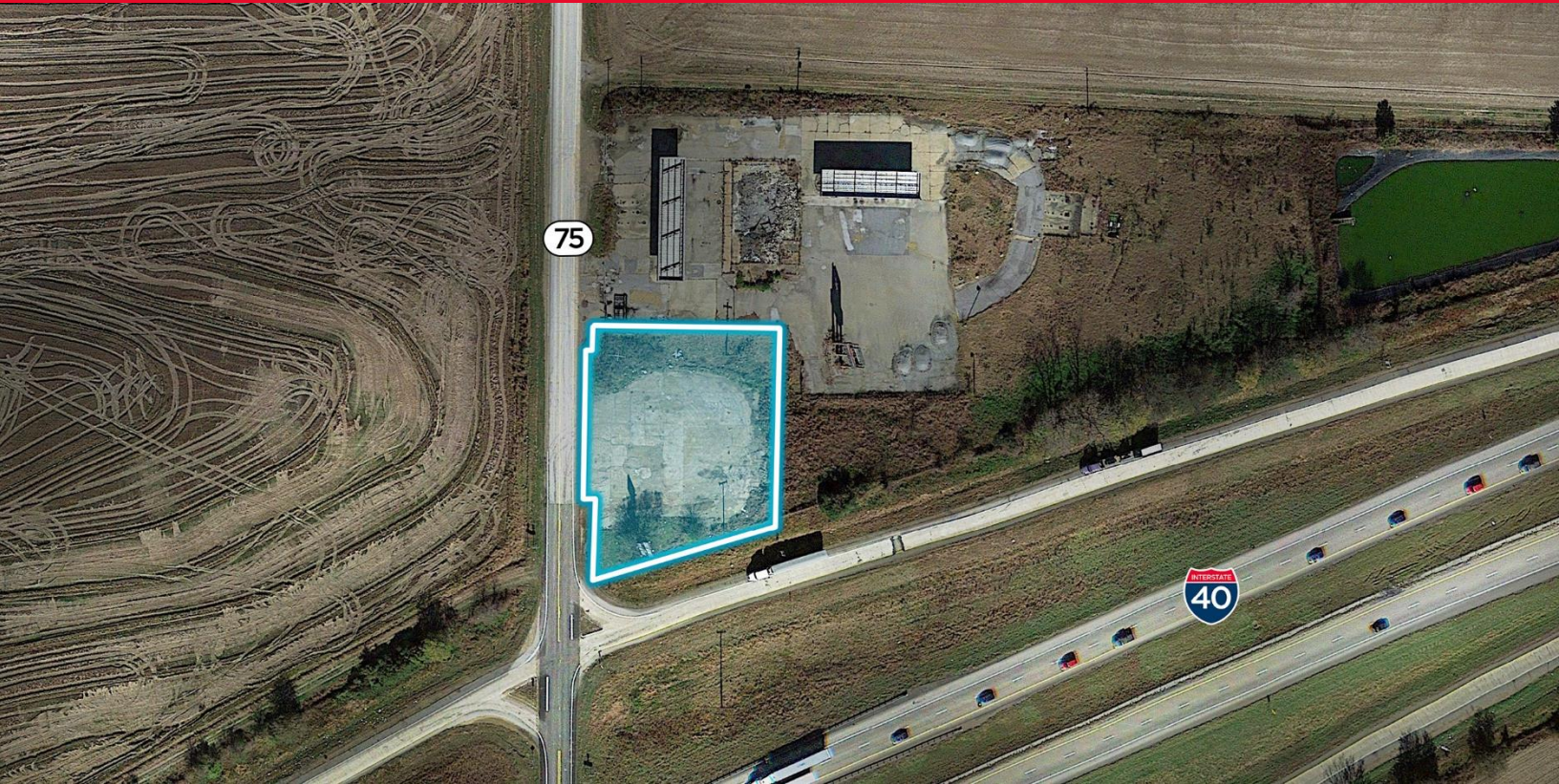


**FOR SALE**

**202 Highway 75 N  
Heth, AR 72346**

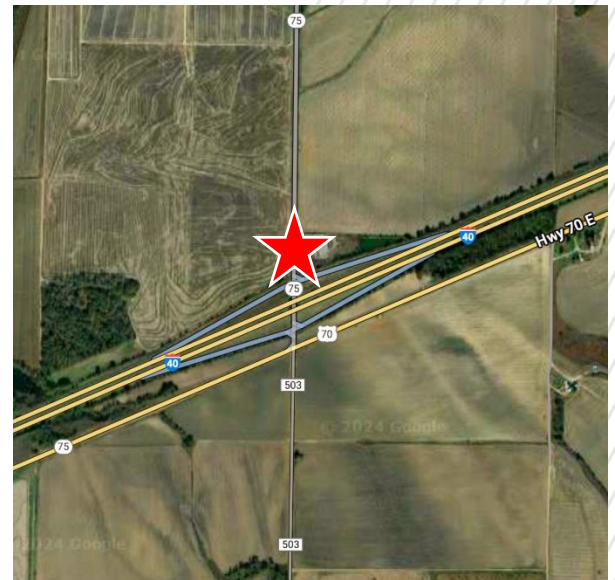


**PROPERTY HIGHLIGHTS**

Excellent C-Store opportunity at Exit 256 on I-40. Great interstate visibility and access.

|                       |            |
|-----------------------|------------|
| <b>BUILDING SF</b>    | N/A        |
| <b>LAND SF</b>        | 31,363     |
| <b>YEAR BUILT</b>     | N/A        |
| <b>PARKING</b>        | N/A        |
| <b>TRAFFIC COUNTS</b> | 30,000 VPD |

|                      |                 |
|----------------------|-----------------|
| <b>SIGNAGE TYPE</b>  | Interstate Pole |
| <b>1-MILE (POP.)</b> | 8               |
| <b>3-MILE (POP.)</b> | 157             |
| <b>MED. INCOME</b>   | \$29,751        |
| <b>PRICE</b>         | \$450,000       |



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**FOR SALE****202 Highway 75 N  
Heth, AR 72346****LEGAL INFORMATION**

|                      |                 |
|----------------------|-----------------|
| <b>TAX PARCEL ID</b> | 0001-07295-0000 |
| <b>2022 RE TAXES</b> | \$44.93         |
| <b>ZONING</b>        | Commercial      |

**OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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