# 604 AR 463 South Trumann, AR



#### **PROPERTY HIGHLIGHTS**

Excellent opportunity to own a 0.57 acre corner parcel in Trumann, AR.

BUILDING SF	1,568
LAND SF	24,829
YEAR BUILT	1956
PARKING	20 Spaces
TRAFFIC COUNTS	6,066 VPD

SIGNAGE TYPE	Pole Sign
3-MILE (POP.)	7,201
5-MILE (POP.)	8,180
AVG HH. INCOME	\$62,268
SPACE USE	C-Store



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### **LEGAL INFORMATION**

TAX PARCEL ID	555-02645-0000
2024 RE TAXES	\$2,468.80
ZONING	General 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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