

Prime 1 +/- Acre Commercial Property | Billboard
Income | High-Visibility Location, Batesville, AR
Barnett Dr
Batesville, AR 72503

\$148,500
1± Acres
Independence County



Prime 1 +/- Acre Commercial Property | Billboard Income | High-Visibility Location, Batesville, AR
Batesville, AR / Independence County

SUMMARY

Address

Barnett Dr null

City, State Zip

Batesville, AR 72503

County

Independence County

Type

Commercial, Lot, Undeveloped Land

Latitude / Longitude

35.788967 / -91.643476

Acreage

1

Price

\$148,500

Property Website

<https://www.mossoakproperties.com/property/prime-1-acre-commercial-property-billboard-income-high-visibility-location-batesville-ar/independence/arkansas/106393/>



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PROPERTY DESCRIPTION

1 +/- Acre Commercial Opportunity | Billboard Income & Prime Development Potential

Commercial opportunities like this are hard to find! This **1 +/- acre commercial tract** is ideally situated in a growing area with excellent visibility and outstanding development potential.

Located **next to an established RV park** and **directly across from a well-established gas station**, this property is surrounded by successful businesses and offers exceptional exposure for a variety of commercial uses.

An added bonus is the **existing billboard located on the property**, which **conveys with the sale** and currently produces income, providing immediate revenue while you plan your future development.

With close proximity to **Polk Bayou**, this property opens the door to countless possibilities. Whether you've envisioned a **canoe or kayak rental business**, outdoor recreation outfitter, office building, retail space, restaurant, convenience store, or another commercial venture, this location offers the visibility and accessibility to help your business thrive.

Properties with this combination of **commercial potential, existing billboard income, and a highly visible location** rarely come on the market. Whether you're an investor, developer, or entrepreneur, this is an opportunity worth exploring.

Bring your vision and make this property the foundation for your next successful investment.

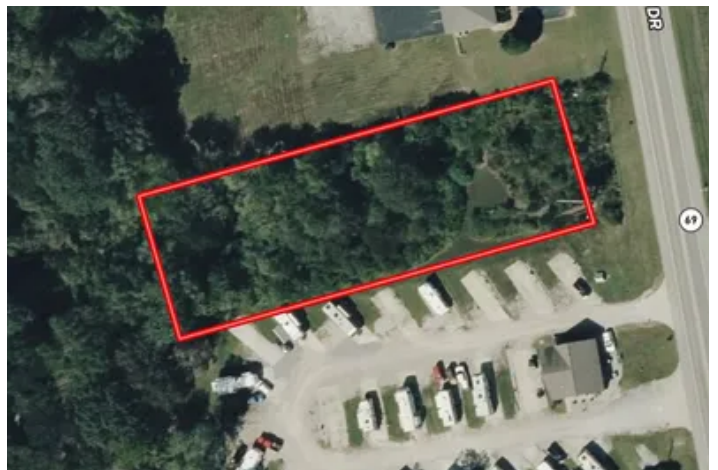
Contact Mossy Oak Properties Selling Arkansas today for more information or to schedule your private showing.

Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123).

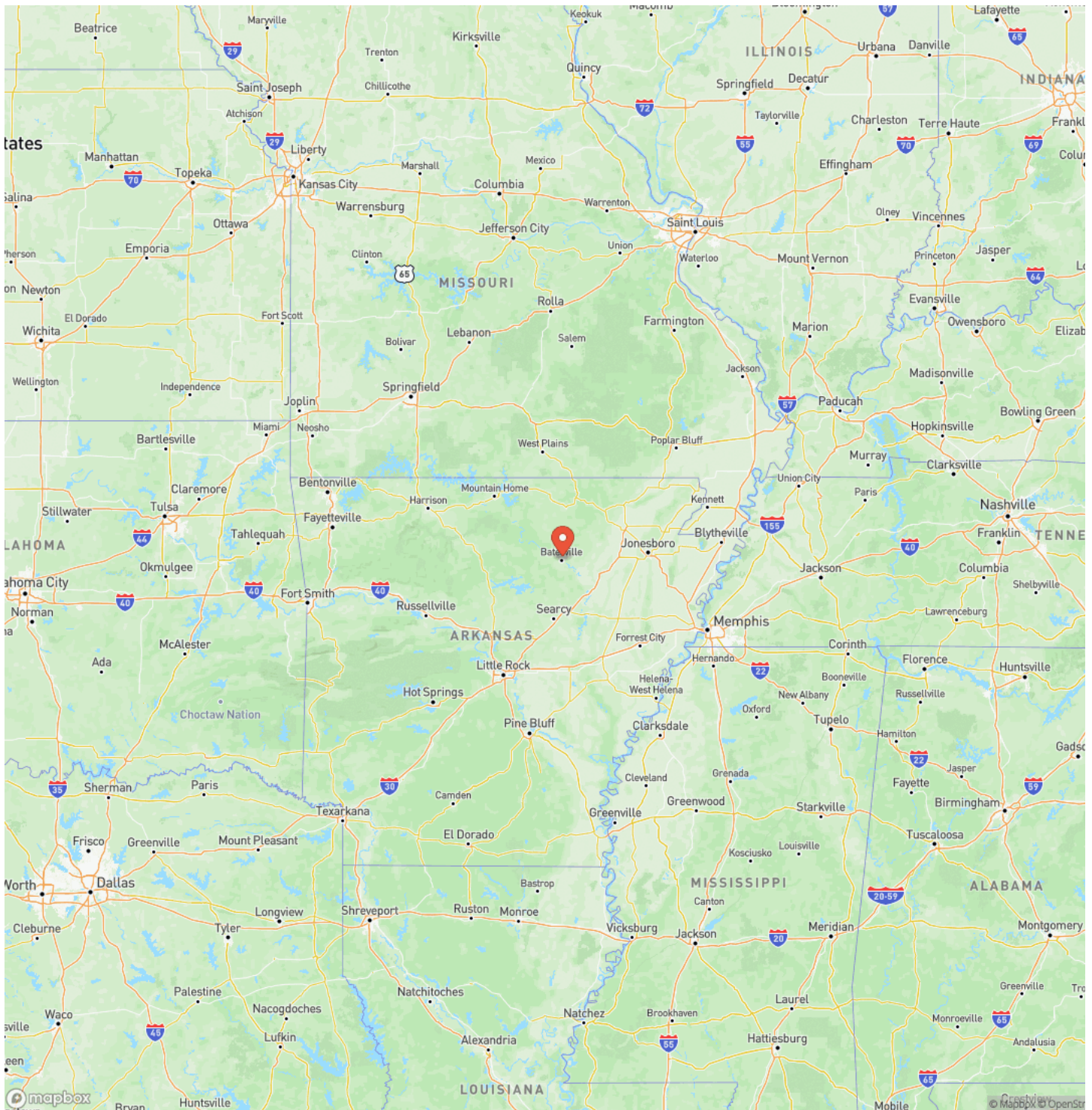
Call or text Listing Agent, Pamela Welch at [870-897-0700](tel:870-897-0700) for a tour or more information.

Equal Housing Opportunity. www.WeSellArkansas.com.

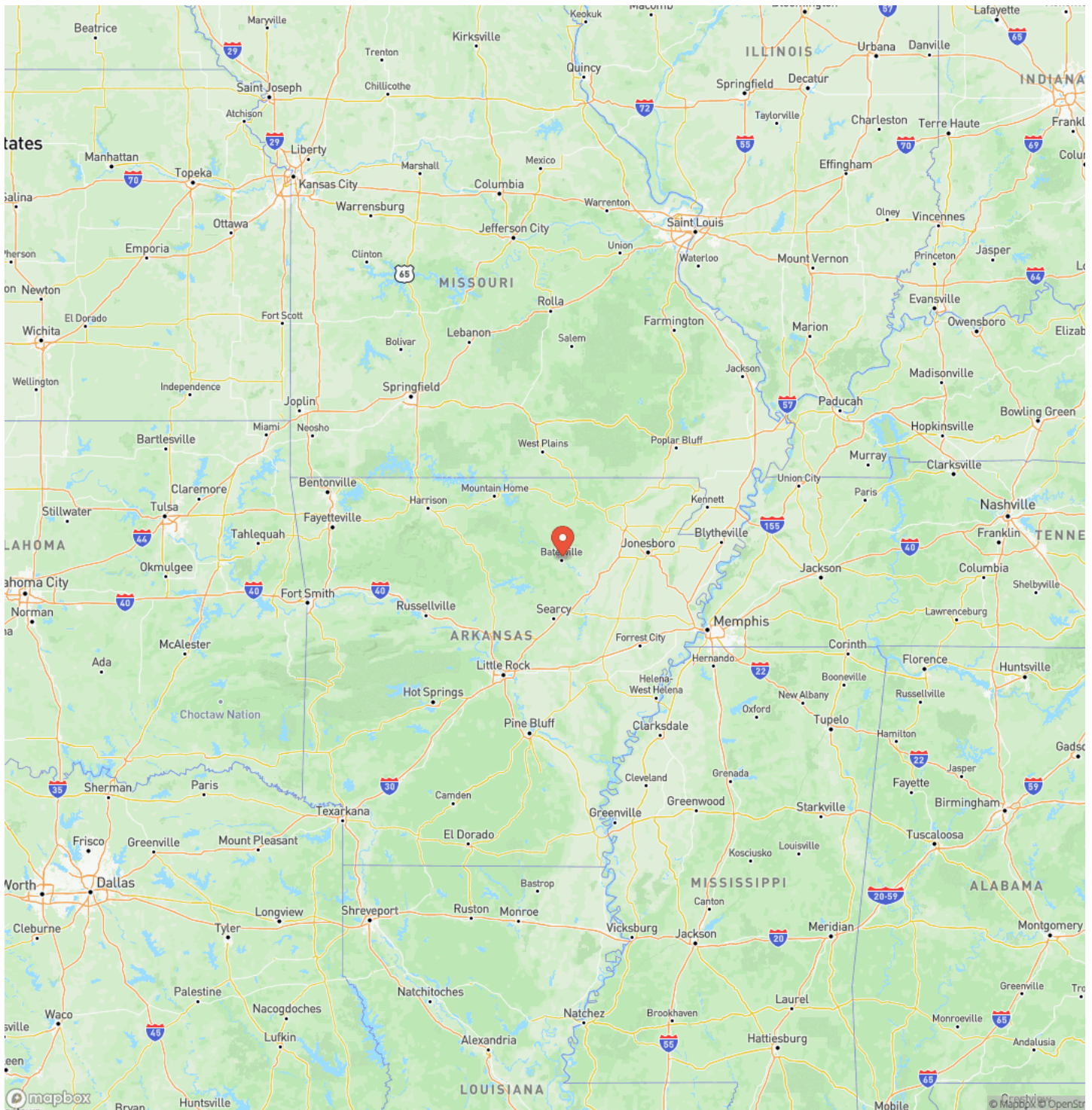
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Batesville, AR / Independence County



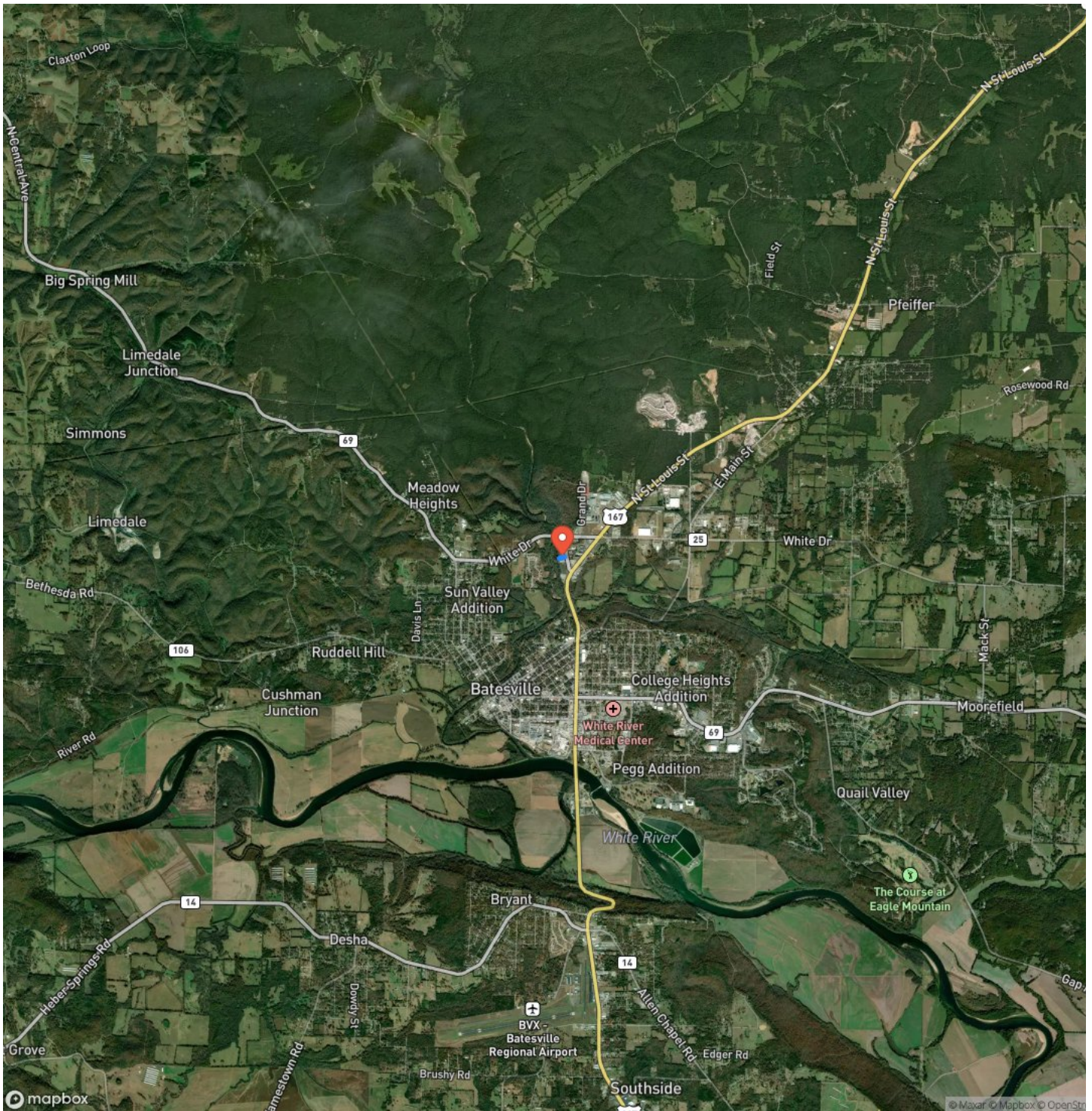
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

<https://wesellarkansas.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Selling Arkansas

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Cave City, AR 72521

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