

**Lincoln Arkansas Commercial Development Potential**  
104 Pridemore Drive  
Lincoln, AR 72744

**\$525,000**  
0.73± Acres  
Washington County



## Lincoln Arkansas Commercial Development Potential Lincoln, AR / Washington County

### **SUMMARY**

#### **Address**

104 Pridemore Drive

#### **City, State Zip**

Lincoln, AR 72744

#### **County**

Washington County

#### **Type**

Commercial, Business Opportunity, Lot

#### **Latitude / Longitude**

35.947517 / -94.423956

#### **Acreage**

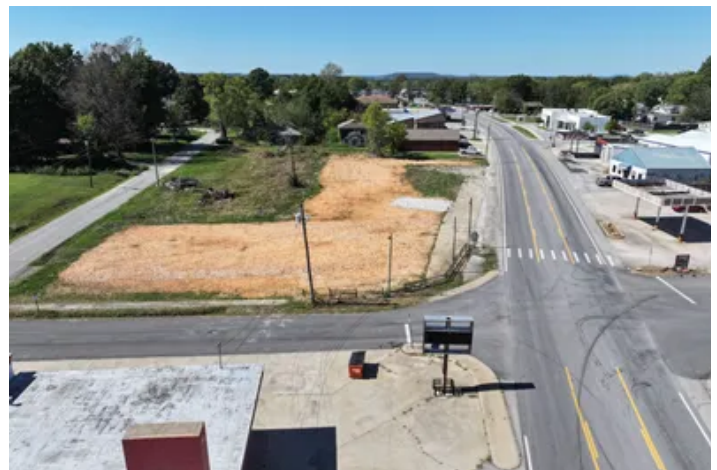
0.73

#### **Price**

\$525,000

#### **Property Website**

<https://www.mossyoakproperties.com/property/lincoln-arkansas-commercial-development-potential-washington-arkansas/119523/>

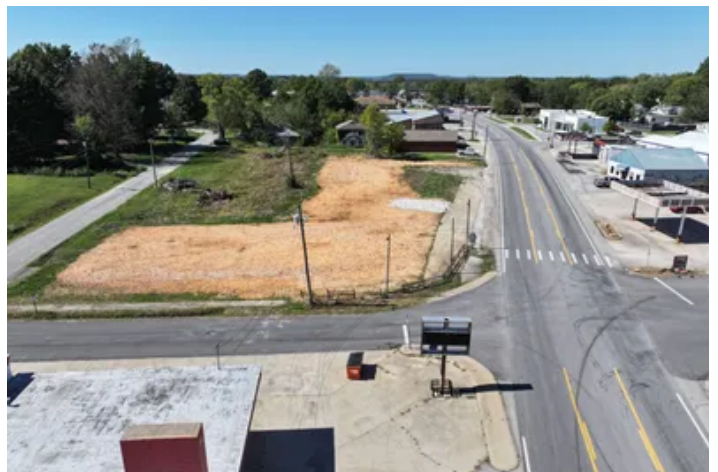


**PROPERTY DESCRIPTION**

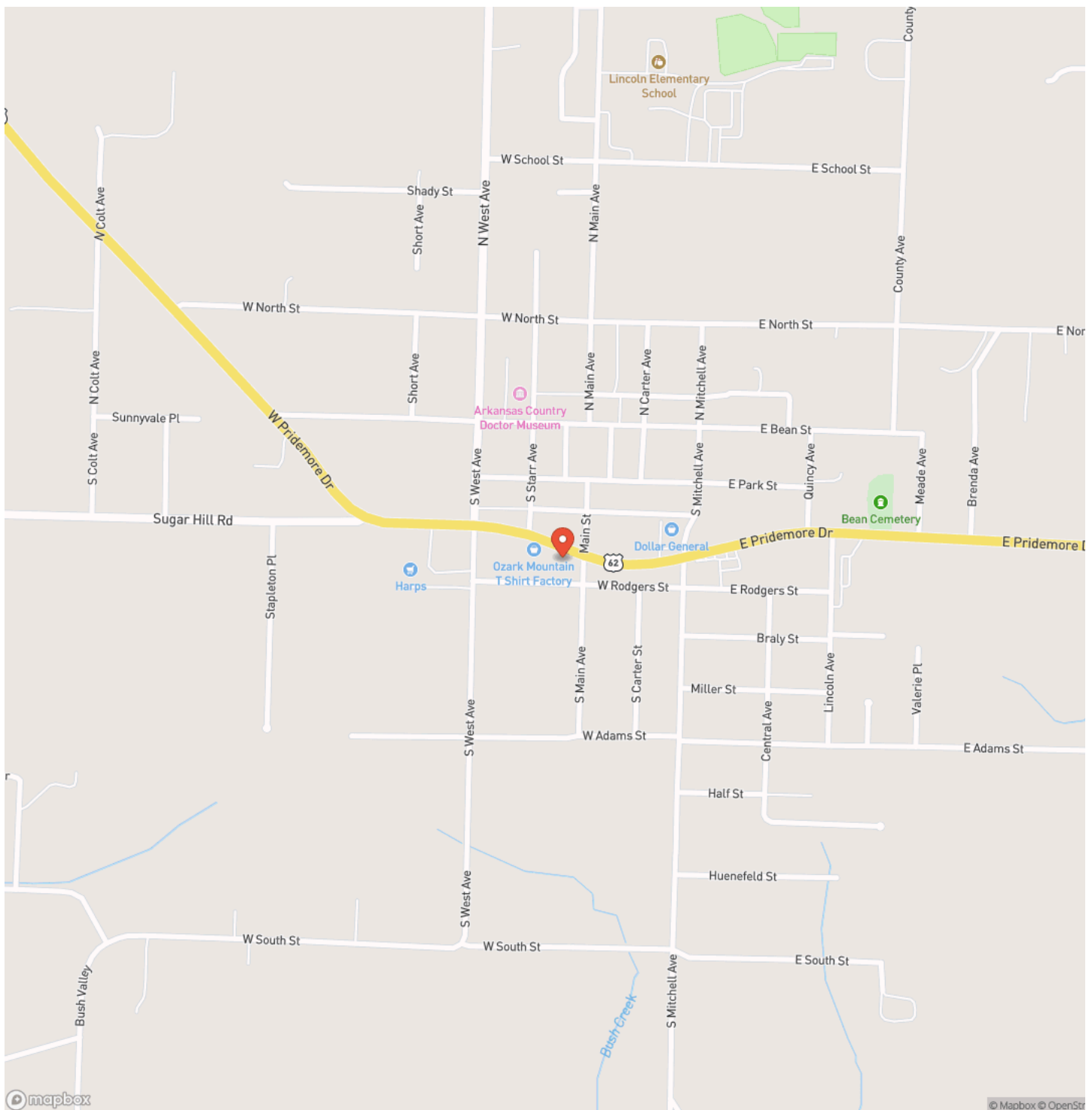
Unmatched exposure and high visibility await your business with 265 feet of premium road frontage along Highway 62. Situated right in the center of town, this high-potential site is prepped and shovel-ready with a completed red dirt building pad, allowing you to fast-track your new construction project. The property boasts flexible triple-street access with convenient ingress and egress from Highway 62, Main Street, and West Rogers Street-an exceptional feature for optimizing customer traffic flow and service access. Located in Lincoln's primary commercial core, this versatile location is ideal for retail, office, medical, or service operations. Bring your plans and build your business today!

Call Daniel Short at [501-416-5700](tel:501-416-5700)

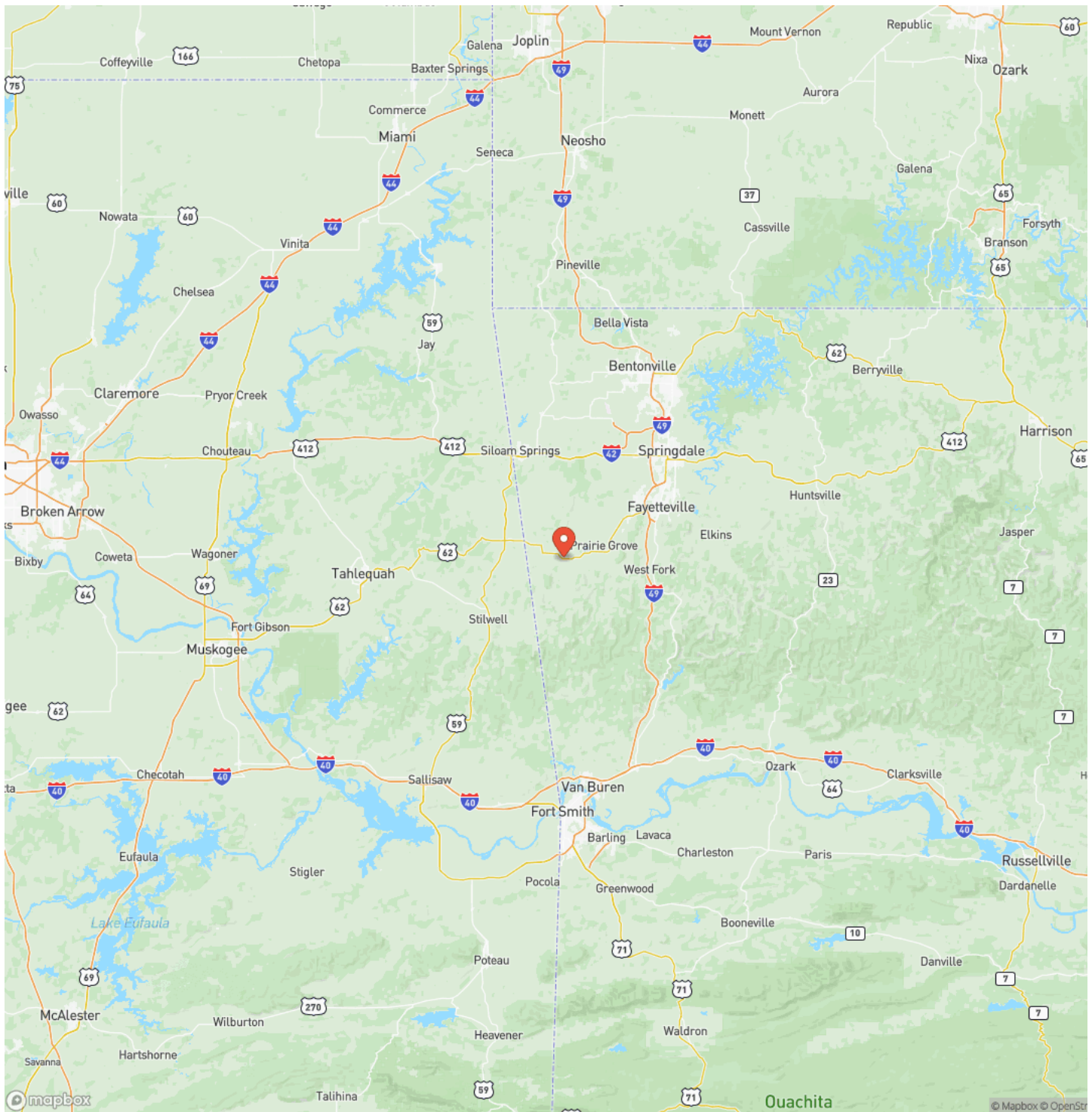
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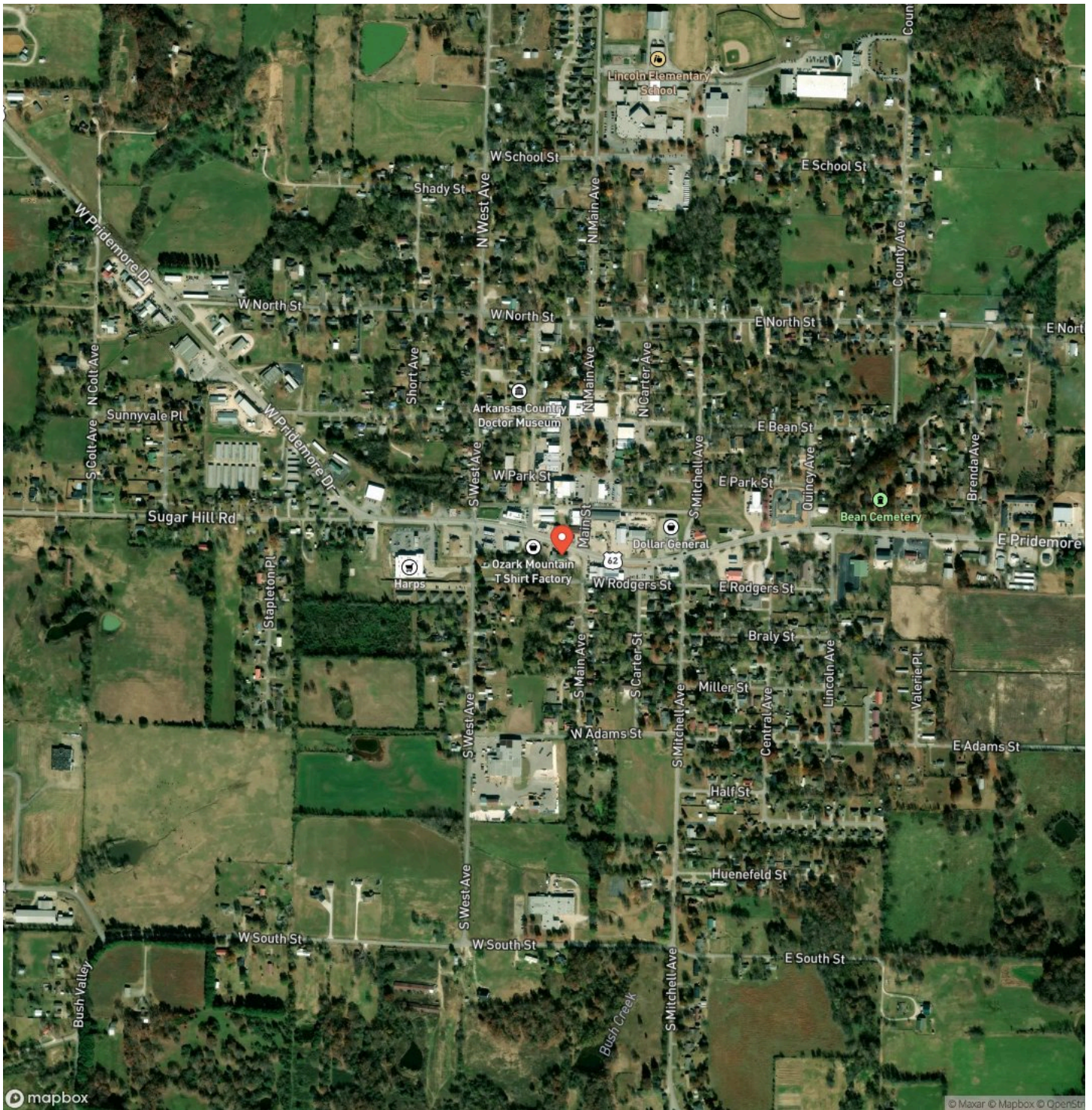
## Locator Map



## Locator Map



## Satellite Map



## Lincoln Arkansas Commercial Development Potential Lincoln, AR / Washington County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Daniel Short

## Mobile

(501) 416-5700

## Office

(479) 480-6022

## Email

dshort@mossyoakproperties.com

**Address**

4210 Frontage Side B Unit F

## City / State / Zip

Fayetteville, AR 72703

## NOTES

[illegible]

[illegible]

**<https://www.mossyoakproperties.com/>**

## **DISCLAIMERS**

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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.

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**Mossy Oak Properties Field, Farm, and Homes**

**1200 Fort Street**

**Barling, AR 72923**

**(479) 480-7000**

**<https://www.mossy oakproperties.com/>**

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