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INDUSTRIAL PROPERTY FOR SALE

65 & 67 Interstate Dr, Mayflower, AR



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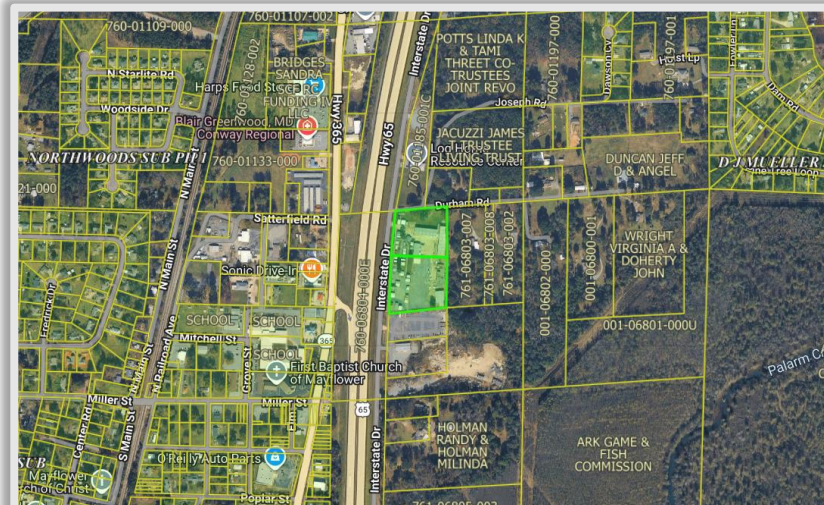
Property Understanding

OVERVIEW

Offering & Price	For Sale \$3,500,000
Address	65 & 67 Interstate Dr, Mayflower, AR 72106
Property Type	Industrial/Warehouse
Total Buildings	4
Building Sizes	Total – ±26,700 SF ○ Building 1 – ±7,500 SF (office/warehouse) ○ Building 2 – ±3,200 SF (warehouse) ○ Building 3 – ±10,000 SF (warehouse) ○ Building 4 – ±6,000 SF (industrial)
Years Built	1991 (buildings 1-2), 1994 (buildings 3-4)
Lot Size	±6.44 Acres
Frontage	Interstate 40/Interstate Dr – 728 feet of frontage
Traffic Count	Interstate 40 – 74,000 VPD

PROPERTY HIGHLIGHTS

- Opportunity to acquire four storage/warehouse/office buildings totaling ±6.44 acres with an unmatched 728 feet of unobstructed frontage along Interstate 40, which sees approximately 74,000 vehicles per day.
- Highly visible interstate positioning between Conway and Little Rock offers significant signage and branding opportunities with exposure to thousands of consumers along one of Arkansas' most heavily traveled transportation corridors.
- Flexible property configuration ideal for owner-users, contractors, storage operators, service-commercial users, flex industrial tenants, and more.
- Two existing ground leases in place with Lamar Billboards.
- Prominent Mayflower location near Lumber One Home Center, Harps Food Stores, and Sonic Drive-In, providing strong surrounding consumer traffic.
- Strategic location benefits from increasing long-term investment momentum tied to the Lake Conway redevelopment.
- Centrally located with convenient access to both the Little Rock MSA and the rapidly growing Conway market.



Building Descriptions

BUILDING 1

±7,500 SF Office/Warehouse

- Foundation: Concrete slab
- Height: 16' sidewall height
- Exterior walls: Metal siding
- Construction: Steel frame
- Roof covering: Metal roof
- Windows: Single pane in vinyl frames
- Exterior doors: Metal insulated doors– 12'x14' overhead door (1), 10'x10' overhead doors (2), side entry door (1)
- Heating/cooling: Office has 1,650 SF HVAC, 50'x30' and 10'x15'; Warehouse is heat only
- Extras: 12 skylights, 10 8' LED lights, 6 LED security lights
- Parking/Streets: Concrete | Asphalt
- Condition: Average
- Actual Age: 34 years (1991)
- Effective Age: 15 years

BUILDING 2

±3,200 SF Warehouse

- Foundation: Concrete slab
- Height: 12' sidewall height
- Exterior walls: Metal siding
- Construction: Steel frame
- Roof covering: Metal roof
- Exterior doors: Metal insulated doors– 12'x10' overhead door (1), 10'x10' overhead door (1), 8'x8' overhead door (1), side entry door (1)
- Heating/cooling: 1 exhaust fan (external wall mount), 3 roof vents
- Extras: 6 skylights, 6 8' LED lights, 5 external LED security lights
- Condition: Average
- Actual Age: 34 years (1991)
- Effective Age: 15 years

BUILDING 3

±10,000 SF Warehouse

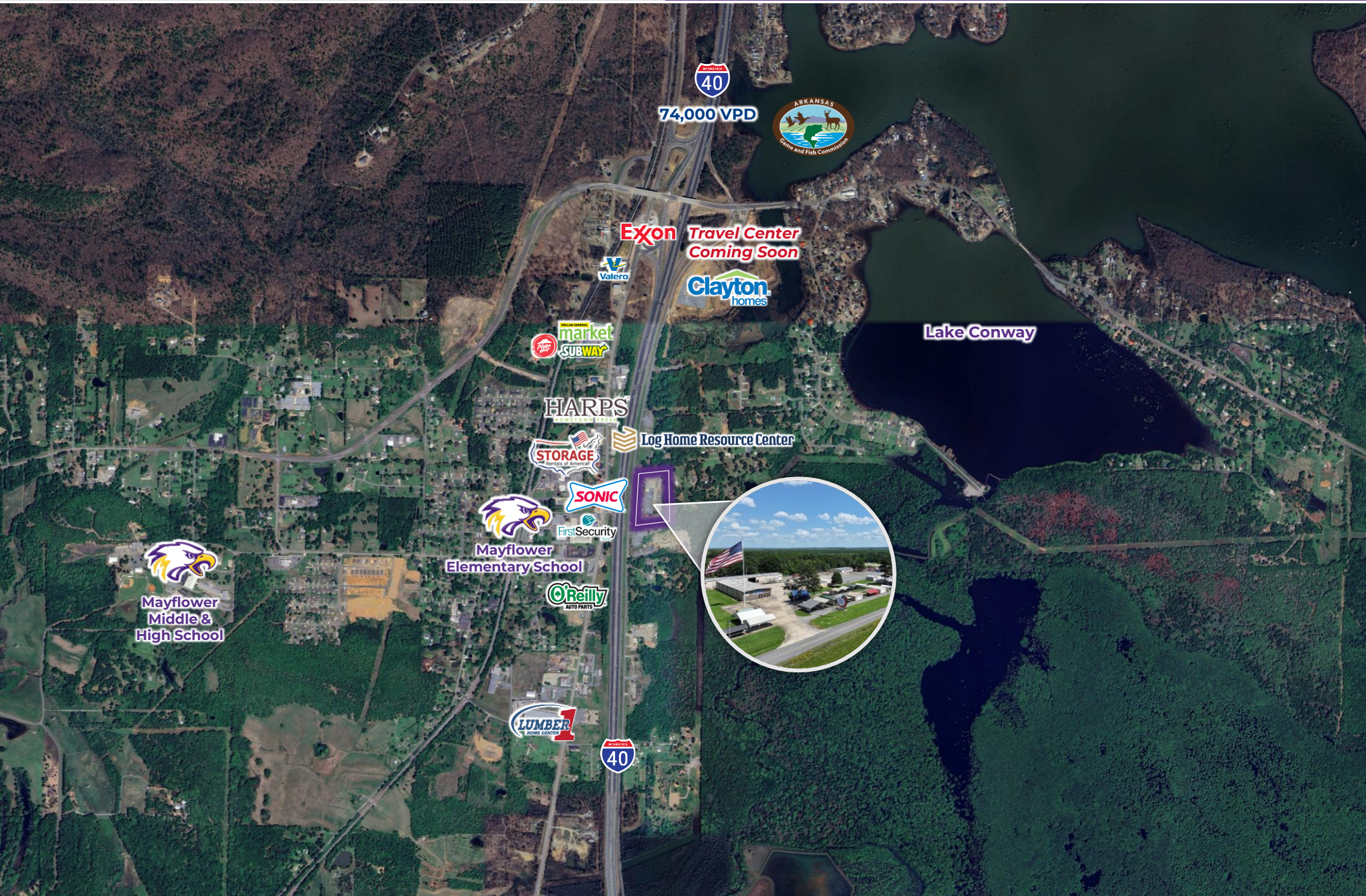
- Foundation: Concrete slab
- Height: 16' sidewall height
- Exterior walls: Metal siding
- Construction: Steel frame
- Roof covering: Metal roof
- Exterior doors: Metal insulated doors– 20'x14' overhead door (1), 10'x10' overhead door (1), 12'x14' overhead door (1), side entry door (1)
- Heating/cooling: half insulated; 2 gas heat furnaces, 2 exhaust fans (external wall mount), 3 roof vents
- Extras: 12 skylights, 16 8' LED lights, 6 external LED security lights, 1 bathroom, 1 tool room
- Condition: Average
- Actual Age: 31 years (1994)
- Effective Age: 15 years

BUILDING 4

±6,000 SF Warehouse

- Foundation: Concrete slab
- Height: 12' sidewall height
- Exterior walls: Metal siding
- Construction: Steel frame
- Roof covering: Metal roof
- Exterior doors: Metal insulated doors– 16'x10' overhead door (1), 10'x10' overhead door (1), side entry door (1)
- Heating/cooling: insulated; 2 gas heat furnaces, 2 exhaust fans (external wall mount), 3 roof vents
- Extras: 16 8' LED lights, 3 external LED security lights
- Condition: Average
- Actual Age: 31 years (1994)
- Effective Age: 15 years

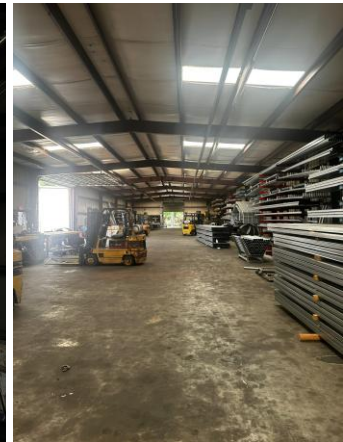




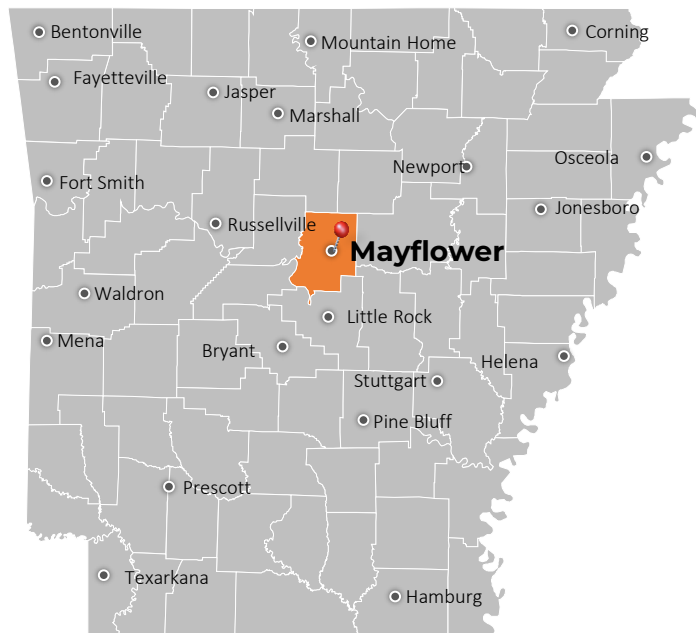








Mayflower, Arkansas



Mayflower, Arkansas, is a small but growing city located about 20 miles north of Little Rock, with a population of approximately 2,400. Known for its access to nature parks, local restaurants, and small businesses, Mayflower offers both a welcoming community and convenient proximity to the Little Rock metro. The housing market remains healthy and stable, and the city continues to maintain a lower-than-average crime rate, making it a safe and desirable place to live and work.

Strategically positioned along Interstate 40, Mayflower benefits from its location between Little Rock to the south and Conway to the north—two of Central Arkansas' most dynamic economic hubs. The completion of the Highway 89 overpass has significantly improved traffic flow and connectivity, making the area more accessible for residents, commuters, and businesses alike. New commercial projects are underway in Mayflower, including the recently opened Family Market convenience store, which is creating jobs and expanding retail options. Additionally, a newly opened Valero convenience store highlights the area's momentum in retail development.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	4,727	9,982	106,659
Households	1,981	4,050	42,665
Average Age	44.2	43.0	38.2
Average Household Income	\$73,949	\$90,751	\$89,178
Businesses	74	164	2,931

**Demographic details based on property location*

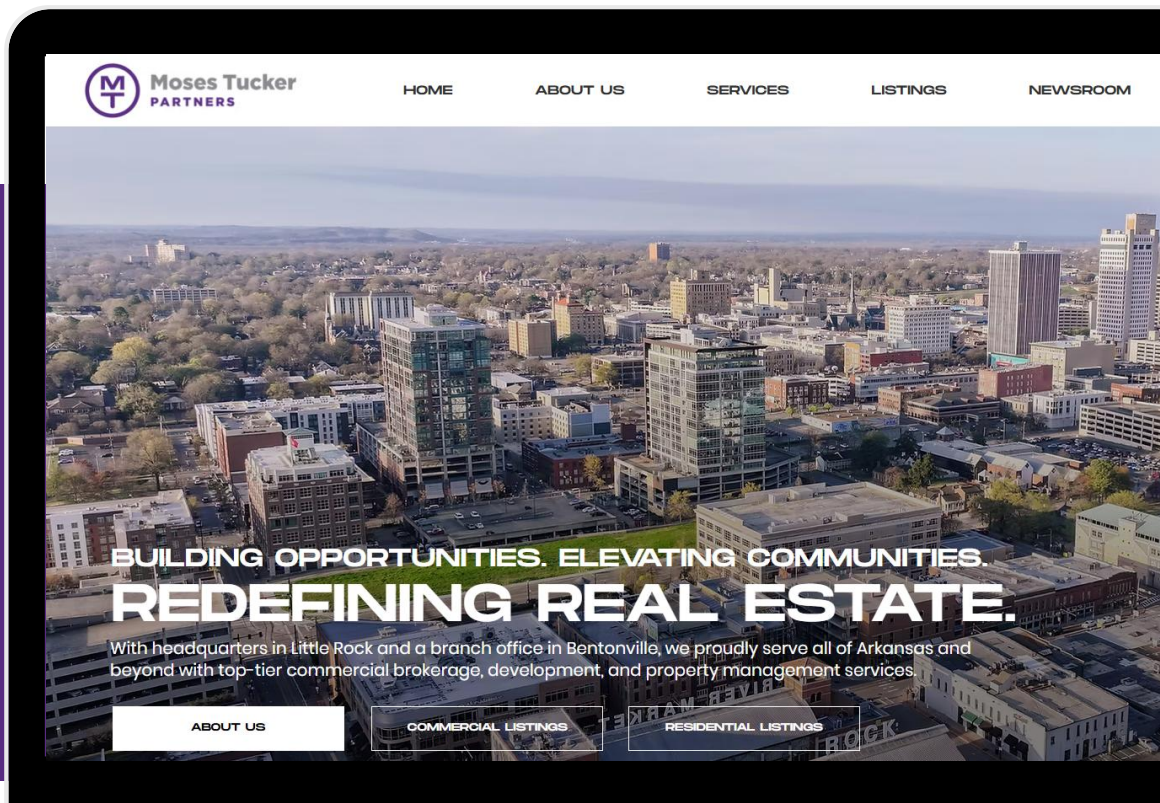
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