

# 13531 N Mount Pleasant Road

Gravette, Ar 72736



**List Price:** \$4,340,800  
**MLS#:** 1248725  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 1,900  
**Price / Square Foot:** \$2,284.63  
**Type:** CommercialSale  
**Built:** 2004  
**County:** Benton  
**School:**

## Description

Significant development opportunity leveraging Interstate 49 and AR HWY 72 traffic. Property is appx. 800' from Exit 100 and next to the future Arkansas Welcome Center. Easily accessible/ visible gas stations are 28 miles & 9 exits apart on this stretch of Interstate. Fast food is 30 miles apart. This property is in the middle of that stretch. Closest truck stops are 38 miles north and 17 miles south from this exit. Closest HWY 72 chain gas & food bldgs. are 8 minutes away. The site has 1123' of HWY 72 frontage. 9,400 vehicles daily at this spot, 11% trucks. This level, cleared pasture land has 2 older rental houses and outbuildings.

## Property Details

Lot Size	27.13 Acres
Listed By	Coldwell Banker Harris McHaney & Faucette-Rogers