

FOR SALE – COMMERCIAL DEVELOPMENT SITE | HWY 64 FRONTAGE

750 W US Highway 64 | Marion, AR 72364

0.88± Acres | Commercial Zoning | Gateway to Greers Ferry Lake



Site Details

Frontage: ±170 ft along US Highway 64
Topography: Level, cleared
Access: Direct ingress/egress to Highway 64
Utilities: Available

PRICE:
\$400,000 NET

Highlights & Access

- Frontage along US Highway 64
- Flat, cleared, and ready for construction
- Utilities available to site
- Convenient access to I-55 and Highway 77
- Surrounded by retail, dining, and residential growth
- Strong visibility and traffic exposure in regional corridor

Development Potential

- Ideal for retail, restaurant, or service-oriented user
- Opportunity for build-to-suit or owner-occupant
- Flexible commercial zoning allows multiple uses
- Positioned within Marion's expanding trade area
- Excellent site for single-tenant or small center development

Location: 750 W US Highway 64, Marion, AR 72364

Parcel ID: 236139630000

County: Crittenden County

Owner: GPD

Acreage: 0.88± acres (38,316 SF)

Legal Description: Plat Book 5, Page 224

Jurisdiction: City of Marion

School District: 106 Marion City

Improvement Districts: Drainage Dist 6, Levee

Dist, Road Dist 9

Utilities: Available

Nearby Development

- Adjacent to restaurants, offices, and commercial uses
- Minutes to downtown Marion and Memphis metro area
- Positioned on US-64 with direct access to the I-55 interchange, this site is minutes from major regional traffic flows and key retail anchors in the Memphis metro area.
- Proximity to tourism and recreation draw of Greers Ferry Lake



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