

[illegible]

77 Acres Available for Retail in Russellville Arkansas

Interstate 40, Exit 83. Excellent Visibility and Easy Access.



**Excellent Site Location – Located Right off the Interstate-40
providing easy access and located less than two miles from Central
area of development in Russellville.**

**Home to 40+
Manufacturers**

**INCLUDING:
TYSON FOODS
CONAGRA
FIRESTONE TUBE CO
TWIN RIVERS FOOD
ENTENERY INC,
ARKANSAS
NUCLEAR ONE**

An aerial photograph showing a large, irregularly shaped plot of land outlined in yellow. The plot is situated in a rural area with green fields and some trees. To the left of the plot, there is a road intersection. In the background, there are several large industrial buildings and a residential area. The text "Site Location" is overlaid in yellow on the plot.

Site Location

**PROPOSED CROSS-DOCKING
FACILITY**

326

Hob Nob Rd



83

Weir Rd



Roosa Corporation Real Estate Development



P.O. Box 67
Salamanca, New York 14779
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(716) 945-5920 fax
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77 Acres -Weir Road, Russellville, Arkansas

Contact us at 716-945-5165
or via
jroosa@roosacorp.com



Russellville Highlights

- Arkansas Tech University –Student Population of 9,138 (Less than three mile drive to site)
- Trade Area Population of 125,734
- Trade Area Household Amount of 48,354 and average household income of \$48,350.
- Russellville, Arkansas –part of the River Valley Area is the largest city in Pope County and the county seat.
- Lake Dardanelle State Park is within five miles from site and Ozark National Forest is nearby as well.



Area Map Report

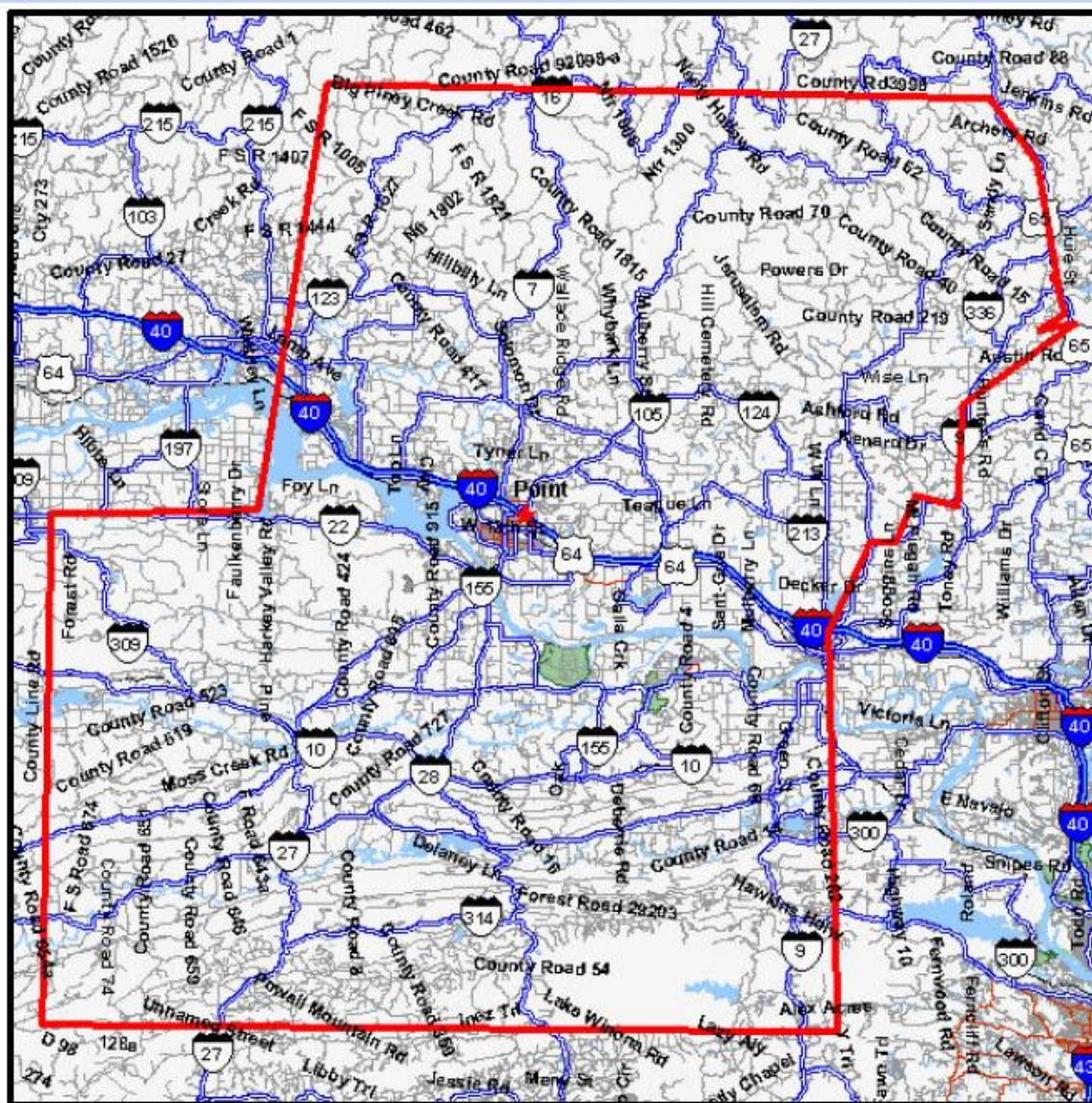
Prepared For:
Project Code:

Order #: 963348884
Site: 01

I 40 AT WEIR RD
RUSSELLVILLE, AR 72801

Polygon

Coord: 35.290800 -93.106700



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1 800 866 6511

0 miles 7.67 15.34



Contact Information

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