

MIDWEST LAND GROUP PRESENTS

1 ACRE IN

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# ASHLEY COUNTY ARKANSAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# STELLAR START UP BUSINESS WITH INSTANT RETURNS

Imagine owning a highly profitable and versatile business that combines the success of a Spee-D-Lube center that comes with 30 storage units, all strategically located in an improved commercial zoning area. This opportunity offers not just a business, but a comprehensive investment that is poised to generate substantial returns. With over 2,800 square feet of total floor area in the shop, and 5,016 square feet in the combined floor area for the storage units this enterprise provides ample space for both the speedy lube operation and the storage units, ensuring efficient operations and optimal customer experience.

One of the standout features of this business is its prime location. Situated in an improved commercial zoning area, it benefits from high visibility, easy accessibility, and a target-rich environment for potential customers. The paved parking area further enhances the convenience for clients, making their visits hassle-free. The integration of television security ensures a secure environment, instilling confidence in both customers

utilizing the speedy lube service and those utilizing the storage units.

Within the spacious premises, the inclusion of a drive-on lift adds a layer of professionalism to the speedy lube center. This feature not only streamlines the vehicle maintenance process but also showcases the commitment to quality service. Moreover, the addition of 30 storage units caters to a diverse range of customers, from individuals seeking short-term storage solutions to businesses in need of secure warehousing space.

This turnkey business opportunity is primed for success from day one, offering the potential for immediate returns and a strong startup foundation. With its array of features, including the commercial zoning location, expansive floor area, paved parking, security measures, and versatile service offerings, this enterprise holds the promise of being both a profitable venture and a valuable addition to the local business landscape.





# PROPERTY FEATURES

PRICE: **\$489,900** | COUNTY: **ASHLEY** | STATE: **ARKANSAS** | ACRES: **1**

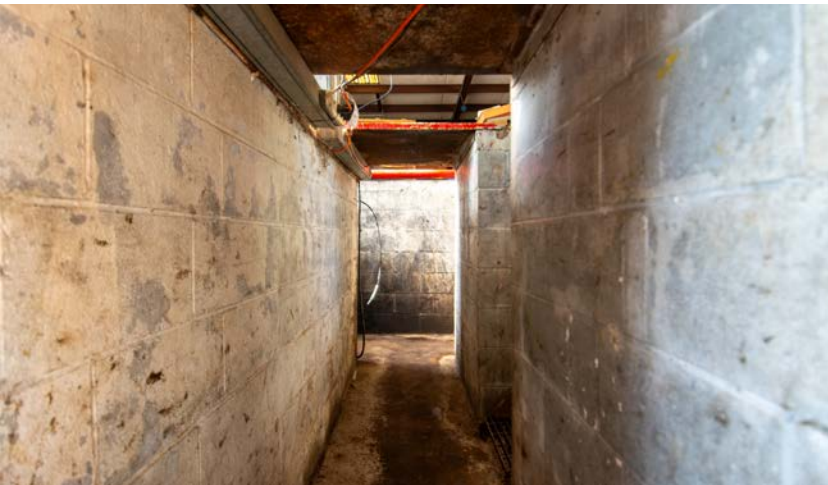
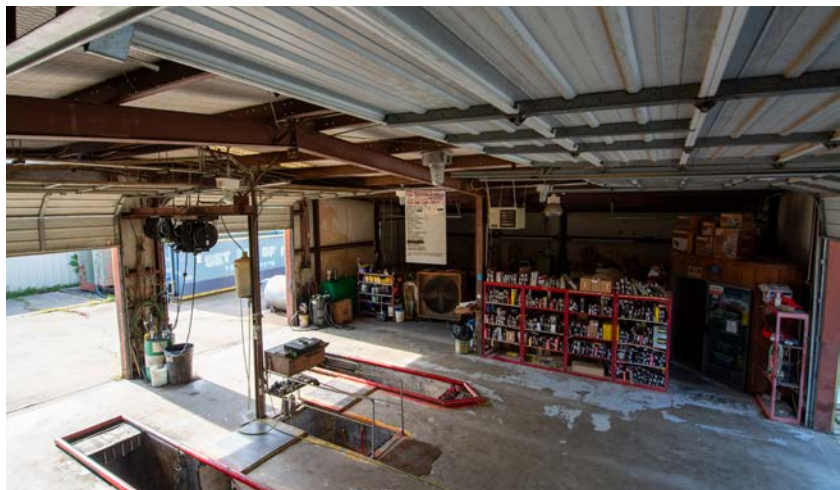
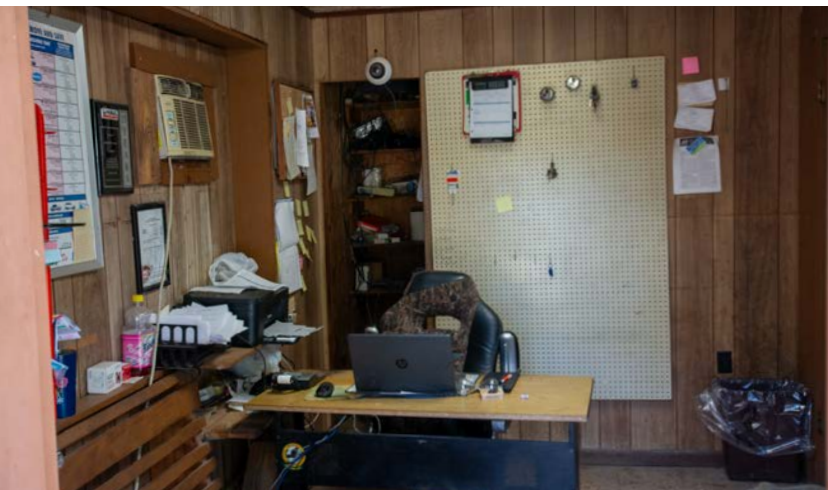
- Great returns
- Turn key business
- Great location
- High visibility
- Great shop area
- Latest equipment
- Pit oil change access
- Additional space for growth
- Clean environment
- Amazing investment





# TURN KEY BUSINESS

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# U-HAUL RENTALS

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# 30 STORAGE UNITS

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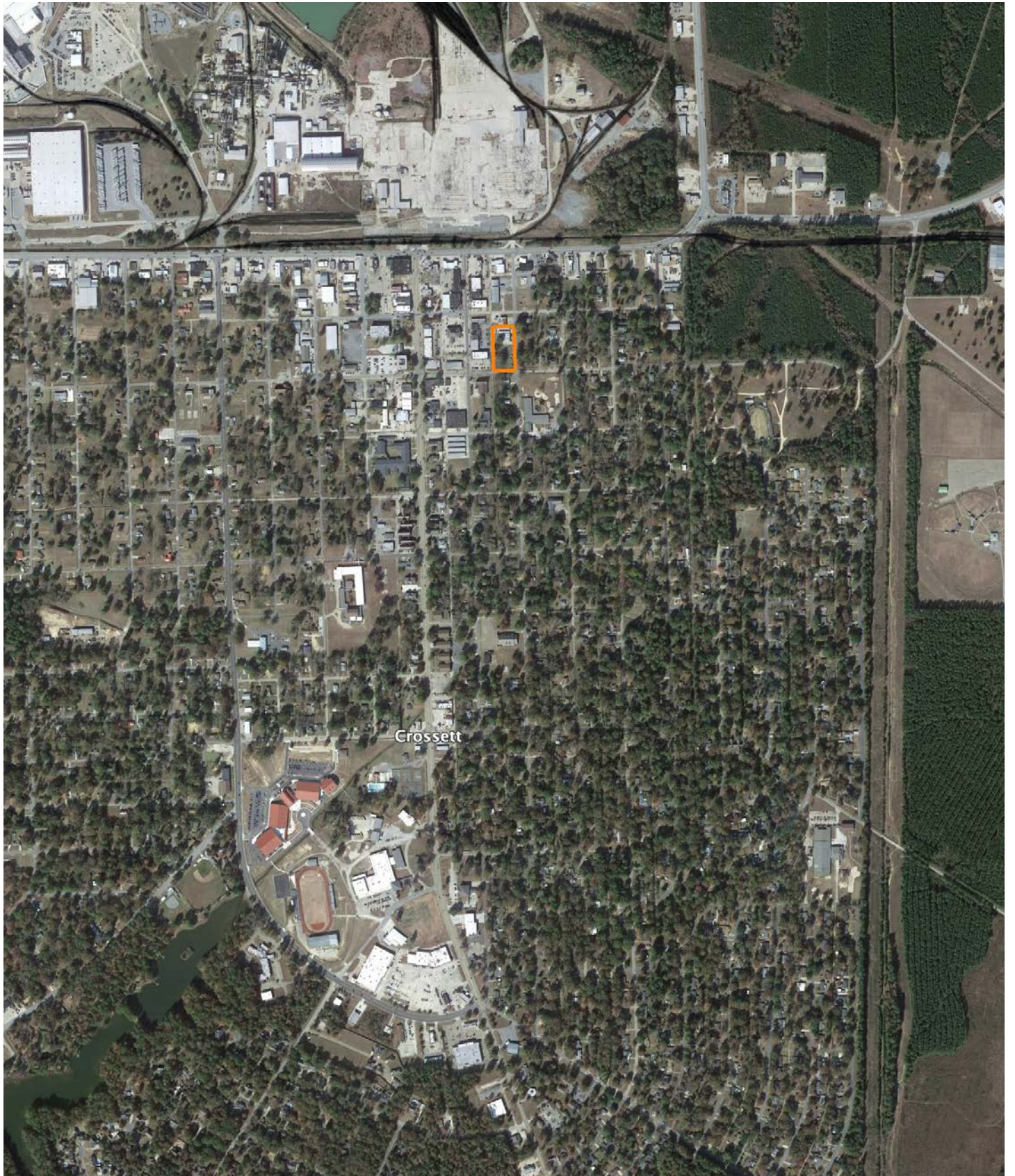
# AERIAL MAP





# OVERVIEW MAP

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## AGENT CONTACT

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If there's anyone who knows farmers and landowners, it's land agent Jeff Watson. Having grown up on a dairy farm in southern Missouri, Jeff understands the value of a hard work ethic. His experience on the farm helped prepare him for understanding the needs of local farmers. For 10 years, he identified farmers' grain bin drying needs. He developed strategies and utilized technology to help bring efficiency and revenue back to their operations. Jeff is all about finding solutions, building relationships, and putting clients' needs above all else.

An outdoors enthusiast at heart, like many of his clients, Jeff enjoys hunting, fishing, hiking and camping. He also enjoys barbecuing and smoking meats, watching or coaching his kids' softball and baseball teams, and working on his farm in Missouri, where he runs cattle. At Midwest Land Group, he's able to combine his passion for the outdoors - something he's loved since childhood - with his prior experience in sales and agriculture. When not guiding friends on whitetail hunts or working with them on land strategies, you can find Jeff participating in his church's outreach efforts throughout the state of Arkansas. Jeff is married to his wife, Jennifer, and they have four kids, Kylee, Kelcie, Kiara, and Josh.



**JEFF WATSON**, LAND AGENT  
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