

MIDWEST LAND GROUP PRESENTS

4 ACRES IN

# BENTON COUNTY ARKANSAS



1102 S CARL STREET, SILOAM SPRINGS, ARKANSAS, 72761

MIDWEST LAND GROUP IS HONORED TO PRESENT

# REGIONAL ENTERTAINMENT BUSINESS OPPORTUNITY

Introducing the Siloam Springs 6 Movie Theater – An Exceptional Commercial Opportunity!

Midwest Land Group proudly presents the Siloam Springs 6 Movie Theater, a fantastic commercial offering available for new ownership. This exceptional deal includes the thriving business, all essential business fixtures, and a meticulously maintained 16,250-square-foot building situated on a sprawling 4.57-acre parcel of land. Located just off the prominent Highway 412 and Carl Street, this property boasts a prime location.

This cinema offers an exciting business opportunity in the entertainment industry. With a prime location and

a well-maintained facility, you can step into a thriving operation. The six screens are equipped with digital projection and the seating capacity of 730 will ensure a steady flow of patrons. Plus, the HVAC and sprinkler systems provide safety and comfort.

We are also offering two more prime locations in Grove, Oklahoma, and Pryor, Oklahoma. Don't miss the chance to own a regional presence in the cinema industry.

Don't let this outstanding commercial opportunity slip through your fingers. Invest in the Siloam Springs 6 Movie Theater and become a part of the entertainment business today!



# PROPERTY FEATURES

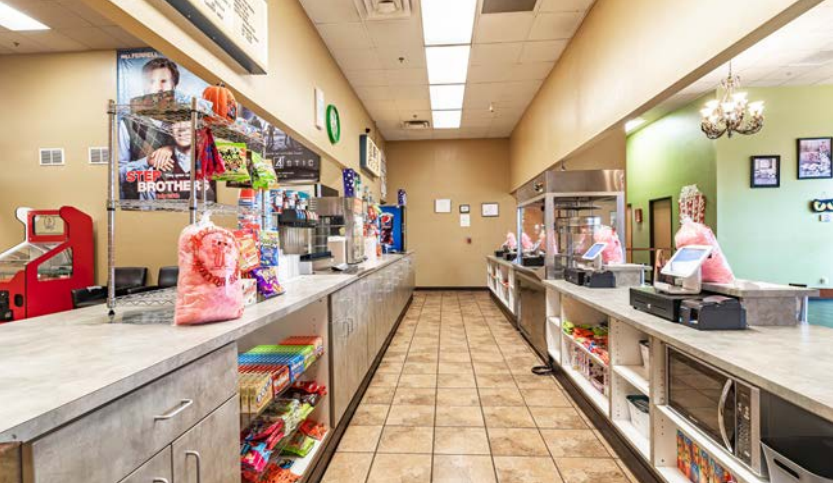
PRICE: **\$2,600,000** | COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **4**

- Building size: 16,250 sq. ft.
- Land area: 4.57 acres
- 6 screens with digital projection
- Total seating capacity of 730
- HVAC and sprinkler systems throughout
- Well-established business with a solid reputation
- Prime location off Highway 412 and Carl Street
- Financials available for serious inquiries
- Proof of funds required for all inquiries



# 16,250 SQ. FT. MOVIE THEATER

This exceptional deal includes the thriving business, all essential business fixtures, and a meticulously maintained 16,250-square-foot building situated on a sprawling 4.57-acre parcel of land.



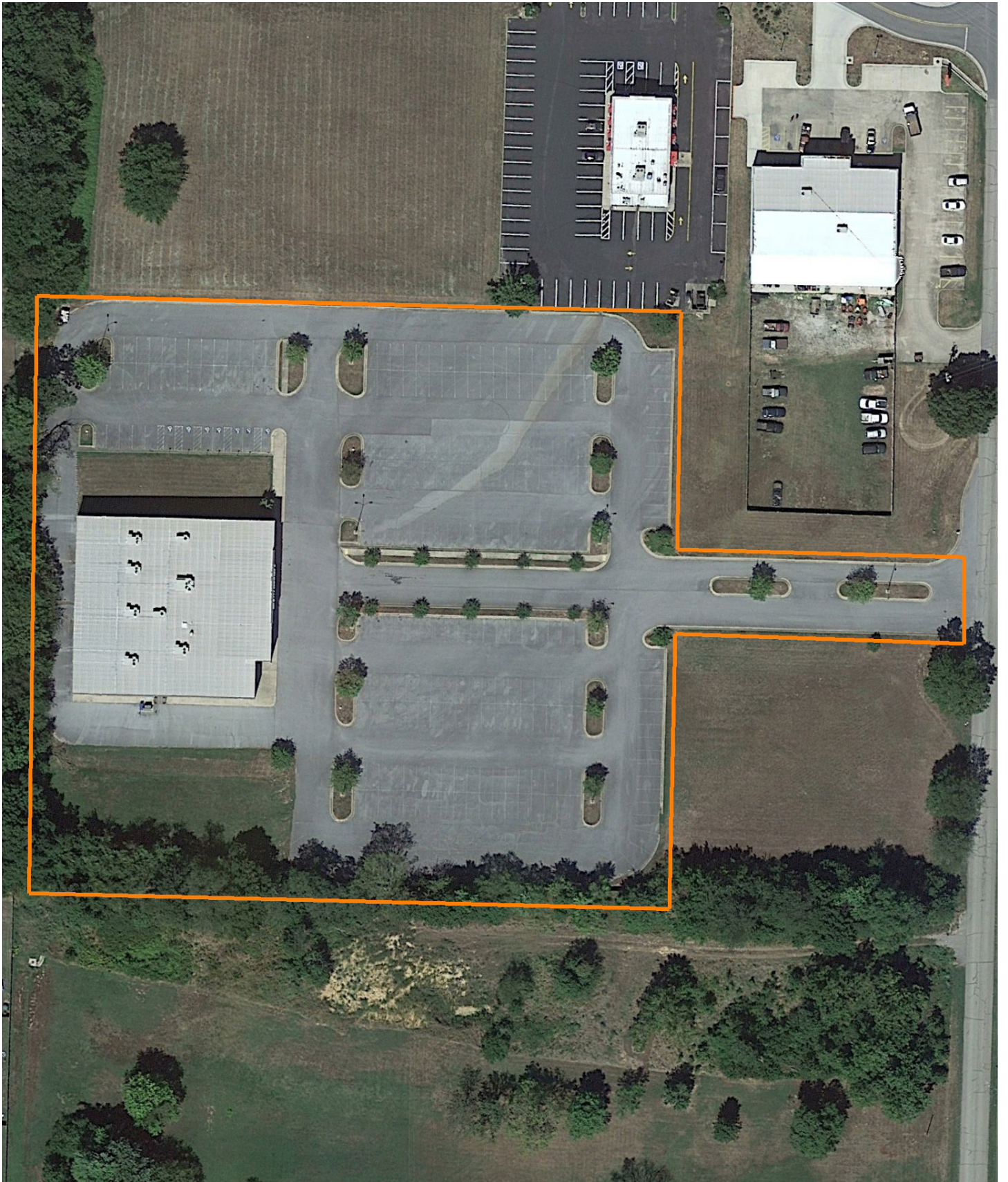
4.57 ACRES



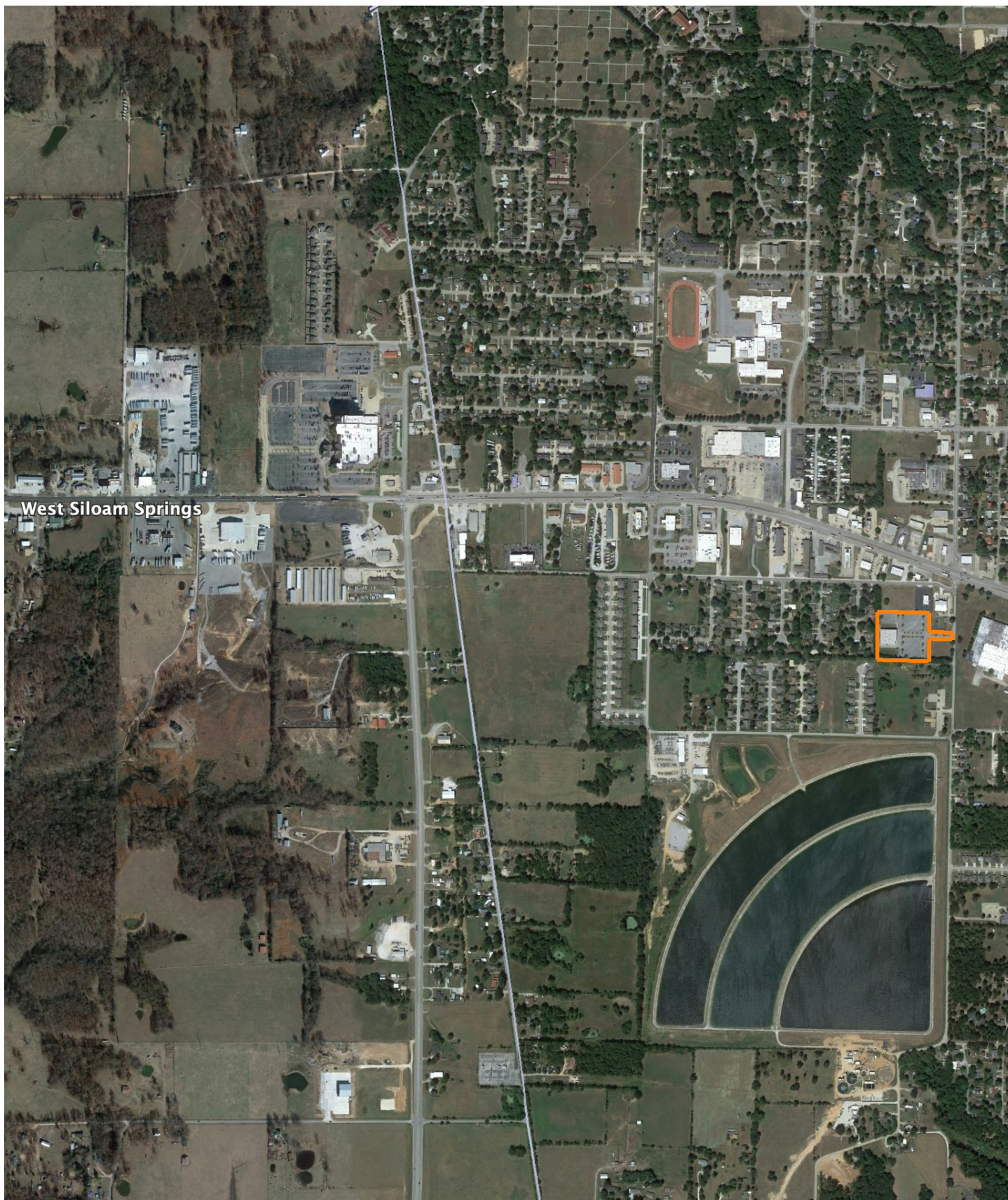
6 SCREENS WITH DIGITAL PROJECTION



# AERIAL MAP



# OVERVIEW MAP



# AGENT CONTACT

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Being a landowner can be very rewarding. Agent Tony Prideaux knows that firsthand, having experience with his own land in Rogers County, Oklahoma. He's planted food plots, cleared land, created good habitat for wildlife, made improvements, built upon it, and more. Tony can operate just about any piece of equipment, and enjoys doing so around his property, always improving it.

Born in Tulsa, Tony graduated from Claremore High School before entering the workforce. He ran his own business, Glass by Tony, for 10 years as Tulsa's largest independent and top-rated auto glass company before selling the business. At Midwest Land Group, he's able to take that experience serving the public and combine it with something he truly enjoys, all while helping land buyers and sellers pursue their dreams. This hard-working agent loves people and is known for his customer service. Tony values every opportunity he gets to serve his clients and doesn't rest until the deal is done, ensuring an excellent experience along the way.

When he's not working, Tony volunteers with the Oklahoma Department of Corrections, as well as Hope is Alive Ministries. He enjoys hunting whitetail deer and wild hogs, striper and hybrid bass fishing, and working on his land making improvements. He lives in Claremore with his wife, Talia, and has two adult daughters, Jordan and Ryaegen. If you're in the market to buy or sell land in Northeast Oklahoma, be sure to give Tony a call!



**TONY PRIDEAUX**, LAND AGENT  
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**MidwestLandGroup.com**

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