

MIDWEST LAND GROUP PRESENTS

**.4 ACRES IN**

# **CARROLL COUNTY ARKANSAS**

**401 E MAIN STREET, GREEN FOREST, AR 72638**



**MidwestLandGroup.com**

MIDWEST LAND GROUP IS HONORED TO PRESENT

# VACANT COMMERCIAL BUILDING IN THE MIDDLE OF TOWN

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This former automotive repair facility is located at the southeast corner of a four-way, traffic light intersection. In addition to its conspicuous locale, it offers 1,050 +/- square feet of floor space, covered parking, plumbing for two restrooms, partitioning for front and rear office space, and a large garage bay. It is also situated on 0.4 +/- acre with room to drive around the entire building. It

needs cosmetic work, but it is a relatively blank canvas with huge potential for various types of business. It is also in close proximity to recognizable establishments such as Sonic, Subway, and hardware stores. Don't miss out on the opportunity to own a fantastic piece of real estate with high visibility and US Highway traffic counts at a great price!





# PROPERTY FEATURES

PRICE: **\$124,900** | COUNTY: **CARROLL** | STATE: **ARKANSAS** | ACRES: **0.4**

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- Major highway frontage
- 4-way intersection with traffic light
- 1,050 +/- floor space
- High-ceiling garage bay
- Circum-navigable building
- 0.4 +/- acre flat lot
- Multiple entrances
- Covered parking
- Newly keyed locks
- Main Street address
- Recognizable neighboring businesses
- Vapor Pin resampling completed 2021
- Mobile Dual Phase Extraction completed 2021



1,050 +/- FLOOR SPACE



HIGH-CEILING GARAGE BAY





## 0.4 +/- ACRE FLAT LOT

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# ADDITIONAL PHOTOS

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# AERIAL MAP

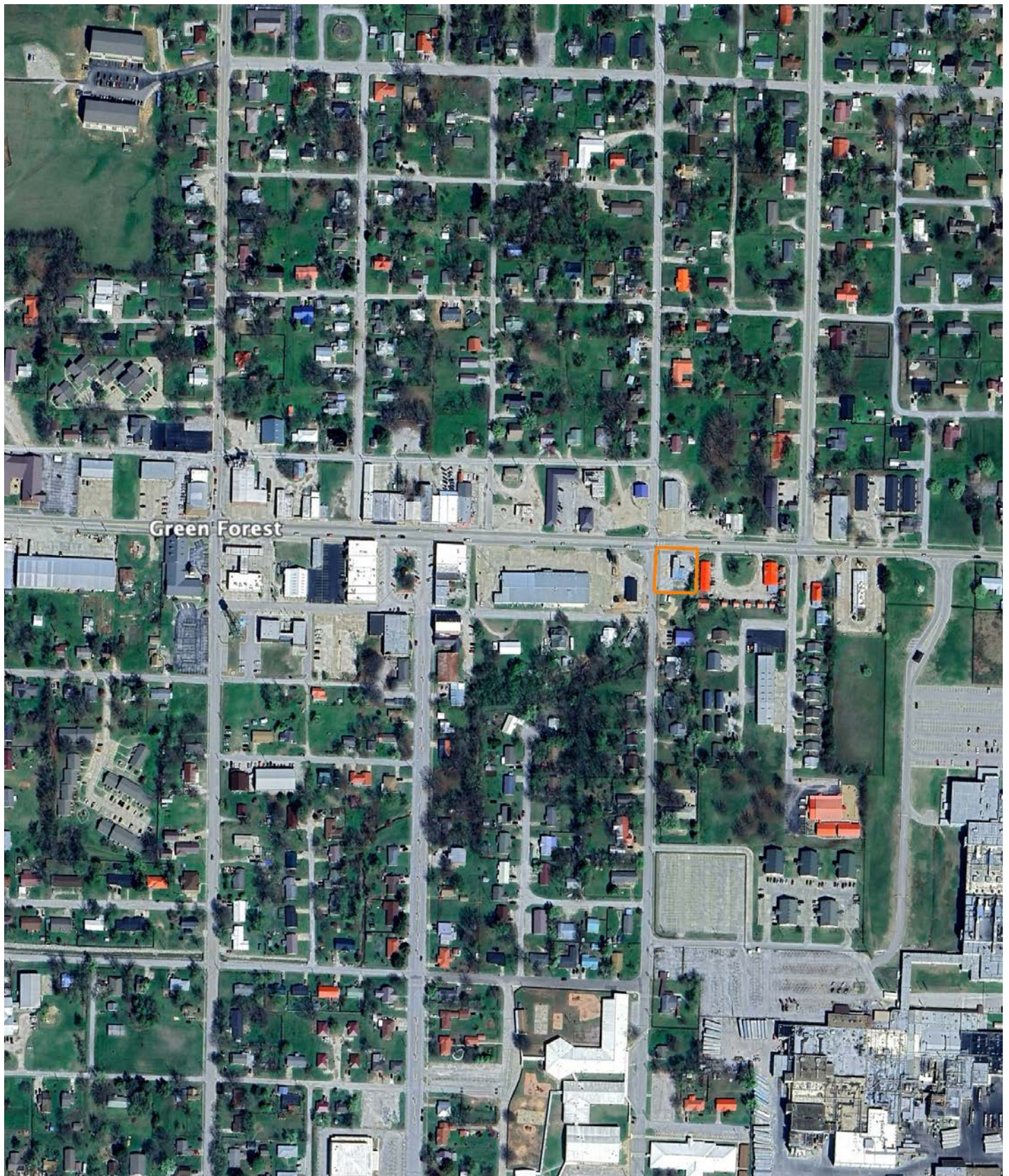
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# OVERVIEW MAP

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# AGENT CONTACT

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A passion for the outdoors, respect for the value of land, and expertise in land utilization and preservation give Max Farrell a solid foundation for helping you with Northwest Arkansas real estate. Max holds a Graduate Certificate in Geographic Information Systems (GIS), and has a four-year background in ensuring environmental compliance at the state level. He spent 11 years administering a GIS database and coordinating third-party land survey crews and environmental assessment teams for the oil and gas pipeline industry. Proficient in aerial photography and topographic interpretation, Max was also heavily involved in wetland determination and spent a lot of time obtaining utility easements without the use of condemnation. This required a great deal of listening and understanding with individual landowners across a wide variety of large-scale projects.

Max is an avid whitetail bowhunter and turkey hunter, enjoys bass fishing and has experience in wildlife habitat improvement. He also has knowledge of government-subsidized conservation programs available to landowners. Max lives in Rogers with his wife, Rachel, and their two daughters, Weezie and Daisy. His experience gives him the ability to help buyers and sellers quickly recognize valuable features of rural property including drainage, location concerns, access, development potential, benefits to wildlife, historical relics, plant species, livestock considerations, and more. He also has deep community connections — and looks forward to helping his clients utilize them to achieve their goals.



**MAX FARRELL,**  
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## MidwestLandGroup.com

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