

MIDWEST LAND GROUP PRESENTS

1.8 ACRES IN

# WHITE COUNTY ARKANSAS

463 HIGHWAY 5 S, ROSE BUD, AR 72137



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIME COMMERCIAL LOT IN THE HEART OF ROSE BUD, ARKANSAS

Located in the heart of Rose Bud, Arkansas, this prime commercial lot spans approximately 1.8 +/- acres, offering a significant opportunity for businesses seeking high visibility and accessibility. Positioned right at the main 4-way stop in Rose Bud, this property benefits from substantial Highway 5 frontage, ensuring a steady flow of potential customers and clients. Its strategic location next to a bustling Sonic Drive-In and directly across from a busy Phillips 66 gas station further enhances its appeal, making it an ideal spot for a wide range of commercial ventures.

This lot is well-equipped with access to all necessary utilities, facilitating a smooth and efficient development process for any prospective business owner. The ample space provides flexibility for various types of

establishments, from retail stores and restaurants to office buildings and service centers. The proximity to major roadways and neighboring businesses ensures consistent traffic and visibility, which are crucial for any successful commercial endeavor.

In addition to its prime location and excellent utility access, this commercial lot offers exceptional overall accessibility, making it an attractive option for businesses looking to establish a presence in Rose Bud. The surrounding area is a vibrant community hub, providing a supportive environment for new and existing businesses alike. This property presents a unique and valuable opportunity to capitalize on the growing economic activity in White County, Arkansas.





# PROPERTY FEATURES

PRICE: **\$325,000** | COUNTY: **WHITE** | STATE: **ARKANSAS** | ACRES: **1.8**

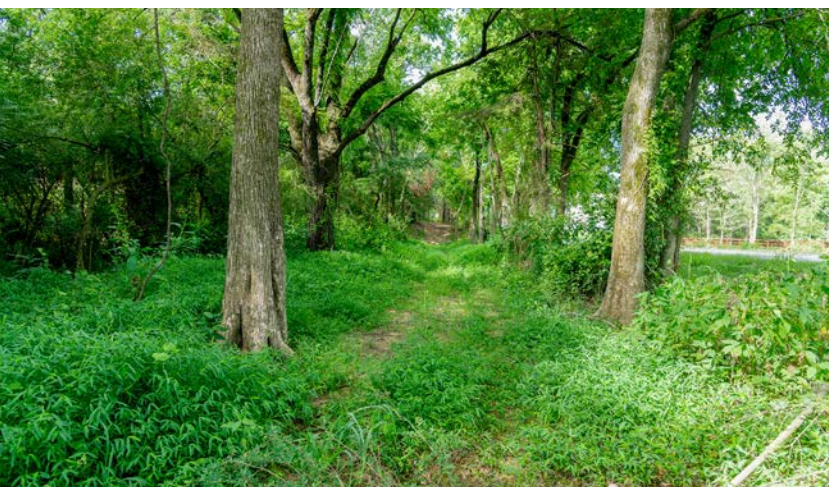
- Located in the heart of Rose Bud, AR
- White County
- 1.8 +/- acres
- Prime commercial lot
- Highway 5 frontage
- Right at the main 4-way stop in Rose Bud
- Next to Sonic
- Right across from Phillips 66 gas station
- Access to utilities
- Excellent access





# LOCATED IN THE HEART OF ROSE BUD, AR

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# HIGHWAY 5 FRONTAGE

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## PRIME COMMERCIAL LOT

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# RIGHT AT THE MAIN 4-WAY STOP

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 35° 19' 49.76, -92° 4' 54.74

**17-8N-10W**  
**White County**  
**Arkansas**

0ft 169ft 338ft



7/17/2024



# TOPOGRAPHY MAP



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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem  
Interval(ft): 2.0  
Min: 614.4  
Max: 625.6  
Range: 11.2  
Average: 620.0  
Standard Deviation: 2.46 ft

0ft 153ft 306ft



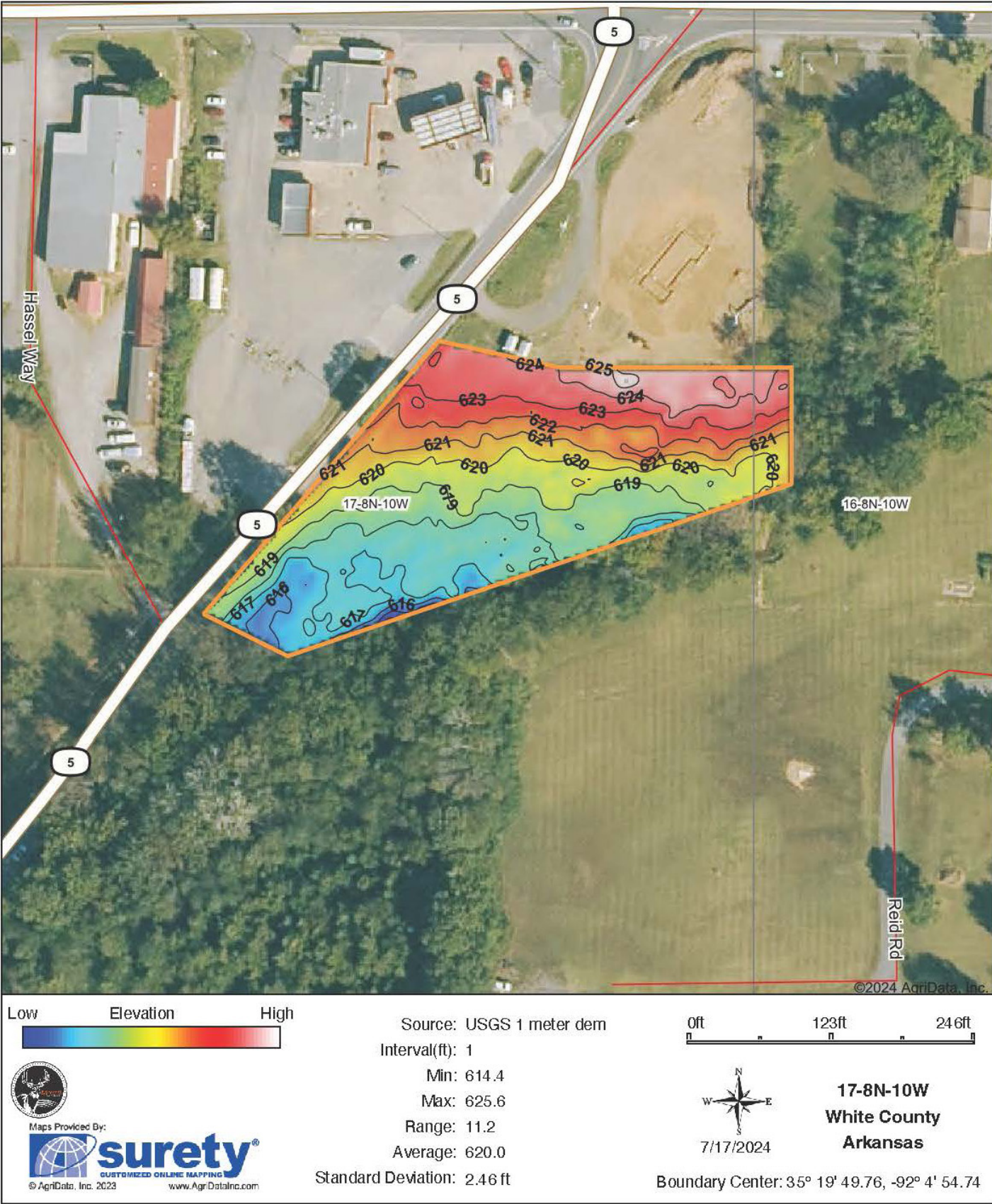
7/17/2024

17-8N-10W  
White County  
Arkansas

Boundary Center: 35° 19' 49.76, -92° 4' 54.74



# HILLSHADE MAP





# OVERVIEW MAP





# AGENT CONTACT

At the heart of Arkansas' vibrant land sales market is Tanner K Hoke, a land agent with Midwest Land Group who brings a fresh perspective and a deep-rooted passion for the land to every transaction. Tanner's journey from the fields of Jonesboro, where he was born, to his current home in Paragould, where he lives with his wife Jessie and their children, Hallie and Hudson, is a testament to his commitment to the Arkansas community and its land. His upbringing in a region known for its rich agricultural heritage, has equipped him with a unique blend of skills and insights invaluable to both buyers and sellers in the land market.

Tanner's approach to land sales is deeply influenced by his personal passions and professional experiences. With over a decade of involvement in row crop farming and a lifetime spent hunting across the country, Tanner has cultivated an extensive knowledge of land value, wildlife management, and agricultural practices. His hobbies, which include everything from snow skiing to land improvement, not only enrich his life but also enhance his ability to connect with clients over shared interests, making him a relatable and trusted advisor in their land transactions.

What distinguishes Tanner in the competitive field of real estate is his philosophy that every sale is an opportunity to forge lasting relationships, not just complete a business transaction. His personable nature and extensive network are invaluable assets in bringing together buyers and sellers, creating matches that fulfill dreams and respect the intrinsic value of the land. For those seeking to navigate the complexities of buying or selling property in Arkansas, Tanner Hoke offers not just his services, but a partnership grounded in respect, passion, and a shared love for the great outdoors.



**TANNER HOKE,**  
LAND AGENT

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## MidwestLandGroup.com

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