

MIDWEST LAND GROUP PRESENTS

0.5 ACRES IN

WASHINGTON COUNTY ARKANSAS

20553 DURHAM McCORD RD, ELKINS, AR 72727



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COMMERCIAL OPPORTUNITY IN NWA

Located just a few miles south of Elkins is this commercial building with potential for a multitude of uses. This building has been extensively remodeled and currently serves as a turn-key butcher shop. All the necessary equipment is in place to continue operating, such as a hanging room, holding pens, a freezer for finished product, stainless steel tables, a band saw, a commercial grinder, a commercial vacuum sealer, and a two-compartment large stainless sink. The building has 4,100 +/- square feet of heated/

cooled area. This property has been a successful general store in the past as well, and this is due in large part to its location. The property has Highway 16 road frontage and is less than 25 minutes to Interstate 49 in Fayetteville. This stretch of Highway 16 has great visibility and a good daily traffic count. 5 minutes to Elkins and only a stone's throw to the White River. The possibilities are endless, so don't miss this opportunity to become a business owner in this fast-growing area!



PROPERTY FEATURES

PRICE: **\$689,000** | COUNTY: **WASHINGTON** | STATE: **ARKANSAS** | ACRES: **0.5**

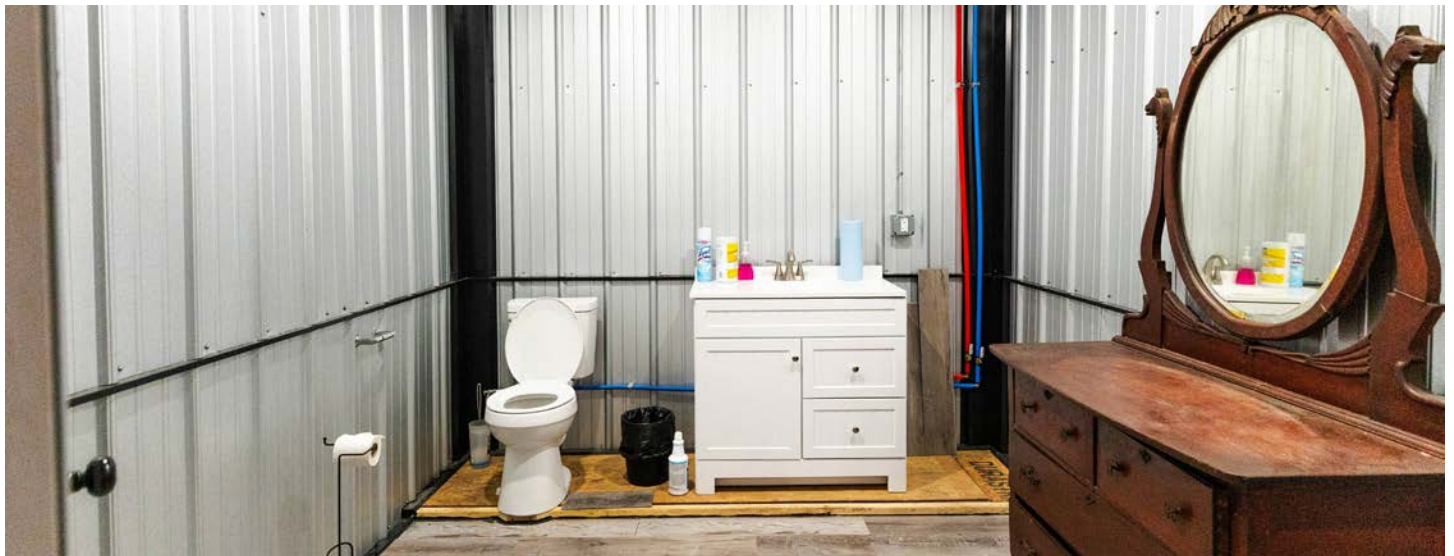
- 4,100 +/- sq. ft. heated/cooled
- Highway 16 road frontage
- Currently a turn-key butcher shop
- Has been a general store in the past
- Extensive remodel work in 2024
- New freezers
- New commercial-size and quality heating/air system installed in 2024
- Unfinished garage space that could be and has been used as feed storage
- Bathroom
- 5 minutes to Elkins
- Less than 25 minutes to Interstate 49 in Fayetteville
- High daily vehicle count



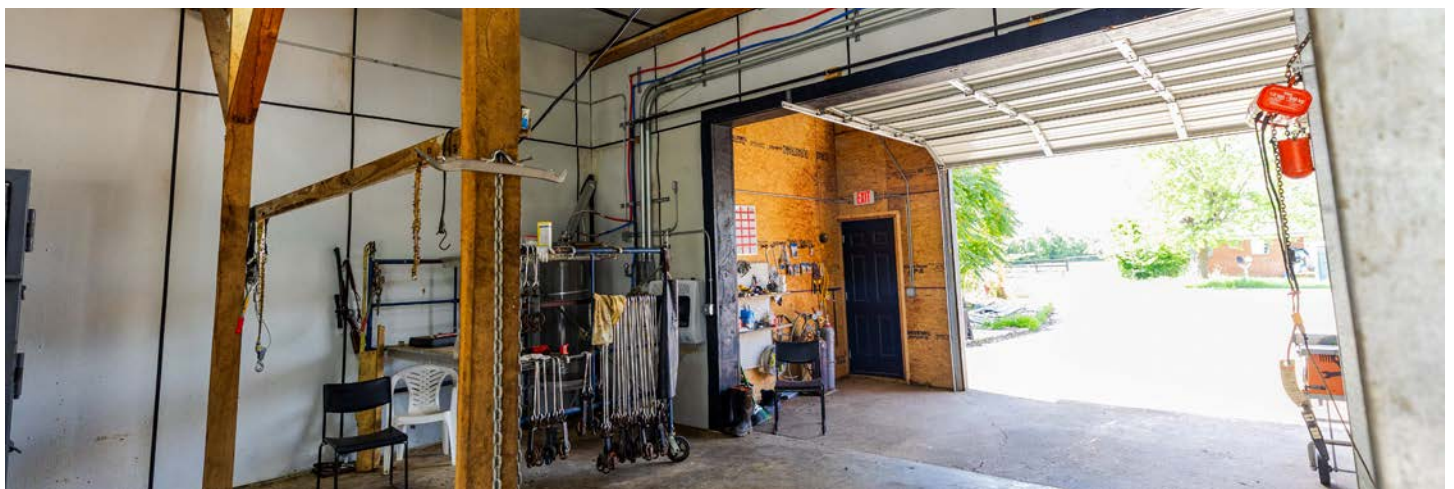
4,100 +/- SQ. FT. HEATED/COOLED



BATHROOM



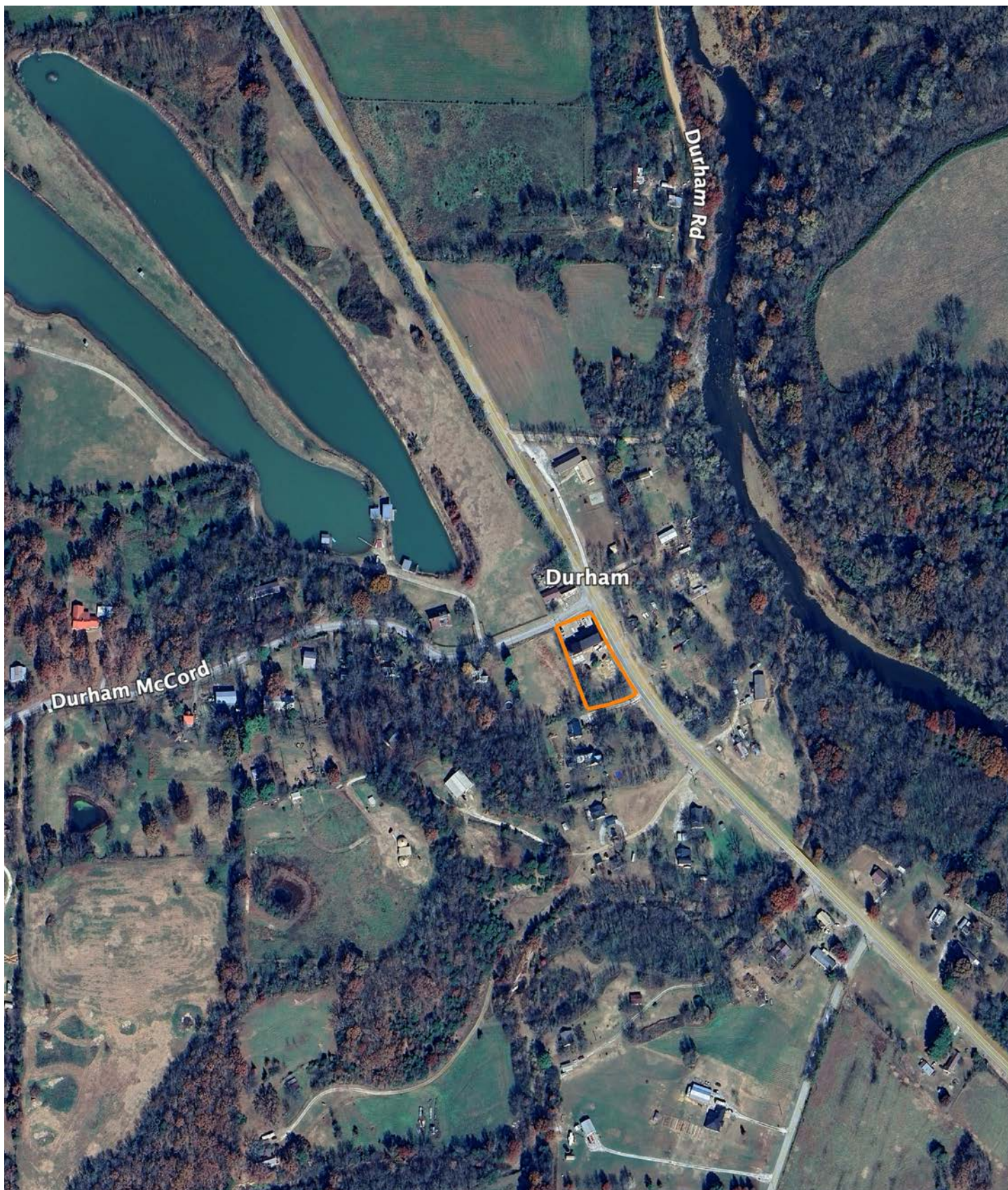
UNFINISHED GARAGE SPACE & PENS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Chris Shadrick, an esteemed land agent at Midwest Land Group, seamlessly merges family values with a profound understanding of land sales. Proudly calling Elkins, Arkansas, home alongside his lovely wife Nikki and their children, Payten and Axel, Chris embodies integrity and dedication in serving his clients.

Hailing from Fayetteville, Arkansas, Chris's roots run deep within the region he passionately serves. His extensive background in automotive sales and management equips him with invaluable skills in relationship building and maintenance—skills cultivated from years of learning the true value of hard work.

Driven by his love for the outdoors and a desire to forge genuine connections with his clients, Chris's transition to land sales was a natural progression. His profound connection to the land stems from his passion for public land bowhunting, granting him unparalleled insights into wildlife behavior and terrain intricacies.

As an ordained minister and active member of New Beginnings Baptist Church, Chris exemplifies integrity and values in every client interaction. Choose Chris Shadrick as your trusted guide in your land journey, where unwavering family values, integrity, and expertise converge to transform your dreams into reality.



CHRIS SHADRICK

LAND AGENT

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