



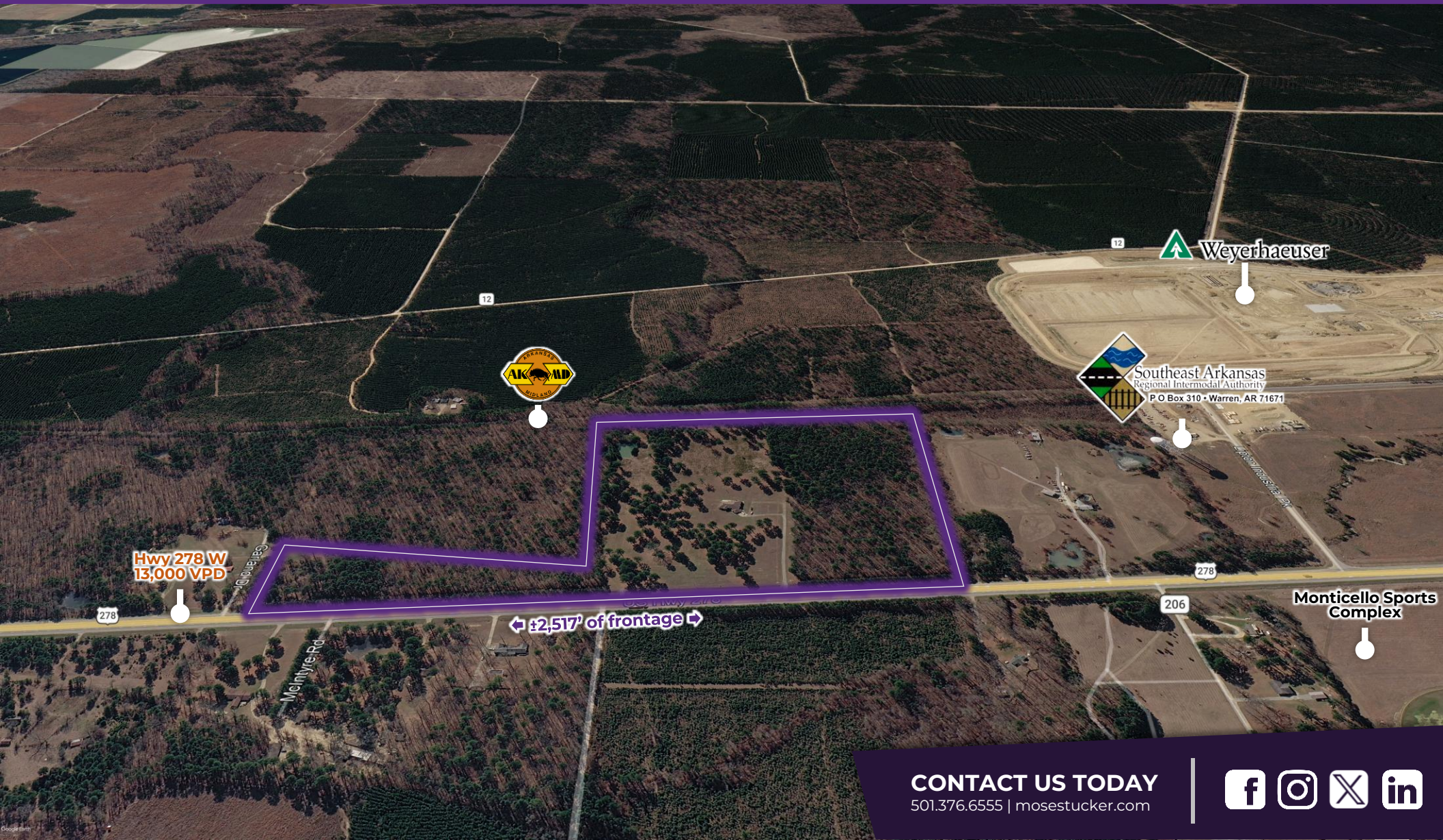
Moses Tucker
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805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

±46.82 AC FOR SALE IN INDUSTRIAL CORRIDOR

1843 Hwy 278 W, Monticello, AR



CONTACT US TODAY
501.376.6555 | mosestucker.com



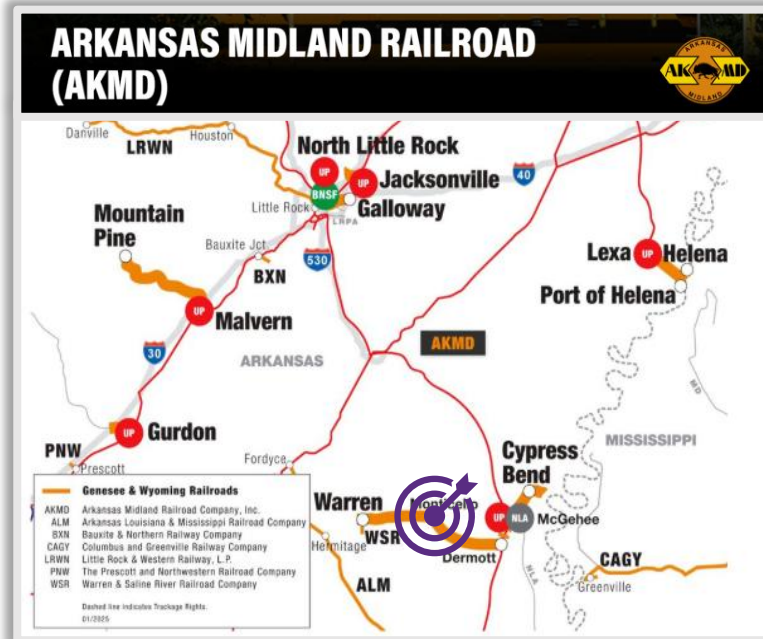
Property Understanding

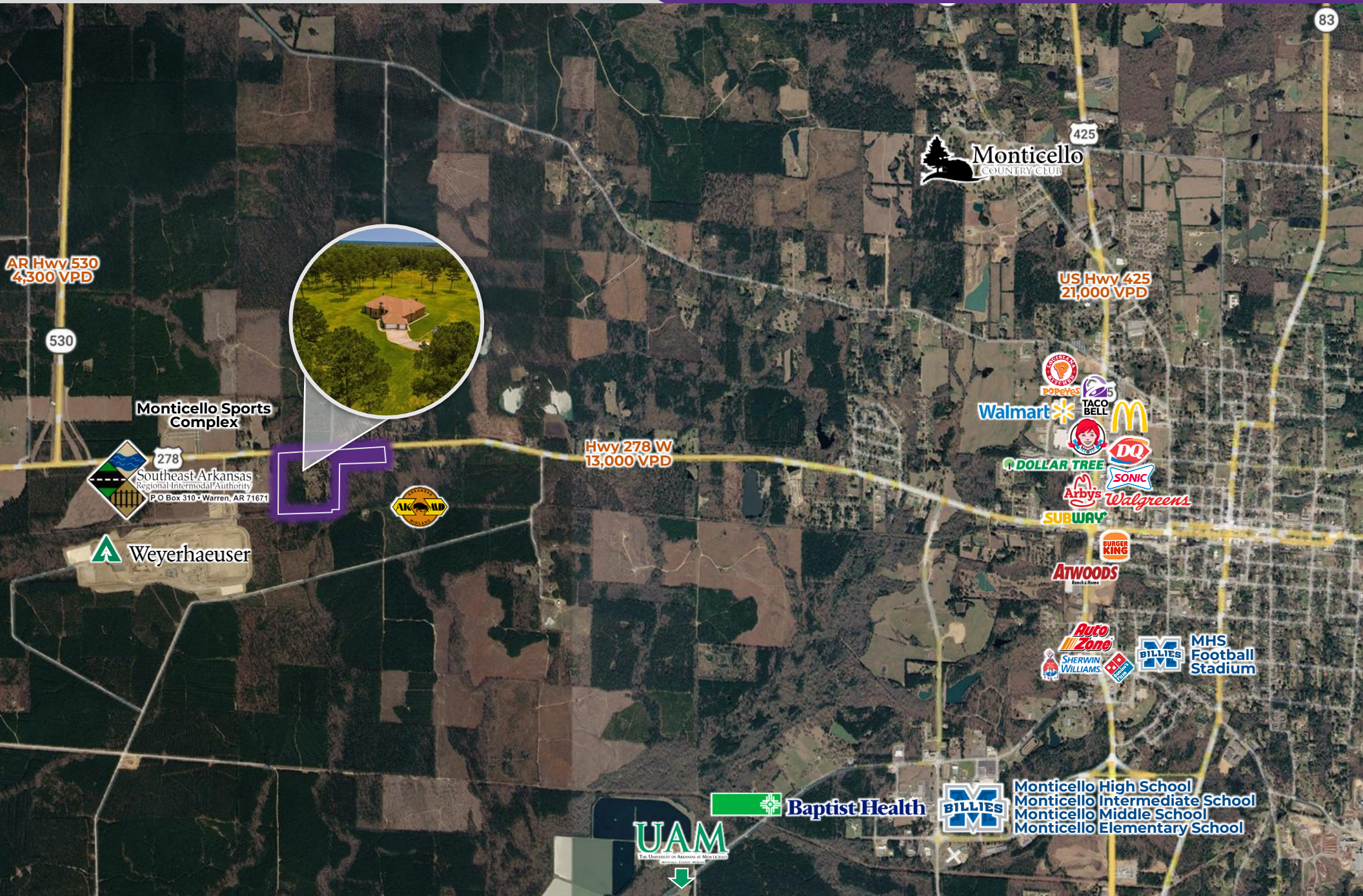
OVERVIEW

Offering & Price	For Sale Contact Agent
Address	1843 Hwy 278 W, Monticello, AR 71655
Property Type	Land with residential improvement
Building Size	±4,800 SF (residential improvement)
Lot Size	±46.82 Acres – May be subdivided
Frontage & Traffic Count	Hwy 278 W – ±2,517 feet of frontage & 13,000 VPD

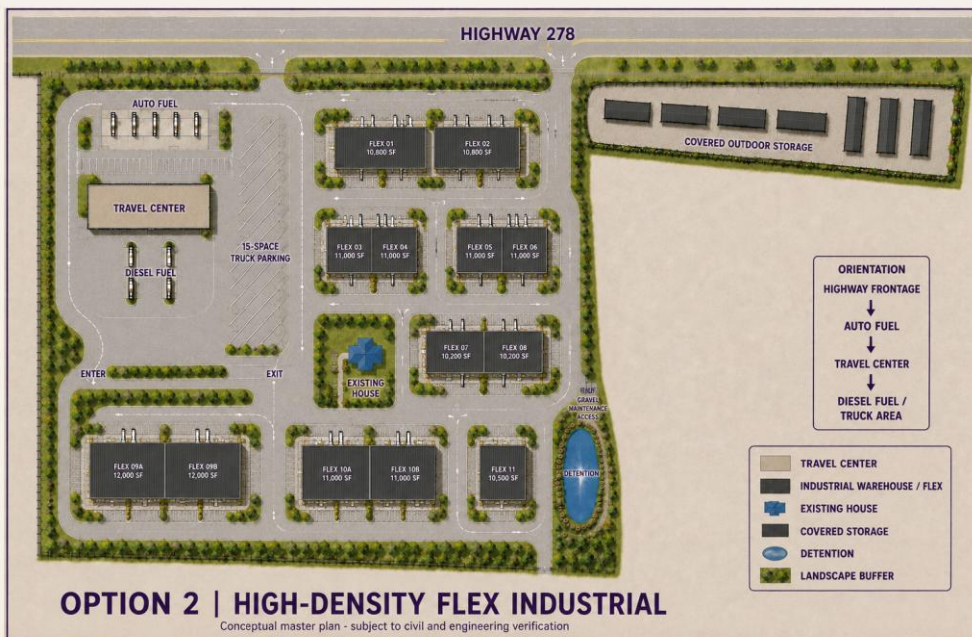
PROPERTY HIGHLIGHTS

- **±46.82-acre site-control opportunity along Highway 278 West** offering a combination of expansion acreage, operational flexibility, or long-term positioning within Monticello's primary industrial and transportation corridors.
- **Positioned near Monticello's expanding industrial base**, including Lipton Industrial Park and Weyerhaeuser's nearby \$500 million TimberStrand® manufacturing facility.
- **Located within Southeast Arkansas' established timber and manufacturing region**, with proximity to major employers, suppliers, contractors, transportation infrastructure, and workforce resources.
- **±46.82 acres of adaptable land** suitable for a wide range of commercial, industrial, service, storage, and long-term development objectives.
- **Rail-Adjacent Opportunity:** The property adjoins the Arkansas Midland / Missouri Pacific rail corridor along its southern boundary, offering the potential for rail-served functionality or a future spur connection, subject to railroad coordination, engineering, and applicable approvals.
- **Highway Service/Travel Center Potential:** With substantial frontage, traffic exposure, and proximity to Monticello's industrial growth corridor, the site may support a travel center, fuel/convenience retail, or related highway-service uses in addition to industrial-support.
- **Layered Development Opportunity:** The site offers the ability to capture premium value from the highway frontage while preserving the balance of the acreage for light industrial, warehouse, storage, service-commercial, or contractor-oriented uses.
- **Existing Residential Improvement:** The existing residential improvement may support adaptive use as an office, operational support building, caretaker residence, or admin facility.









OPTION 2 - HIGH DENSITY FLEX INDUSTRIAL

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OPTION 3 - LARGER WAREHOUSE CAMPUS

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OPTION 4 - WAREHOUSE + SECURED OUTDOOR STORAGE

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OPTION 5 - PHASED INDUSTRIAL BUILDOUT

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757 BRADLEY 57
HERMITAGE, AR 71647
501-269-8990

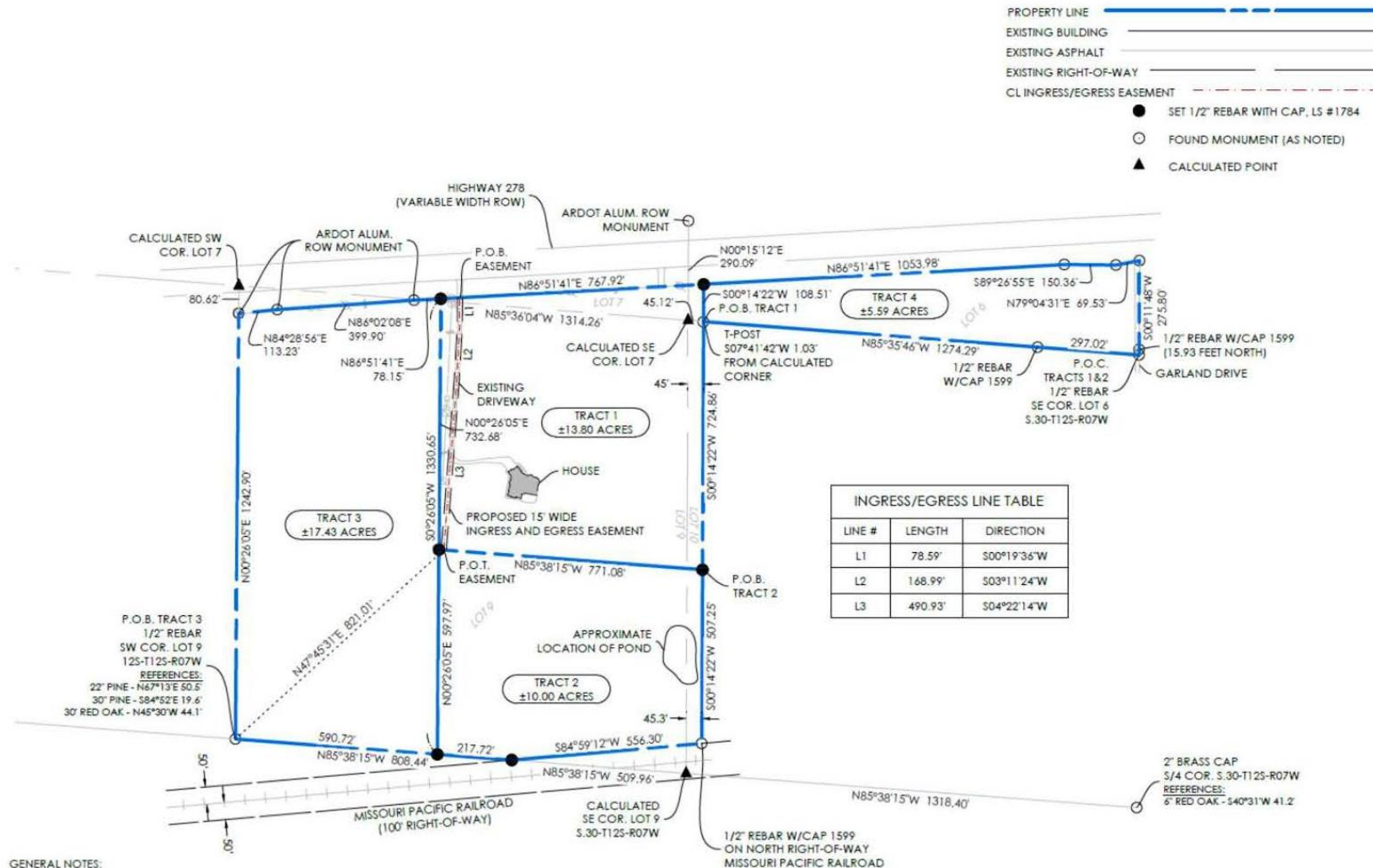
BOUNDARY SURVEY FOR
PART OF LOTS 6, 7, 9 & 10
S.30-T12S-R07W

PREPARED FOR:
NATASHA LINDSEY
DREW COUNTY, ARKANSAS

[illegible]

PROJECT NO.:	24-066
ISSUE DATE:	8-12-24
APPROVE BY:	J. PARKER
SHEET NO.:	105

1 OF 2



GENERAL NOTES:

1. THIS SURVEY WAS COMPLETED WITHOUT THE USE AND BENEFIT OF A COMPLETE AND ACCURATE TITLE SEARCH. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
2. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
3. THIS SURVEY MEETS OR EXCEEDS CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE.
4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. REFERENCE DOCUMENTS:
 - (A) DEEDS PROVIDED BY CLIENT
 - (B) SURVEY BY JOSH MARTIN DATED 2-8-24
 - (C) GLO PLATS AND NOTES

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED ON 8-1-24.

DATE OF PLAT OR MAP: 8-12-24

2" BRASS CAP
3/4 COR. S.30-T12S-R07W
REFERENCES:
6" RED OAK - 540°31'W 41.2'



GRAPHIC SCALE: 1"=300'



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '300' in the middle, and '600' at the right end.

BASIS OF BEARINGS
STATE PLANE COORDINATES
ARKANSAS SOUTH ZONE NAD-83 2002

STATE PLAT CODE: 500-12S-07W-0-30-300-22-1784





Monticello, Arkansas



Monticello serves as the economic and industrial center of Southeast Arkansas, strategically positioned along U.S. Highways 278 and 425 within one of the nation's most productive timber regions. Supported by extensive managed timberlands, a skilled workforce, and strong transportation connectivity, the area has long been a hub for forestry, manufacturing, and industrial operations.

The market is experiencing significant investment momentum, highlighted by Weyerhaeuser's planned \$500 million TimberStrand® manufacturing facility west of Monticello. Expected to create approximately 200 jobs, the project represents one of the largest economic development investments in Arkansas and is poised to further strengthen the region's timber, industrial, and logistics sectors.

Additional growth is being fueled by workforce development initiatives, investment at the University of Arkansas at Monticello, and continued expansion of forestry-related industries throughout the region. Combined with affordable land costs and a business-friendly environment, Monticello offers a compelling location for industrial users, service providers, contractors, and long-term investors seeking access to Arkansas' growing timber and manufacturing corridor.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	1,260	9,043	14,627
Households	511	3,720	6,003
Average Age	38.7	39.0	39.8
Average Household Income	\$62,390	\$62,940	\$65,305
Businesses	51	417	546

**Demographic details based on property location*

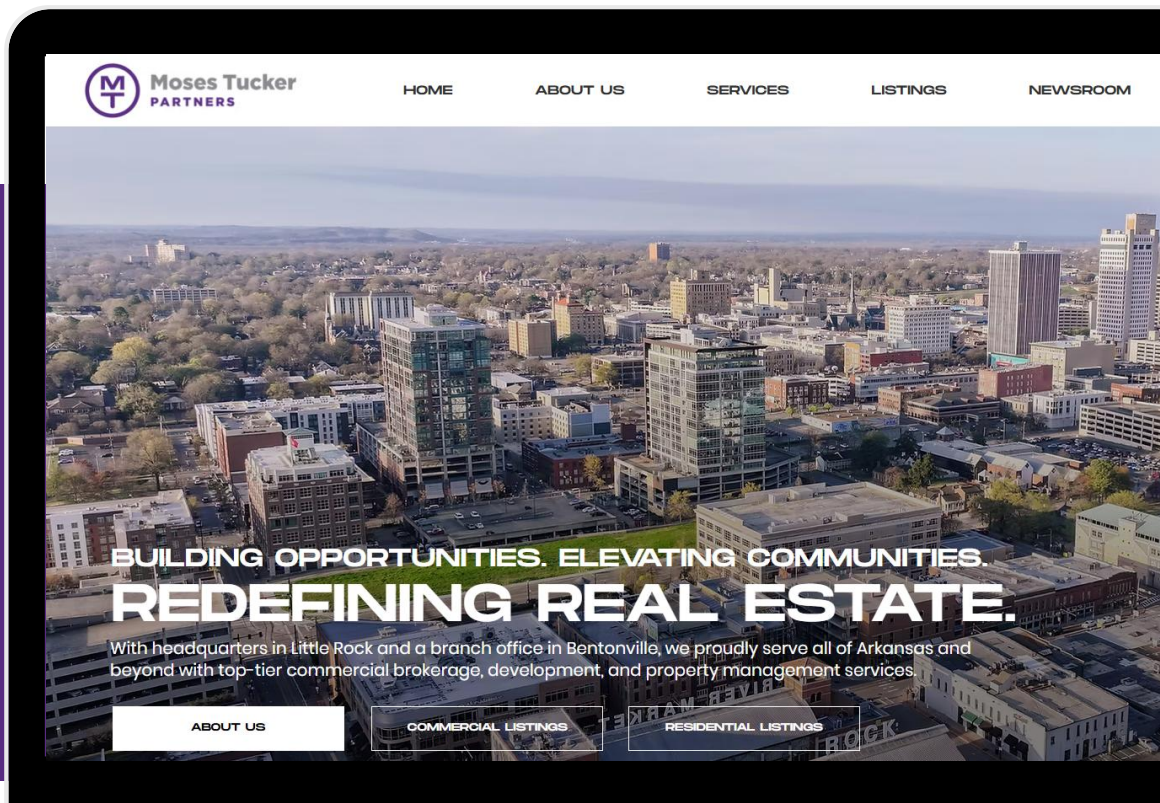
CONNECT

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DISCLAIMER

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