SEVIER COUNTY ECONOMIC DEVELOPMENT

1803 E HIGHWAY 70-71

DE QUEEN, ARKANSAS | SEVIER COUNTY

EXISTING COMMERCIAL / LIGHT INDUSTRIAL OPPORTUNITY

11,600 SF	10 ACRES	325 FT	7	$650,000
BUILDING	SITE	HIGHWAY FRONTAGE	16-FT ROLL-UP DOORS	ASKING PRICE

WHY THIS PROPERTY DESERVES A LOOK

1803 E Highway 70-71 offers a flexible existing building on 10 acres with direct highway frontage, warehouse capacity, multiple large roll-up doors, fenced working area, and room for future use or expansion. The property is positioned for companies evaluating light manufacturing, assembly, service operations, contractor or fleet use, warehousing, distribution, agribusiness support, or other operations that benefit from immediate highway visibility and functional industrial space.

PROPERTY AT A GLANCE

Address	1803 E Highway 70-71, De Queen, AR 71832
Current Listing	Active | Tri-Lakes Realty | MLS #26033083
Asking Price	$650,000
Building Size	11,600 SF
Site Size	10 acres
Year Built	2000
Building Configuration	One story
Former Use	Southwest Feeds
Parking	20 spaces
Highway Frontage	Approximately 325 feet on U.S. 70 / U.S. 59 corridor
Exterior	Partially fenced
Energy Features	Insulated windows and insulated doors

BUILDING & OPERATIONAL FEATURES

- Approximately 7,600 SF of warehouse space.
- Approximately 4,000 SF of heated and cooled space.
- Ability to finish out approximately 4,000 additional SF upstairs, as represented in the current listing.
- 20-foot sidewalls.
- Seven 16-foot roll-up doors supporting equipment, vehicle, material, and warehouse access.

- Fenced working area for outdoor operations, storage, staging, or fleet activity.
- Ten-acre tract provides flexibility beyond the existing building footprint.

HIGHWAY & REGIONAL ACCESS

The property's entrance is directly off U.S. Highway 70. In the De Queen area, U.S. 70 and U.S. 59 share the same east-west corridor near the property, while U.S. 71 and Arkansas Highway 41 provide additional north-south connectivity through De Queen.

Connection	Distance / Time	Prospect Relevance
U.S. 70 / U.S. 59	Direct frontage / entrance	Immediate regional truck access and visibility
U.S. 71	5.2 miles / ~7 min	North-south regional connection
AR 41	5.3 miles / ~7 min	Additional regional access
I-49	49 miles	Interstate access via Texarkana
I-30	53.6 miles / ~58 min	Closest access reported near New Boston; Texarkana access also available
I-40	143 miles	Access reported near Alma, Arkansas

RAIL, PORT & MULTIMODAL OPTIONS

The property is approximately 6 miles from the De Queen & Eastern Railroad (DQE), operated by Patriot Rail. Patriot Rail has indicated flexibility in working with regional industry on transload opportunities, creating a potential rail option for projects that do not require direct rail service at the building.

- DQE / Patriot Rail: approximately 6 miles.
- Port of Fort Smith: approximately 132 miles.
- Port of Little Rock: approximately 142 miles.
- Port of Caddo-Bossier / Shreveport area: approximately 143 miles.

AIR ACCESS

Sevier County Airport provides the closest general aviation option for corporate and project travel. Additional commercial and general aviation choices are available through Texarkana, Hot Springs, Little Rock, and the Dallas-Fort Worth market. Exact drive times should be confirmed for project-specific submissions.

- J. Lynn Helms Sevier County Airport (KDEQ) - local general aviation access.
- Texarkana Regional Airport (TXK) - regional commercial air access.
- Hot Springs Memorial Field (HOT) - additional regional aviation option.
- Bill and Hillary Clinton National Airport / Little Rock (LIT) - primary Arkansas commercial airport option.
- Dallas-Fort Worth market - access to major national and international air service.

WORKFORCE & BUSINESS ENVIRONMENT

The property sits within the broader Southwest Arkansas labor market and can draw from communities across Sevier County and the surrounding Arkansas, Oklahoma, Texas, and Louisiana region. Local economic development partners can coordinate customized workforce, training, utility, incentive, and project support discussions based on the company's operational requirements.

- Regional experience in manufacturing, production, maintenance, logistics, forestry, food processing, and skilled trades.
- UA Cossatot provides a local platform for workforce and employer training partnerships.
- Bilingual workforce and community capacity can support employers recruiting across the region.
- Sevier County Economic Development can serve as a single point of coordination for confidential project evaluation.

POTENTIAL PROJECT FIT

Based on the existing building configuration, highway frontage, roll-up door access, fenced working area, and 10-acre site, the property merits consideration for:

- Light manufacturing and assembly
- Warehouse and regional distribution
- Contractor, construction, or industrial service operations
- Fleet, equipment, and field-service operations
- Agribusiness and value-added production support
- Fabrication, repair, maintenance, or supply operations
- Small-to-mid-scale operations needing an existing building with room to adapt or expand

PROJECT SUPPORT

Sevier County Economic Development can coordinate property information, site visits, utility discussions, workforce and training partners, state and regional economic development resources, and other project-specific information needed during location evaluation. Property terms and real estate representations remain subject to confirmation with the listing broker.

ECONOMIC DEVELOPMENT CONTACT
FRIENDS Economic Development
De Queen, Arkansas

PROPERTY LISTING
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