



## Grand Prairie Truck Wash

6.68 +/- Acres | Arkansas County, AR | \$980,000



### ADDRESS

1101 Hwy 165N  
Stuttgart, AR 72160

### LOCATION

Property is located 1/2 mile west of the Us Highway 63 and US Highway 165 Intersection. Property is located on the south side of US Highway 165.

### PROPERTY SUMMARY

Great Business Opportunity to purchase the Grand Prairie Truck Wash in Stuttgart Arkansas. The property is a total of 6.68 acres and the 6,300 square foot building was constructed in 2023 all located within the city limits of Stuttgart on the very busy U.S. Highway 165. The building was constructed to accommodate large trucks that could be fully enclosed to offer year-round service. The business specializes in truck washouts and tuck washes that fill a need for the large truck traffic for the rice and soybean mills located in Stuttgart. The wash building can service trucks or any other type of equipment of vehicle in need of cleaning services. The building comes turn key ready with all equipment needed to operate the business. In addition to the building, there is additional vacant acreage just west of the building that could be utilized for other uses. The property has excellent access off Highway 165 with two concrete entrance/exits and well-built driveways into the facility.

[nationalland.com/listing/grand-praire-truck-wash](https://nationalland.com/listing/grand-praire-truck-wash)



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