

**PROPOSED SALE OF REAL PROPERTY**  
**Former Tourist Information Center**  
**1506 US Hwy 49**  
**Helena, AR**

1506 US Hwy 49, Helena, Arkansas, Old Tourist Information Center, located in the city limits of Helena/West Helena in Phillips County.

This property appraised for \$283,625.00 on August 24, 2018. The size of this property is mostly irregular in shape with 4.36 acres  $\pm$ . This property has approximately 1,238 feet of frontage along US Highway 49 and approximately 890.60 $\pm$  feet along Old Little Rock Rd.

All city utilities are located on the site including water, gas, electricity, and sewer. The area has city services including trash pick-up as well as fire and police protection. There are three (3) points of egress/ingress to the subject property; there are two (2) points from Hwy 49 and one (1) point from Old Little Rock Road.

The property is improved with a 1,450 $\pm$  sf. frame building situated on a concrete slab foundation with vinyl exterior siding. The subject has a skillion and lean-to type roof that is covered with asphalt shingles. There are double pane glass for the windows and door to the lobby, while the other doors are made of steel.

Other improvements include:

Chain Link Fencing with Entry Gates

Asphalt Paving; Concrete Driveway and Sidewalks

Note: This property will be sold AS IS. Buildings have been inspected for asbestos and the results indicate the flooring contains approximately 2% chrysotile.

This sale is subject to approval by the Arkansas Highway Commission. The full payment is due thirty (30) days after the sale. The closing process will take approximately thirty (30) to sixty (60) days after the property has been paid in full.

The ARDOT reserves the right to reject any and all bids.

For more information, contact Property Managers Sherman Whittle or Connie Skinner at 501-569-2318 or 501-569-2317.