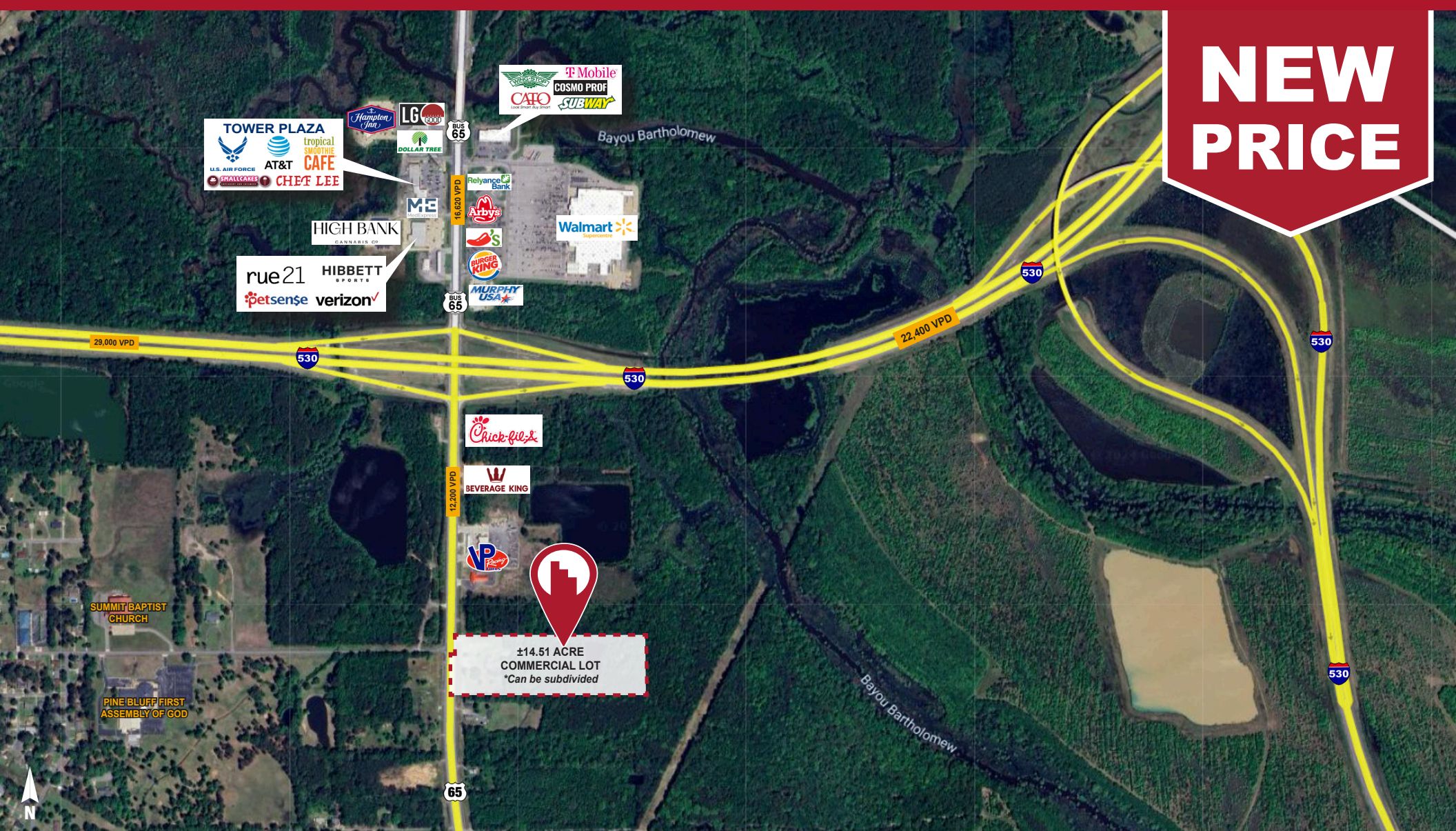


COMMERCIAL LOTS FOR SALE - ±14.51 ACRES - WILL SUBDIVIDE

6101 S. Olive St | Pine Bluff, AR 71603

**NEW
PRICE**



BRANDON SHEARD

AGENT

📞 501.375.3200 | 📠 501.244.7502

bsheard@kelleycp.com



**KELLEY COMMERCIAL
PARTNERS**

COMMERCIAL LOTS FOR SALE - ±14.51 ACRES - WILL SUBDIVIDE

6101 S. Olive St | Pine Bluff, AR 71603

AVAILABLE

±14.51 Acre Commercial Lot *Can be subdivided

NEW PRICE

\$220,000/Acre \$150,000/Acre

COMMENTS

- Located on the south side of Pine Bluff
- May be subdivided as small as 1 acre lots
- Land has been cleared and is ready for development
- Excellent access to I-530
- 400 feet of frontage along S. Olive St

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|--------------------|----------|----------|----------|----------|
| DAYTIME POPULATION | 1,180 | 14,194 | 33,049 | 53,954 |
| AVERAGE HH INCOME | \$77,015 | \$70,854 | \$68,217 | \$71,383 |
| TOTAL HH | 520 | 6,138 | 13,699 | 21,158 |

TRAFFIC COUNTS

S. Olive St: 84,000 VPD

I-530: 29,000 VPD



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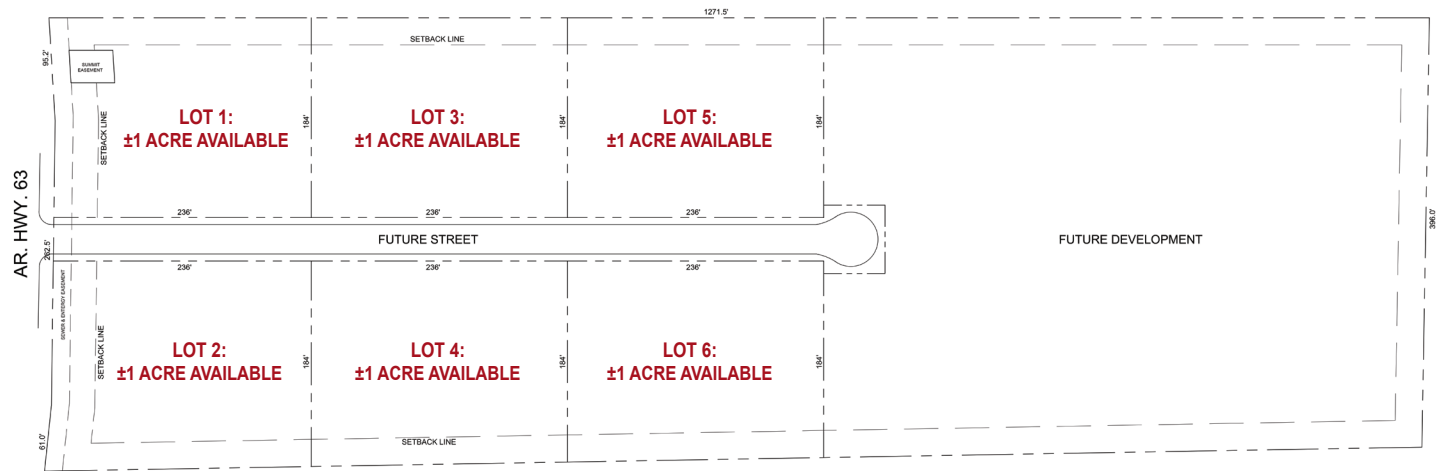
**KELLEY COMMERCIAL
PARTNERS**

COMMERCIAL LOTS FOR SALE - ±14.51 ACRES - WILL SUBDIVIDE

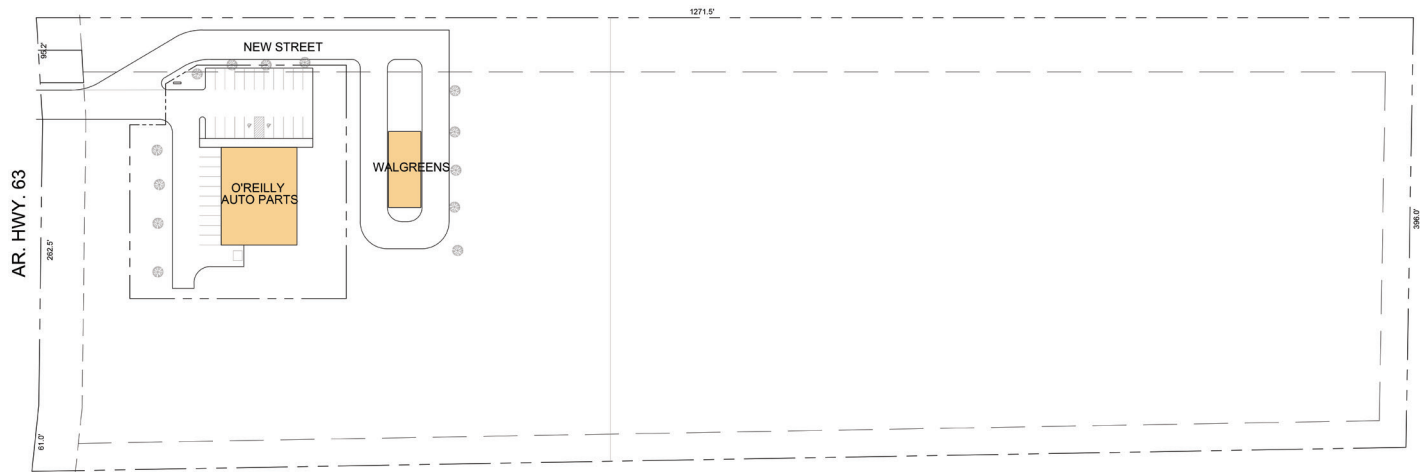
6101 S. Olive St | Pine Bluff, AR 71603

MASTER DEVELOPMENT PLAN

TOTAL SITE: ±14.51 Acres



OUTPARCEL RETAIL DEVELOPMENT



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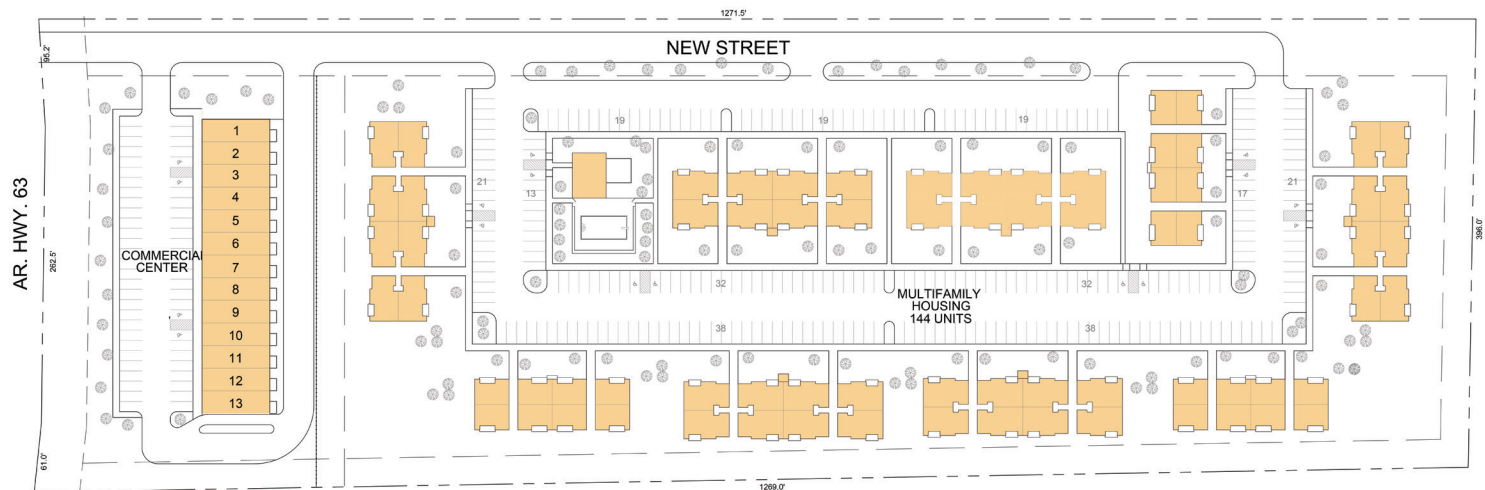


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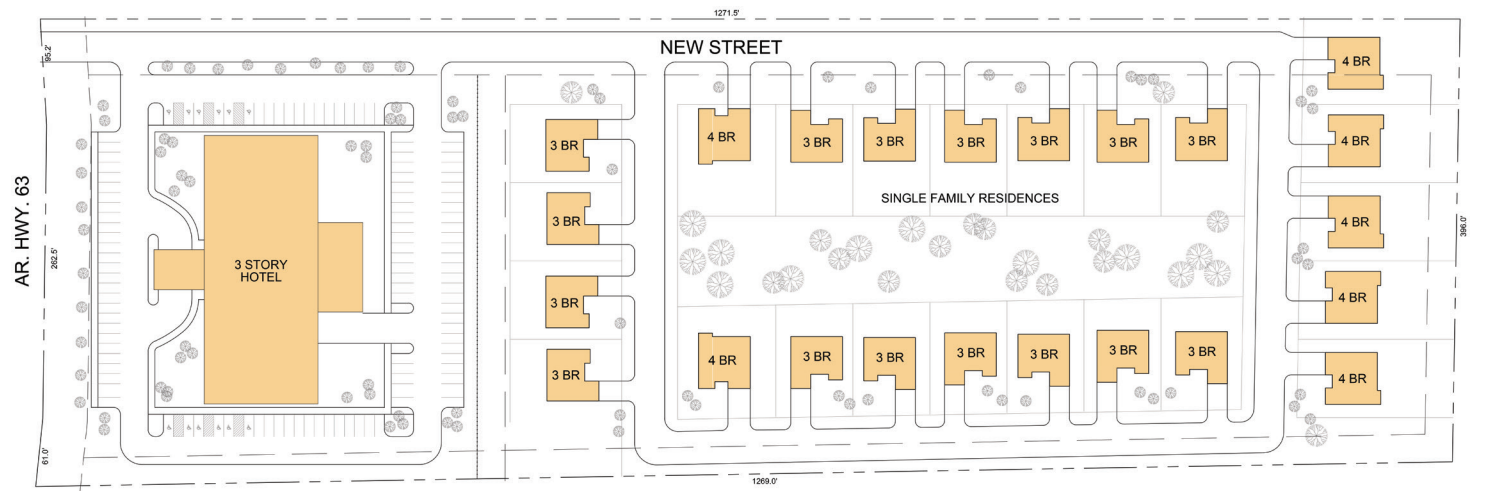
COMMERCIAL LOTS FOR SALE - ±14.51 ACRES - WILL SUBDIVIDE

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RETAIL & MULTI-FAMILY DEVELOPMENT



HOTEL & SINGLE-FAMILY DEVELOPMENT



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



BRANDON SHEARD
AGENT

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BROKERAGE

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