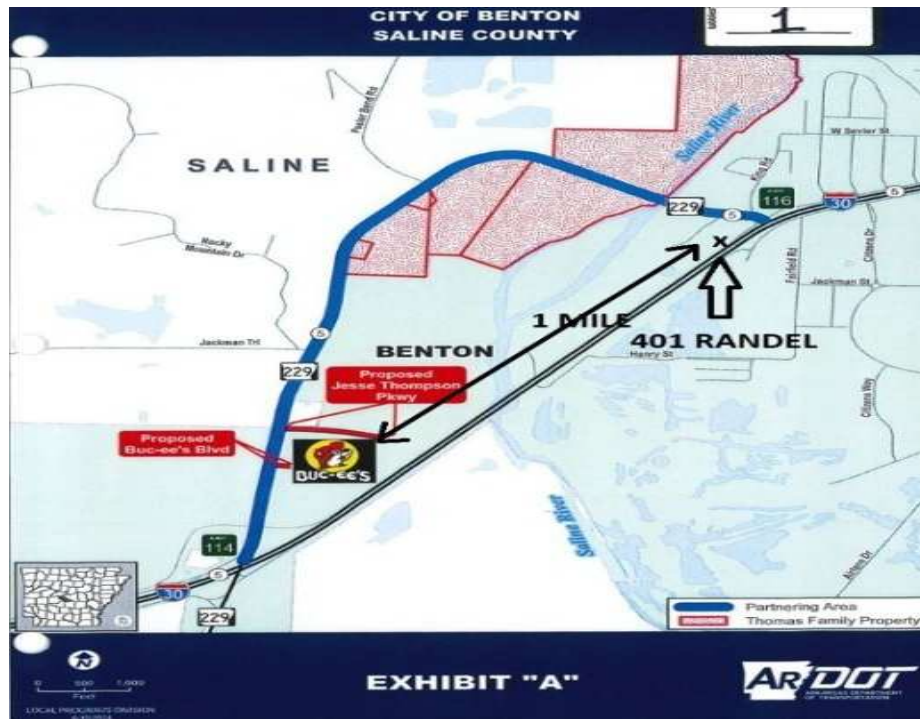


HIGHWAY COMMERCIAL FOR SALE--NEW PRICE!

BENTON, AR HWY COMMERCIAL LAND I30 FRONTAGE--1 MILE FROM NEW BUC-CEE'S



401 Randel Dr, Benton, AR 72019



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 401 Randel Dr, Benton, AR, 72019. This prime property is strategically located in the Central Arkansas/Little Rock Region, boasting C-3 zoning tailored for expansive development ventures. Offering 1320+/- feet of I-30 frontage with a remarkable daily traffic count of 100,000+/-, this level site is fully serviced with utilities, ready for versatile commercial projects. Situated opposite the Saline County Fairgrounds and River Center Activity Park, the property is an ideal canvas for retail, automotive, hospitality, dining, residential, and convenience store developments. Don't miss this golden opportunity for realizing vast commercial potential.

PROPERTY HIGHLIGHTS

- C-3 zoning for diverse commercial opportunities
- 1320+/- feet I-30 frontage with on ramp
- High traffic count of 100,000+/- VPD
- Level site, ready for development
- All utilities available on-site
- Ideal for retail center, auto dealership, hotel, and more

OFFERING SUMMARY

Sale Price:	\$1,795,000
Acreage: (266,124+/- sq.ft.) \$7.33 per sq.ft.	6.109 Acres

DEMOGRAPHICS	5 MILES	25 MILES	50 MILES
Total Households	15,231	192,886	405,928
Total Population	39,651	460,722	988,465
Average HH Income	\$86,951	\$88,914	\$84,271

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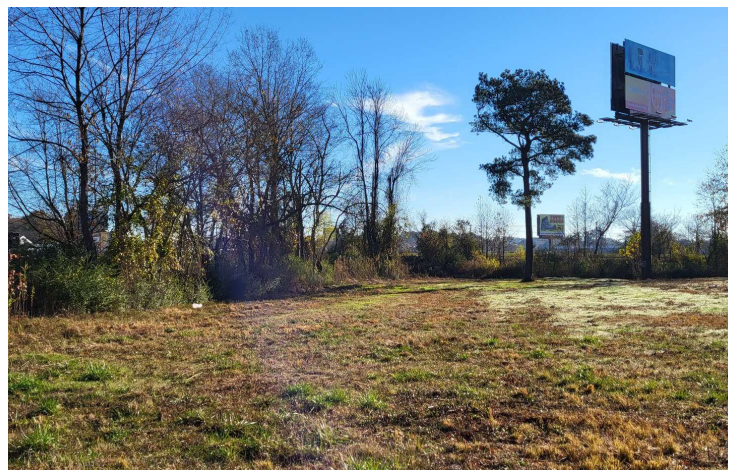
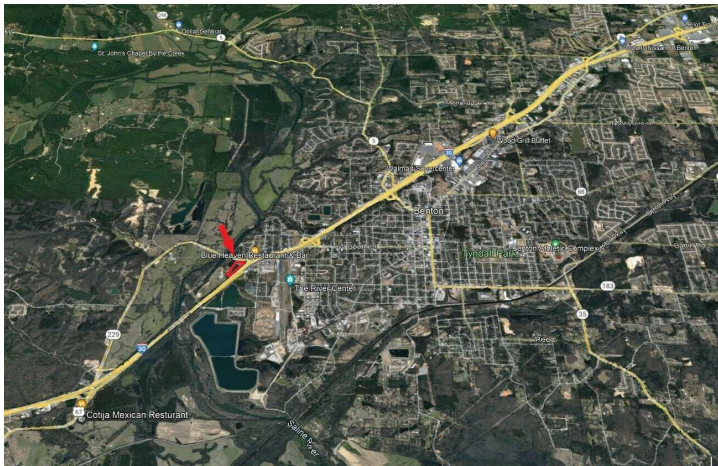
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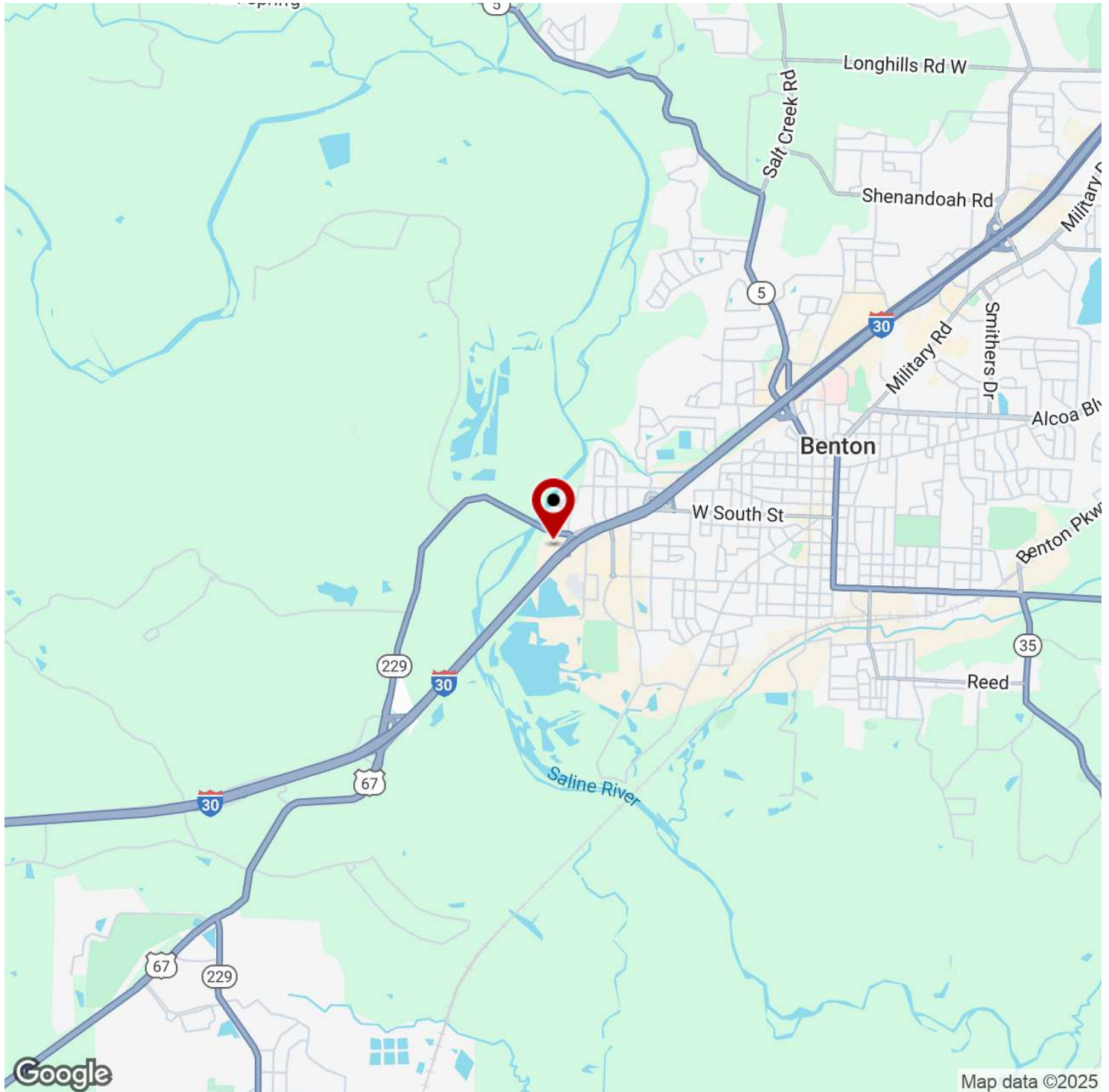
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401 Randel Dr, Benton, AR 72019

PROPERTY DESCRIPTION

401 Randel Dr, Benton, AR, is approximately 1 mile from the under construction BUC-EE'S. The WORLD'S LARGEST CONVENIENCE STORE will have 75,000 sq.ft., 100 fuel pumps, and employ around 225 people. Subject property is strategically located in the Central Arkansas/Little Rock Region, boasting C-3 zoning tailored for expansive development ventures. Offering 1320+/- feet of I-30 frontage with a remarkable daily traffic count of 100,000+/- VPD, this level site is fully serviced with utilities, ready for versatile commercial projects. Situated opposite the Saline County Fairgrounds and River Center Activity Park, the property is an ideal canvas for retail, automotive, hospitality, dining, residential, and convenience store developments. Don't miss this golden opportunity for realizing vast commercial potential.

LOCATION DESCRIPTION

Approximately 1 mile from new BUC-EE's
6.109+/- acres located at Entrance Ramp 116
1320+/- feet frontage on Interstate 30, Benton, Arkansas
Gently sloping with only a very small portion in Flood Zone AE...Rest in Flood Zone X
All utilities available to site
Includes one Billboard lease
Cheap Highway Commercial at \$6.74 per sq.ft.

SITE DESCRIPTION

6.109+/- acres of level commercial development land with 1320+/- feet of frontage along I-30 in Benton, Arkansas



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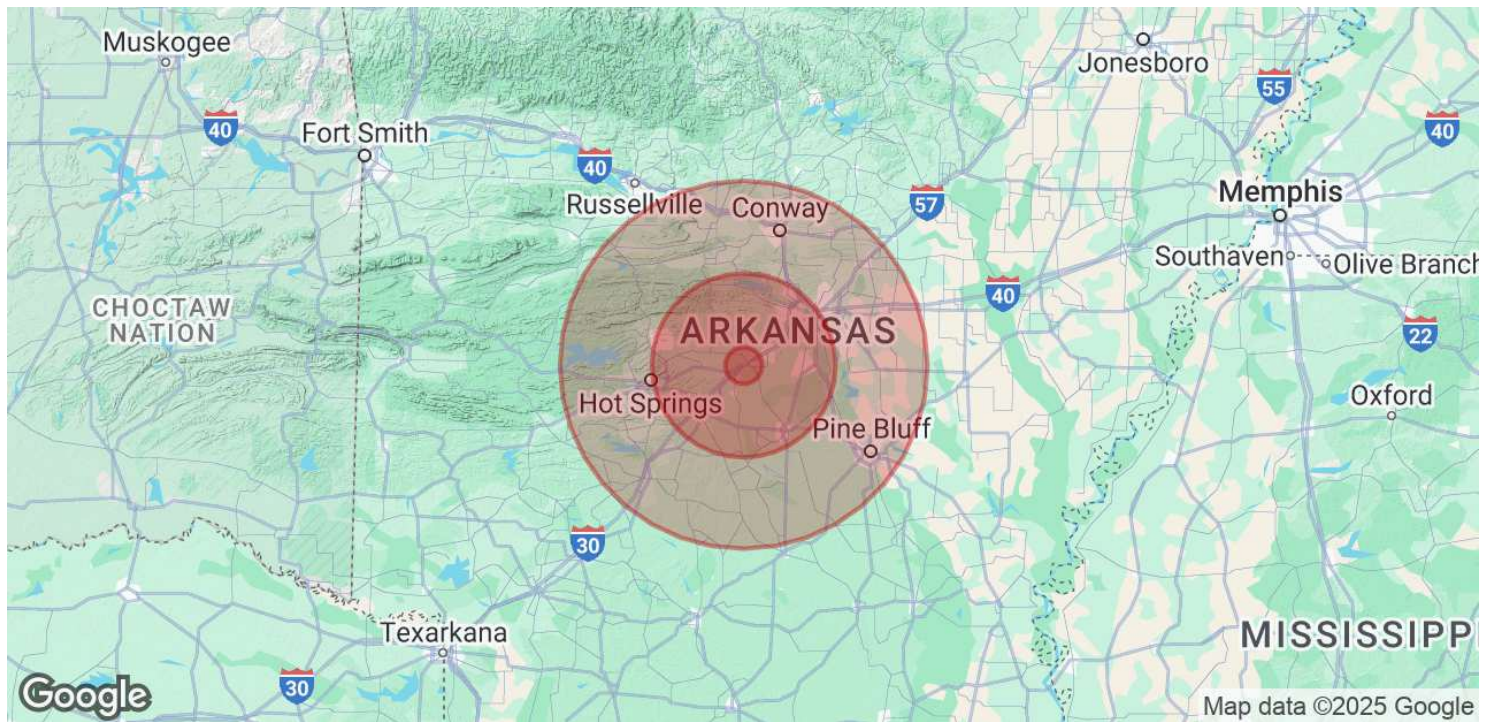
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POPULATION	5 MILES	25 MILES	50 MILES
Total Population	39,651	460,722	988,465
Average Age	39	41	41
Average Age (Male)	38	40	39
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	15,231	192,886	405,928
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$86,951	\$88,914	\$84,271
Average House Value	\$241,092	\$271,796	\$247,763

Demographics data derived from AlphaMap

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