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13.5 ACRES OF LAND FOR SALE

U.S. Highway 79, Pine Bluff, AR



CONTACT US TODAY
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Property Understanding

OVERVIEW

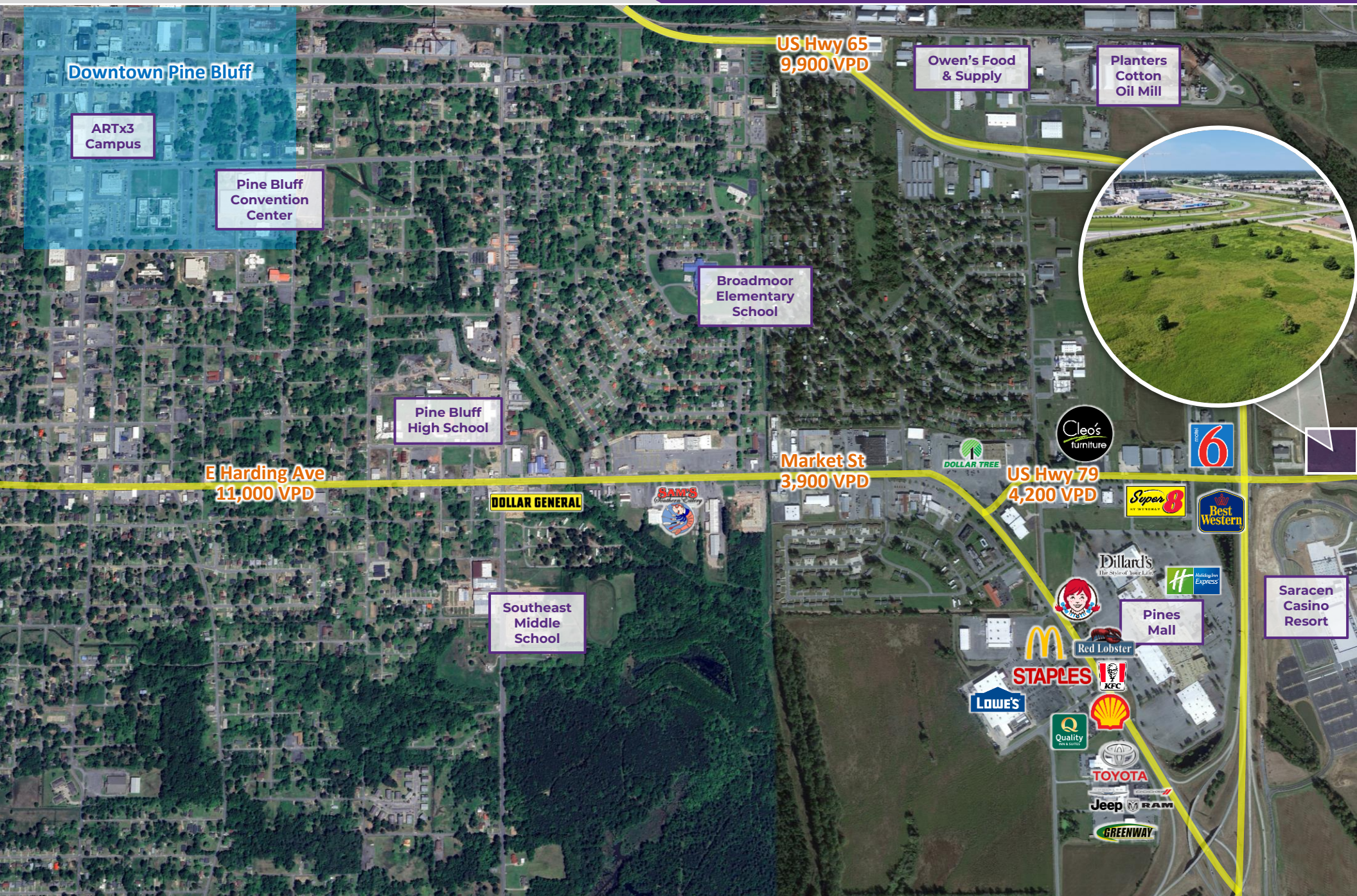
| | |
|-----------------------|--|
| Offering | For Sale |
| Price | \$1,765,000 |
| Address | U.S. Highway 79 |
| City/State | Pine Bluff, AR 71601 |
| Property Type | Unimproved land |
| Lot Size | 13.50 Acres |
| Zoning | I-3 |
| Traffic Counts | <ul style="list-style-type: none"> ○ U.S. Highway 79 – 4,200 VPD ○ Market Street – 3,900 VPD ○ U.S. Highway 65 – 9,900 VPD ○ E Harding Avenue – 11,000 VPD |

PROPERTY HIGHLIGHTS

- **13.50 Acres of Land Across the Street from Saracen Casino Resort**
- Situated near the high-traffic intersection of U.S. Hwy 79 and U.S. Hwy 65
- Surrounded by numerous national retailers, including but not limited to, Dillard's, Red Lobster, McDonald's, Lowe's, Wendy's, Dollar General, and several car dealerships.

[Click Here for Drone Footage](#)





Pine Bluff, Arkansas



Pine Bluff is the tenth largest city in the state of Arkansas, with over 44,000 people calling it home. Located in the heart of the rich Arkansas River Basin farming area, Pine Bluff is the trade, entertainment, recreation, and healthcare center for Southeast Arkansas. Major employers in the area include Pine Bluff Arsenal, Union Pacific, Simmons First National Corp., Jefferson Regional Medical Center, Evergreen Packaging, and the \$350 million Saracen Casino Resort.

The city is home to The University of Arkansas at Pine Bluff (UAPB), the second oldest public university in Arkansas, and an 1890 Land-Grant HBCU with a diverse student population and competitive degree offerings. The current student population exceeds 2,600. Notably, Pine Bluff was recently awarded a [\\$548,492 grant](#) from the U.S. Department of Transportation's 2024 Reconnecting Communities and Neighborhood Grant Program.

DEMOGRAPHICS*

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------------------|----------|----------|----------|
| Population | 18,808 | 33,355 | 53,743 |
| Households | 7,936 | 13,563 | 21,363 |
| Average Age | 39.3 | 39.8 | 41.0 |
| Average Household Income | \$55,198 | \$56,204 | \$65,045 |
| Businesses | 955 | 1,323 | 1,791 |

**Demographic details based on property location*

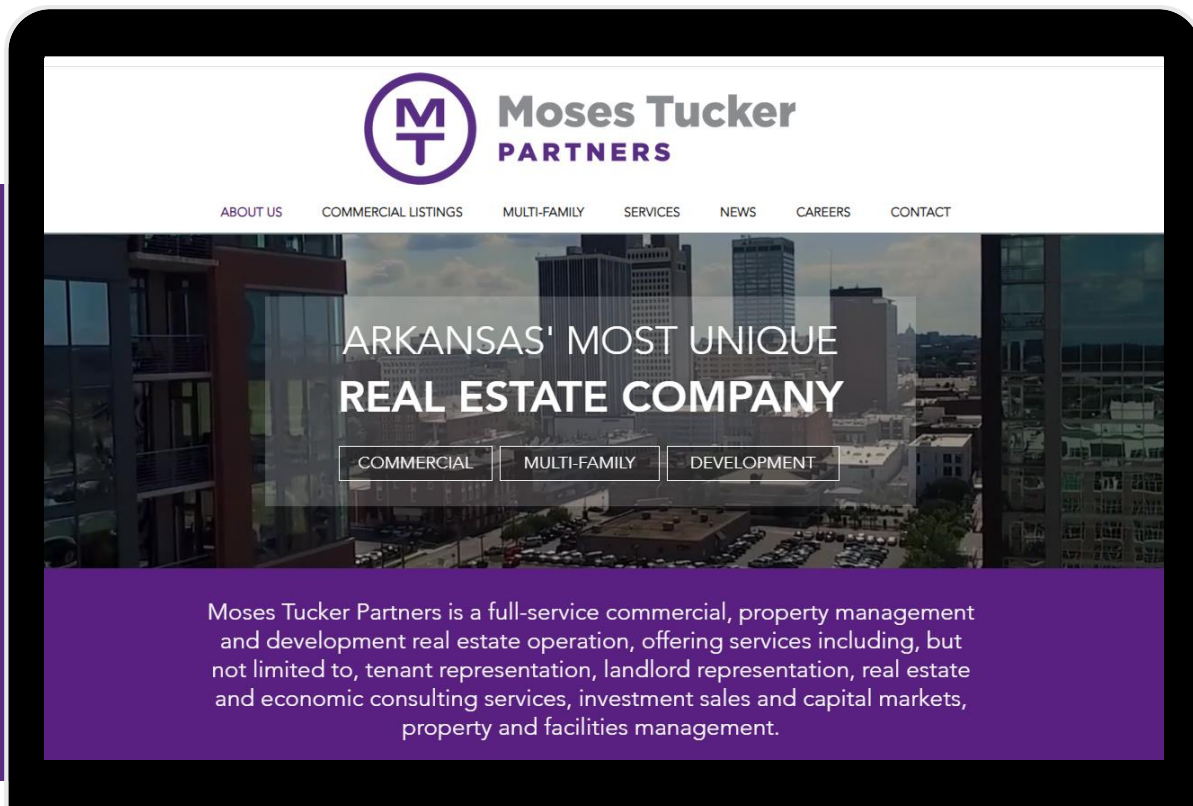
CONNECT

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