

Marcus & Millichap



±6,089 SQUARE FEET
FORMER AARON'S
FREE-STANDING RETAIL
REPOSITIONING OPPORTUNITY
1520 PINE STREET
ARKADELPHIA, ARKANSAS

**ABSOLUTE
\$1 AUCTION**

FIRST BID MEETS RESERVE

R MARKETPLACE

**ONLINE AUCTION
FEBRUARY 24-26, 2025**

VIEW ONLINE AUCTION
FEBRUARY 24-26, 2025

FORMER AARON'S

±6,089 SF,
FREESTANDING,
VALUE ADD RETAIL
(FORMER FAMILY DOLLAR)
AVAILABLE AT A
SUBSTANTIAL DISCOUNT
BELOW REPLACEMENT
COST

SIGNIFICANT
VALUE ADD
OPPORTUNITY VIA
STRATEGIC LONG TERM
LEASE-UP AT MARKET
RATES, REPOSITIONING
OR ADAPTIVE
REUSE

±0.56 AC
PARCEL ADJACENT
TO FAMILY DOLLAR WITH
FLEXIBLE ZONING AND
STRATEGIC FRONTAGE
ALONG PINE ST, A MAJOR
THOROUGHFARE,
WITH NEARLY 8K
VPD



\$1
ABSOLUTE
AUCTION

1520 PINE STREET, ARKADELPHIA, ARKANSAS

ONLINE AUCTION: FEBRUARY 24-26, 2025 | ABSOLUTE \$1 AUCTION



BUILDING: ±6,089 SF

**PARCEL NUMBER:
74-01278-000**

**TOTAL LOT SIZE: ±0.56 AC
(±24,210 TOTAL SF)**

PARKING: 28 SPACES



PROPERTY TYPE: RETAIL

STORIES: ONE

TENANCY: SINGLE

OCCUPANCY: VACANT



YEAR BUILT: 2014

**ZONING: C-2 HIGHWAY
COMMERCIAL**

FREESTANDING



METRO LITTLE ROCK

EASY ACCESS TO I-30

**±1-MI FROM AMTRAK
STATION**

**±70-MI FROM BOTH LITTLE
ROCK AND TEXARKANA**

Marcus & Millichap and RI Marketplace are pleased to present a vacant, free-standing, retail building located at 1520 Pine Street in Arkadelphia, Arkansas 71923 (the "Property"). Formerly occupied by Aaron's Rents, the Property is offered significantly below replacement cost and offers an exceptional owner/user or investment opportunity with significant value enhancement potential at a significant discount. **FIRST BID MEETS RESERVE!**

Built in 2014, the Property is improved with a one-story, free-standing, single tenant, retail building totaling ±6,089 square feet, and offers 26 parking spaces and 2 ADA parking spaces. The Property is strategically positioned on ±0.56 acres of land and can be accessed via one ingress/egress curb cut. The Arkansas State Highway Commission recently acquired approximately ±0.12 acres of the site for \$36,075 to accommodate right-of-way and highway facilities. The acquired land included the Property's pylon sign, the original curb cut onto Pine Street, and seemingly 2 parking spaces. The Property was formerly occupied by Aaron Rents on a net lease and offers potential owner users/investors the ability to acquire a free-standing building with significant value add through lease up at long term market rates (CoStar estimated rents of \$8-10/SF). Zoned C-2, Highway Commercial, this zoning offers favorable flexible zoning allowing for a variety of retail uses via adaptive reuse or repositioning.

Arkadelphia is located within Clark County in what is considered the 'Metro Little Rock' area along Interstate 30 strategically midway between Little Rock and Texarkana. The Property benefits from ±136 feet of prominent frontage along Pine Street, with an average daily traffic count of ±7,985 vehicles per day, and has convenient access to Interstate 30 which sees ±31,000 VPD (±5-min). This strategic location adjacent to a busy Family Dollar, enhances the Property's accessibility and visibility, making it a prime opportunity for businesses looking to capture local and through traffic along this busy corridor. Arkadelphia serves as a key commercial hub for Clark County and the surrounding region. Located near Degray Lake and Crater of Diamonds State Park, the Property is conveniently placed amongst the key educational area demand drivers, including Ouachita Baptist University (OBU) and Henderson State University, which are just ±1-mi away and collectively enroll over 4,000 students; and Arkadelphia School District with 800_ students. This former Aaron Rents is located near corporate demand drivers such as Hostess Brands and Veolia, both of which are within 4-mi and are significant contributors to Clark County's economy. Additionally, the site is less than 2 miles from Baptist Health Medical Center, the area's main hospital with 25-Beds, creating a strong daytime population. Being the commercial hub for the area, the Property serves ±16k people with an AHHI of ±\$77k within an expanded 10-mi area.

ARKADELPHIA, AR

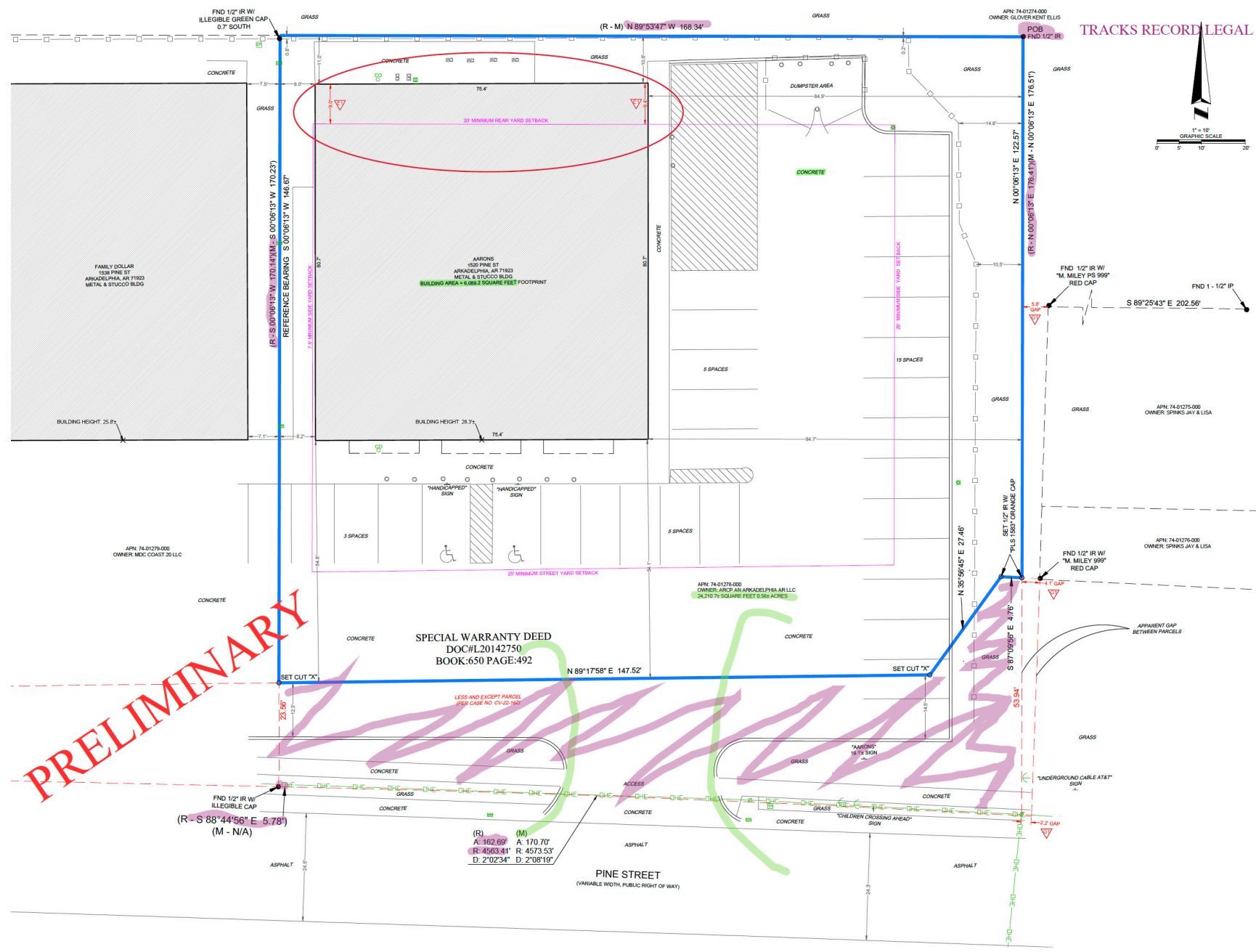
Disclaimer & Source(s): Demographics provided by CoStar and/or ESRI. Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area, building size, zoning, and number of parking spaces. Number of parking spaces doesn't match survey, and assumes 2 parking spaces shown on survey were removed by the Arkansas State Highway land acquisition. Clark County Property Tax Assessor site used as source for Year Built. Bidders need to confirm and perform their own due diligence prior to bidding.

FREE-STANDING BUILDING FLEXIBLE ZONING

**\$1
ABSOLUTE
AUCTION**

VIEW ONLINE AUCTION
FEBRUARY 24-26, 2025

FORMER AARON'S



ARKADELPHIA, AR

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

METRO LITTLE ROCK



Source: <https://www.arkadelphiaalliance.com/doing-business/location>



12 COUNTIES, FUELING ONE REGION

Anchored by Little Rock, North Little Rock and Conway, and stretching from Searcy and Morrilton to the north and Pine Bluff and Arkadelphia to the south, Metro Little Rock is a unified region made up of diverse communities.



#1 STATE FOR INBOUND MOVERS (2022)

Arkansas | U.S. Migration Report



CENTRAL LOCATION SOUTHWEST ARKANSAS

Arkadelphia, located in Clark County in southwest Arkansas, is strategically positioned in the central United States, making it accessible to 52% of the nation's population within a single day's drive. The city enjoys proximity to Interstate 30 and Arkansas Scenic Highway 7, with Clinton National Airport just an hour away, offering connections to destinations worldwide. Additionally, Arkadelphia is only three to four hours from Memphis and Dallas, respectively. The region is also served by State Highways 128, 26, 51, and 8, as well as U.S. Highway 67. Thanks to Clark County's central location, a third of the country can be reached with just one tank of gas.



WELL CONNECTED AND CONVENIENT INFRASTRUCTURE

Metro Little Rock boasts a robust transportation network that enhances the region's accessibility and connectivity. This area features seamless access via interstate highways, railways, air travel, and river ports, which support the efficient movement of people and products, ensuring reliability and ease. Interstate 30 and Interstate 40 are major thoroughfares that facilitate travel in and out of the area, linking it to other significant cities and markets.

This former Aaron Rents is strategically located just ±1.5-mi from Interstate 30, providing direct access to the larger Metro Little Rock area. The Bill and Hillary Clinton National Airport, located approximately ±1-hour away, offers numerous direct flights to key destinations across the country, further enhancing connectivity for business and leisure travel. Additionally, the property is located about ±1-mi from the Amtrak station, offering convenient rail travel options.

The area is also served by a network of rail services, including Matrix Rail, which provides freight solutions vital for commerce. The Little Rock Port Authority, ±70-mi from the Property, oversees operations at one of the state's largest ports, facilitating the efficient transportation of goods by water.

With this integrated transportation framework, including proximity to major highways, the airport, rail services, and river ports, Metro Little Rock stands as a vital hub for commerce and trade in Arkansas. This connected infrastructure makes the region an attractive location for businesses and residents alike.



TOP 100 BEST PLACES TO LIVE

Metro Little Rock | Livability

WHY CLARK COUNTY

Arkansas Ranked #3 Least Expensive State to Start a New Business

According to a new study from SimplifyLLC, Arkansas is the third-least expensive state in the nation to launch a new business. Additionally, Arkansas has some of the lowest basic expenses for small businesses in the nation. In the report's "Basic Expenses" breakdown, Arkansas was ranked as one of the best states for average corporate income tax rate and for startup cost. The report ranked Arkansas as the #2 best state for startup costs with a \$45 LLC filing fee and the #3 best state for average corporate income tax rate.

Recently the state Legislature also reduced the state's top personal income tax rate from 4.7% to 4.4% and the corporate income tax rate from 5.1% to 4.8% making the state an even better choice for businesses.

ARKADELPHIA, ARKANSAS

The county seat, Arkadelphia, serves as a central hub for commercial and economic activity within the region. The local economy is diverse, encompassing key sectors such as education, healthcare, manufacturing, and retail. The Arkadelphia Industrial Park, located merely ±5-min from the Property, is a significant driver of economic growth, attracting businesses and generating job opportunities for local residents. Additionally, the Arkadelphia Municipal Airport is a city-owned general aviation airport located five miles from the Clark County Industrial Park and Clark County Super Site.

Educational institutions play a pivotal role in the community's development. Henderson State University, situated ±2.5-mi from the Property, has a vibrant student body of approximately ±3,200, contributing to the area's cultural and economic landscape. Additionally, Ouachita Baptist University, located just ±1.5-mi away, supports around ±1,500 students. Both universities are not only essential for fostering a skilled workforce but also create a robust demand for residential and retail services in Arkadelphia.

This area is known for its strong sense of community and its welcoming atmosphere, making it an attractive location for families and businesses alike. Arkadelphia has received accolades for its quality of life and community initiatives. The city is recognized for its outdoor recreational opportunities, with access to beautiful parks, trails, and the Ouachita National Forest, which is just ±20-mi away. Residents enjoy a range of activities that promote health and wellness, as well as a close-knit community atmosphere.

Furthermore, the area's economy is bolstered by its strategic location and diverse industry presence. Clark County is well-positioned to leverage growth opportunities, supported by its well-developed infrastructure, such as major highways and transportation routes.



**±350K
LABOR
MARKET AREA**

The Clark County labor market area is comprised of a nine-county region in southern and central Arkansas.



**2, 4-YR
UNIVERSITIES**

Clark County features two, four-year universities - Henderson State University and Ouachita Baptist University both located in Arkadelphia, both within 1-mi of the Property.



**STATE BUSINESS CLIMATE
AND LOCAL INCENTIVES**



**STATE INCOME TAX CUTS
SIGNED IN 2015, 2017,
2019, 2021, AND 2022**



**COST OF DOING
BUSINESS & COST OF
LIVING (CNBC GRADE)**



**STREAMLINED PROCESS
TO HELP CUT THROUGH
RED TAPE**

CORPORATE DEMAND DRIVERS

Clark County has become a notable player in economic development due to several key corporate demand drivers. In 2022, Hostess Brands, the well-known snacking powerhouse, announced its decision to establish a new bakery in Clark County. This state-of-the-art facility, emphasizing sustainability, is expected to create ±150 jobs over the next three years. This investment not only boosts local employment but also enhances the area's reputation as a hub for food production and processing.

Also in 2022, Veolia, a global leader in resource management, revealed plans for a significant expansion in Clark County. This \$600 million project aims to construct an environmentally efficient treatment plant, expected to be the most modern of its kind worldwide. This development will add around 100 jobs and signifies a commitment to sustainability and innovation in the local economy.

These corporate investments are vital for Clark County's economic growth, contributing to job creation and reinforcing the area's appeal for businesses. Both the new Hostess Brands and Veolia's expansion site are located within ±4-mi from the Property. The presence of these companies is likely to attract further investments, enhance the local workforce, and boost the overall economic landscape in the region.



SOURCES: <https://www.arkansasedc.com>; <https://www.arkadelphiaalliance.com>; <https://www.arkadelphiaalliance.com/storage/uploads/2023/01/20230105175404-clark-county-arkansas-overviewpdf.pdf> and <https://www.arkansasedc.com/news-events/arkansas-inc-blog/post/active-blogs/2023/11/15/arkansas-ranked-3-least-expensive-state-to-start-a-new-business>

EXPANDED AERIAL

VIEW ONLINE AUCTION
FEBRUARY 24-26, 2025

FORMER AARON'S

INTERSTATE 30 ±30,000 VPD

Fairfield[®]
BY MARRIOTT

ATWOODS
Ranch & Home



J. ED PEAKE ELEMENTARY
±415 STUDENTS



PINE PLAZA
Brookshire's
food & pharmacy
BURGER KING
SUBWAY

Citizens Bank[®]

±7,985 VPD

FAMILY DOLLAR

HENDERSON STATE UNIVERSITY
OUACHITA BAPTIST UNIVERSITY
REDDIES
±1-MILE WITH ±4,000 STUDENTS

THIS CENTRAL LOCATION MAKES THE PROPERTY AN IDEAL CHOICE FOR RETAIL, COMMERCIAL, OR SERVICE-ORIENTED BUSINESSES SEEKING HIGH VISIBILITY AND CONVENIENT ACCESS IN THE ARKADELPHIA COMMUNITY

PINE STREET

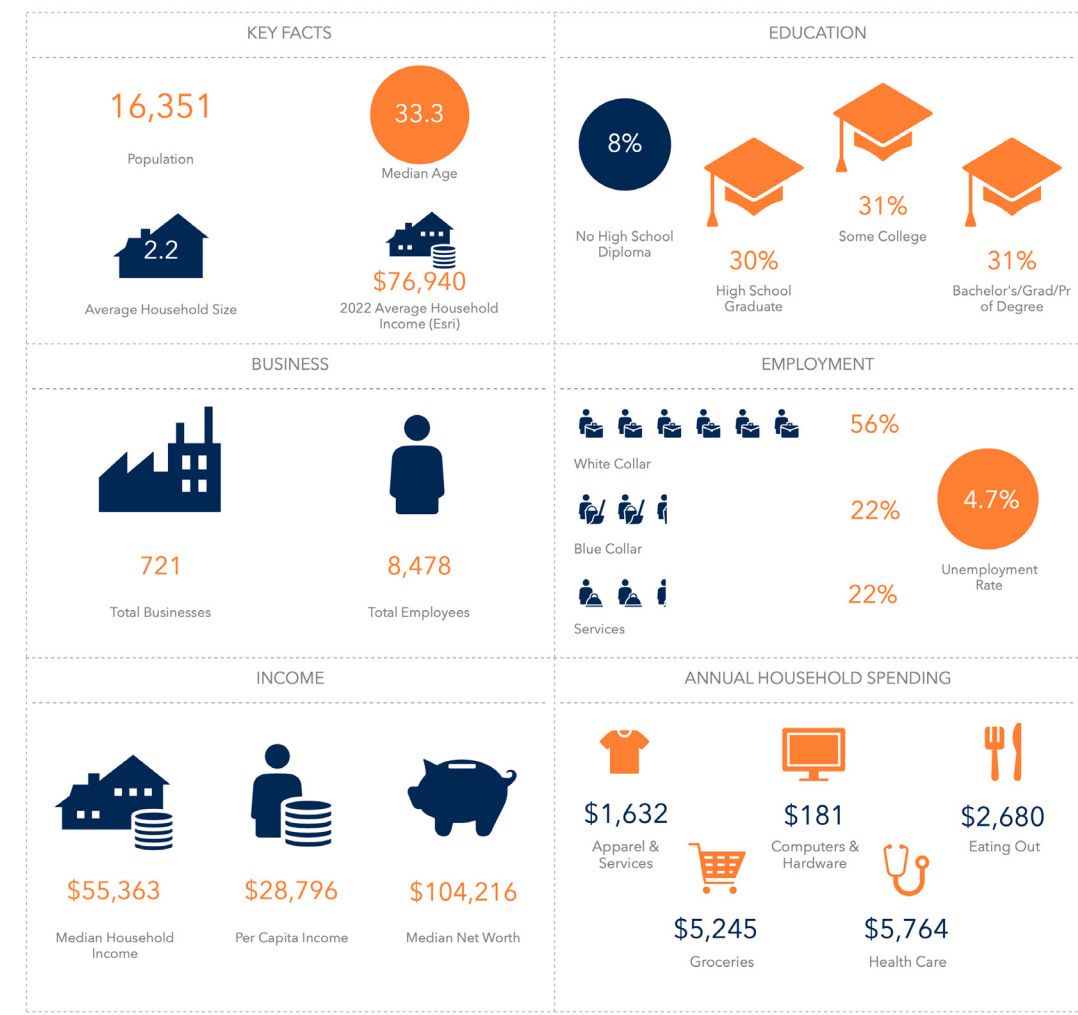
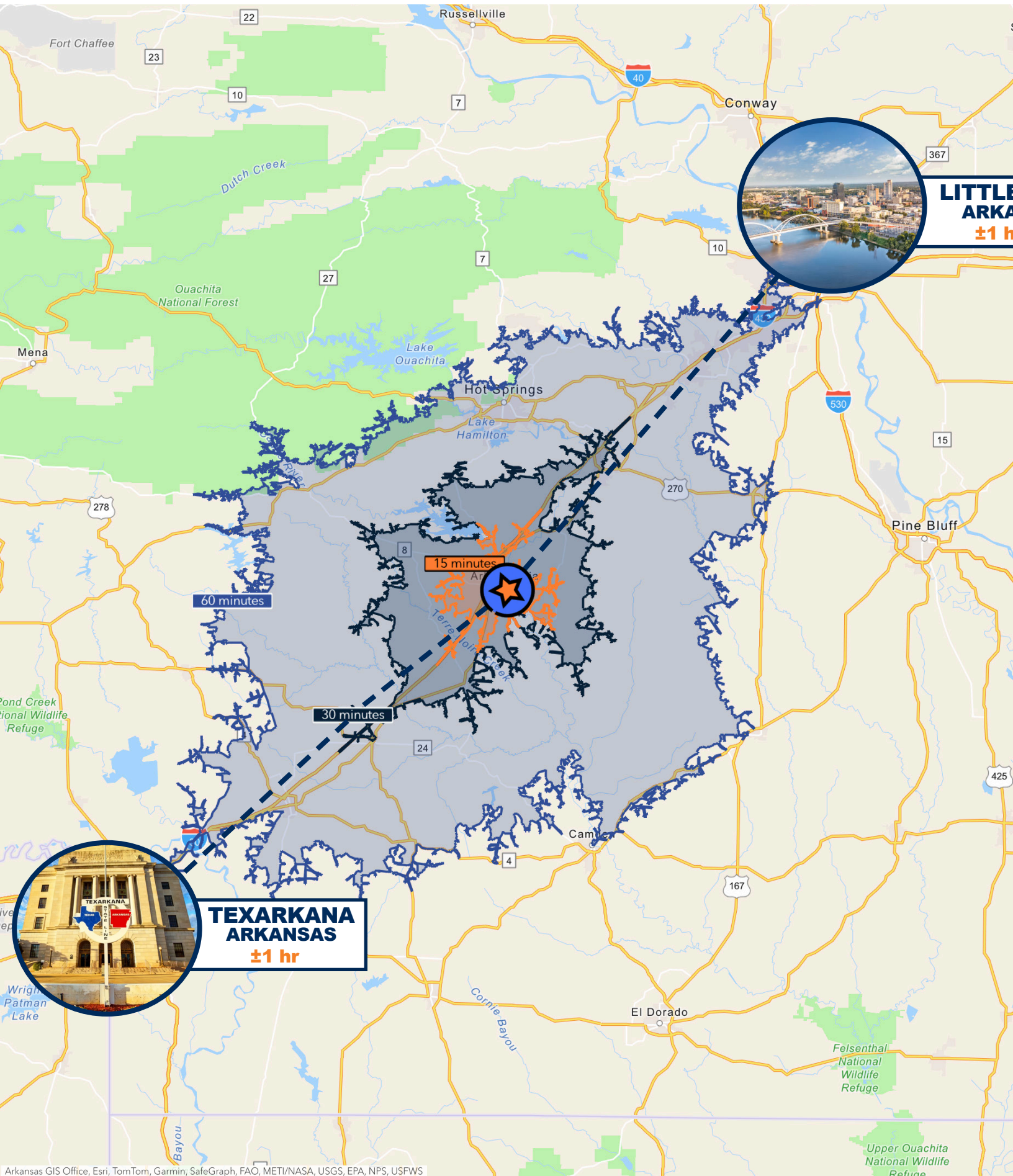
ARKADELPHIA, AR

MIDWAY BETWEEN LITTLE ROCK & TEXARKANA DRIVE TIME MAP (15, 30, 60-MINUTES)

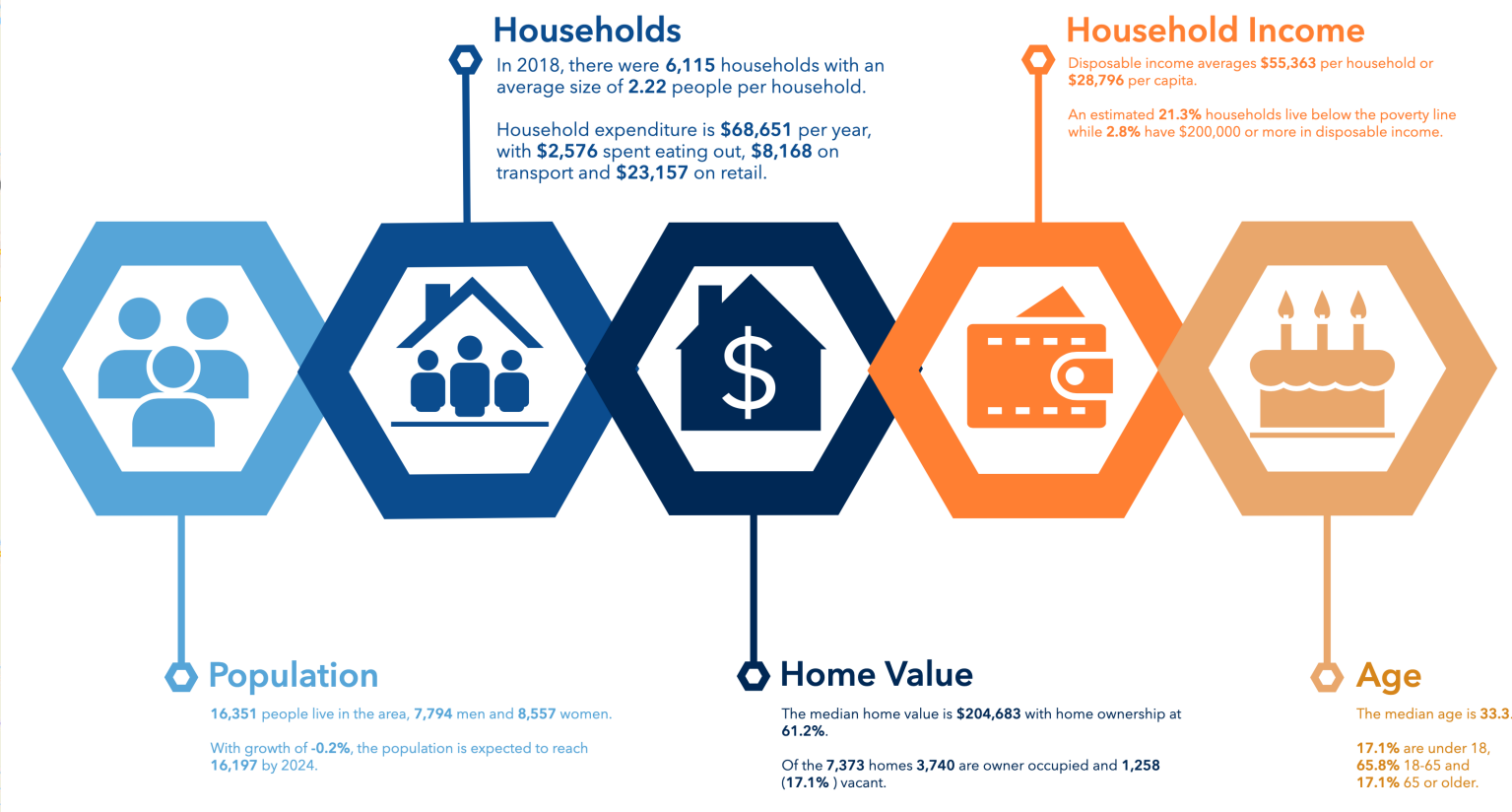
EXPANDED 10-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
FEBRUARY 24-26, 2025

FORMER AARON'S



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2022, 2027. © 2020 Esri



ARKADELPHIA, AR



ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: FEBRUARY 24-26, 2025
CLICK TO VIEW AUCTION WEBSITE

FORMER ARON'S

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for February 24-26, 2025.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICES

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAF1240155

FOR AUCTION RELATED QUESTIONS

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STEVE GREER, BROKER OF RECORD

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