

# ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

903B W. Main St. • Cabot, AR

Fax 501.843.1516

## FOR SALE

ROCKWOOD & W. MAIN - CABOT, AR 72023

Quiet  
Office

+/-0.59 Acres

LIST PRICE:  
**\$90,000**

### DIRECTIONS:

From 67/167N, take Exit 19 in Cabot. Turn left over overpass. Turn right onto N. Rockwood. Property ahead on right, behind MedExpress & David's Burgers.



### ACCESS & VISIBILITY

Office - Medical - Retail

- ◆ 100' Frontage on N. Rockwood; Zoned O-1.
- ◆ Ready to develop, w/utilities available.
- ◆ Behind Med Express, David's Burgers & next to Cabot's new Emergency Hospital.
- ◆ Combined traffic count 36,000 vpd; population 41,539 within 5 mile radius.



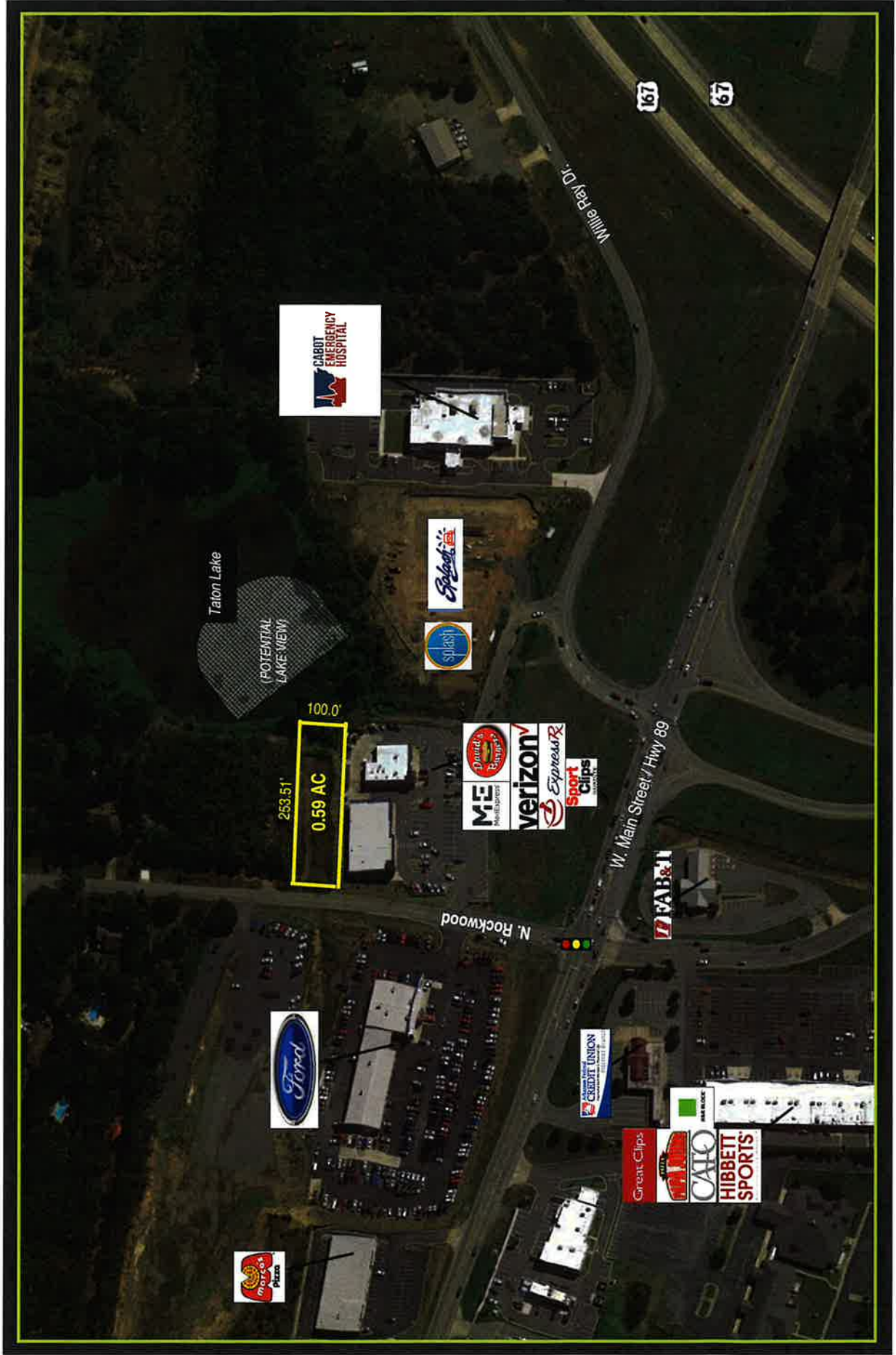
Ted Arnett  
Principal Broker   
ted.arnett@yahoo.com

www.ARNETTREALTY.COM

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**Property Location:**

# ROCKWOOD & W. MAIN - CABOT, AR 72023



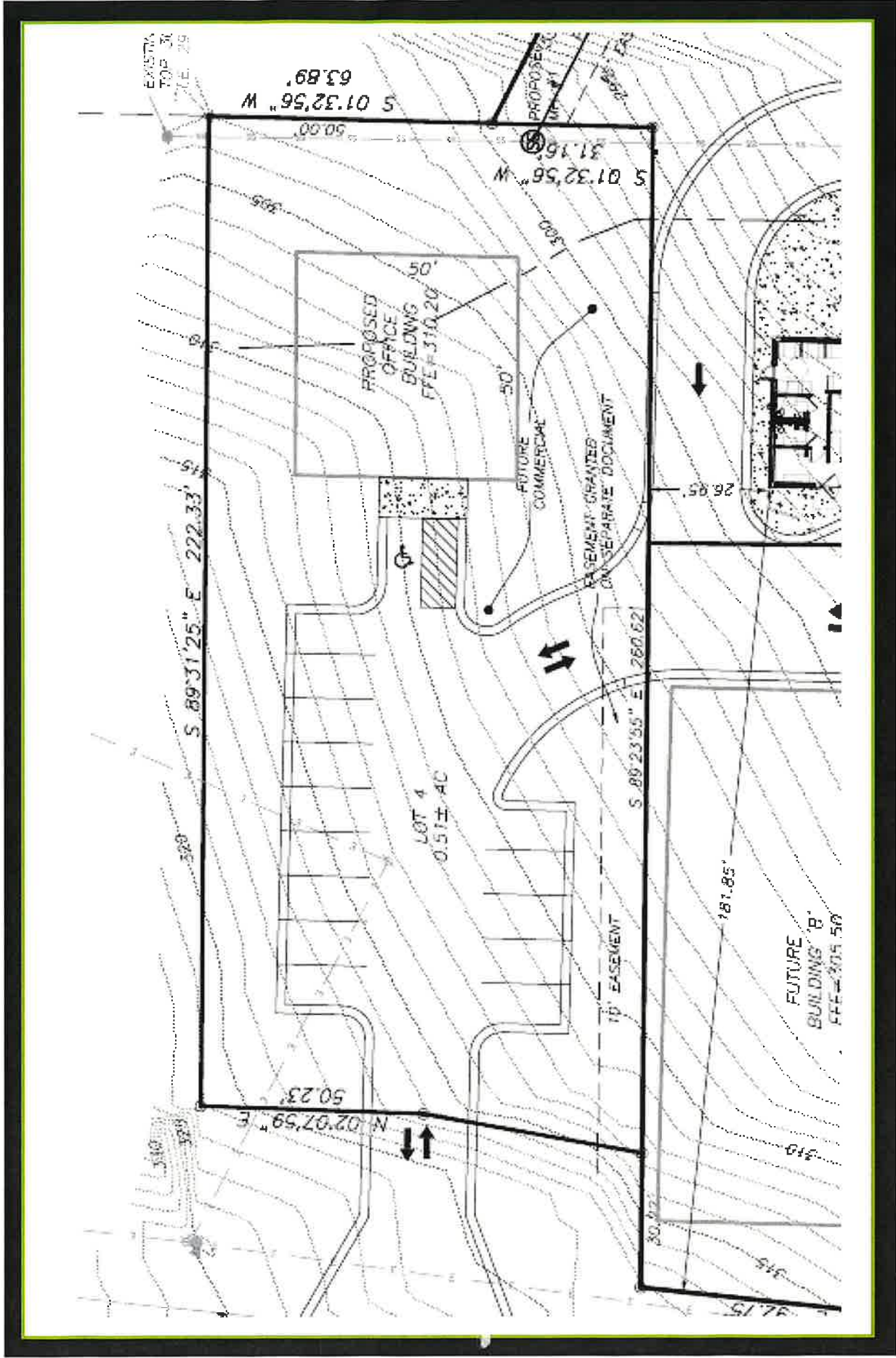
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**Property Location:**

# PROPOSED PLAT - N. ROCKWOOD, CABOT, AR 72023



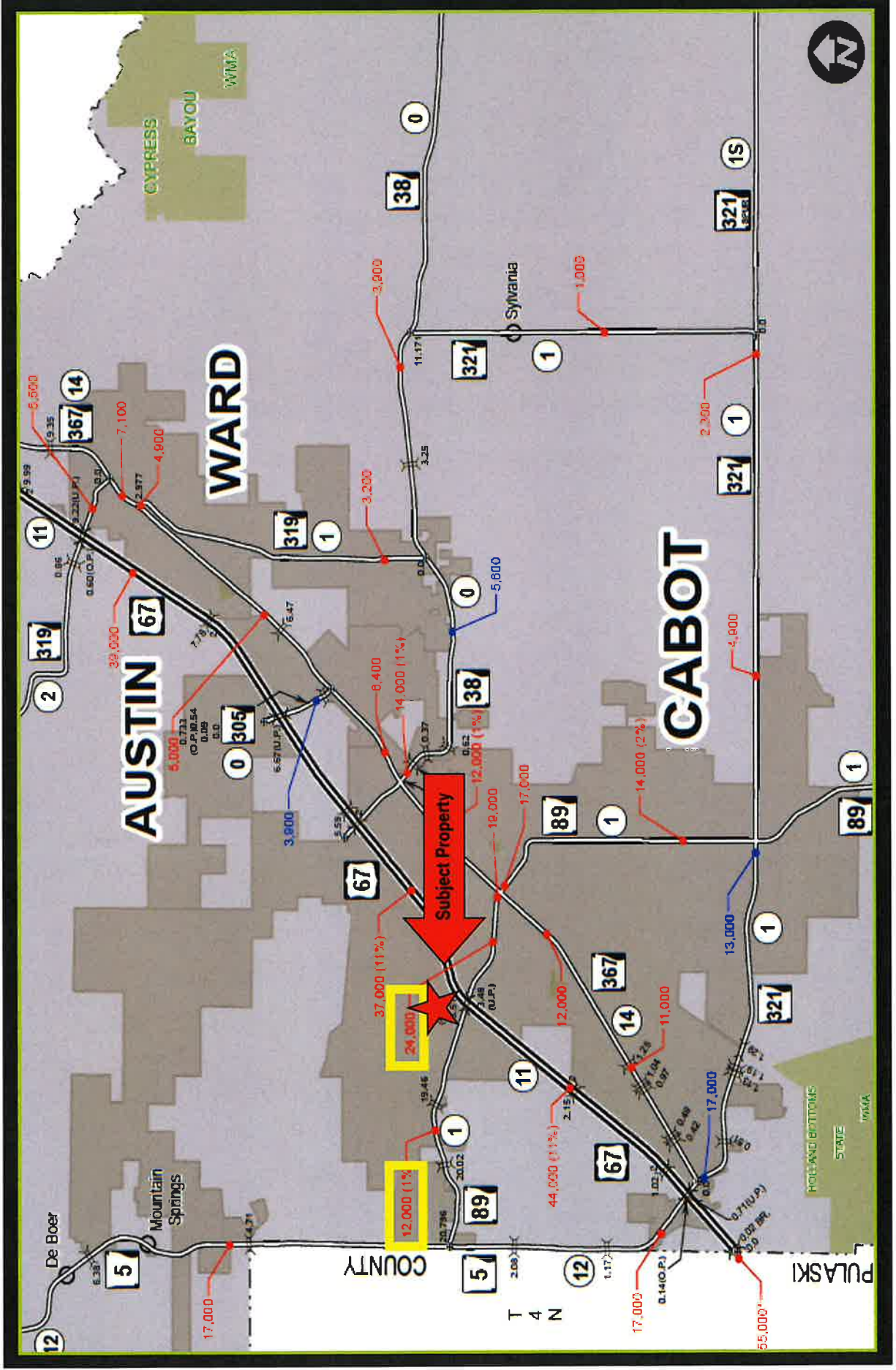
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Property Location:

N. ROCKWOOD & W. MAIN - CABOT, AR 72023

2021 DAILY ESTIMATED TRAFFIC MAP



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**N Rockwood & W Main,  
Cabot, AR 72023**

## Demographic and Income Profile

1 Mile Radius

Summary	Census 2010	Census 2020	2022	2027
Population	3,953	4,171	4,178	4,170
Households	1,594	1,783	1,791	1,797
Families	1,142	-	1,246	1,247
Average Household Size	2.44	2.30	2.30	2.29
Owner Occupied Housing Units	952	-	1,070	1,084
Renter Occupied Housing Units	642	-	720	713
Median Age	33.2	-	34.3	35.1
<b>Trends: 2022-2027 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	-0.04%	0.27%	0.25%	
Households	0.07%	0.31%	0.31%	
Families	0.02%	0.28%	0.28%	
Owner HHs	0.26%	0.44%	0.53%	
Median Household Income	1.70%	2.62%	3.12%	
<b>Households by Income</b>		<b>2022</b>	<b>2027</b>	
		Number	Percent	Number
<\$15,000		200	11.2%	173
\$15,000 - \$24,999		154	8.6%	153
\$25,000 - \$34,999		132	7.4%	98
\$35,000 - \$49,999		233	13.0%	198
\$50,000 - \$74,999		421	23.5%	440
\$75,000 - \$99,999		213	11.9%	214
\$100,000 - \$149,999		278	15.5%	317
\$150,000 - \$199,999		86	4.8%	116
\$200,000+		75	4.2%	86
Median Household Income		\$57,902		\$62,984
Average Household Income		\$78,814		\$88,817
Per Capita Income		\$31,830		\$36,046
<b>Population by Age</b>	<b>Census 2010</b>	<b>Census 2020</b>	<b>2022</b>	<b>2027</b>
	Number	Percent	Number	Percent
0 - 4	299	7.6%	290	6.9%
5 - 9	302	7.6%	283	6.8%
10 - 14	320	8.1%	277	6.6%
15 - 19	300	7.6%	260	6.2%
20 - 24	291	7.4%	298	7.1%
25 - 34	560	14.2%	730	17.5%
35 - 44	516	13.1%	549	13.1%
45 - 54	580	14.7%	459	11.0%
55 - 64	364	9.2%	497	11.9%
65 - 74	226	5.7%	304	7.3%
75 - 84	126	3.2%	165	3.9%
85+	69	1.7%	66	1.6%
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>Census 2020</b>	<b>2022</b>	<b>2027</b>
	Number	Percent	Number	Percent
White Alone	3,648	92.2%	3,494	83.8%
Black Alone	68	1.7%	125	3.0%
American Indian Alone	23	0.6%	31	0.7%
Asian Alone	69	1.7%	93	2.2%
Pacific Islander Alone	4	0.1%	1	0.0%
Some Other Race Alone	49	1.2%	90	2.2%
Two or More Races	94	2.4%	337	8.1%
Hispanic Origin (Any Race)	174	4.4%	218	5.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

March 29, 2023

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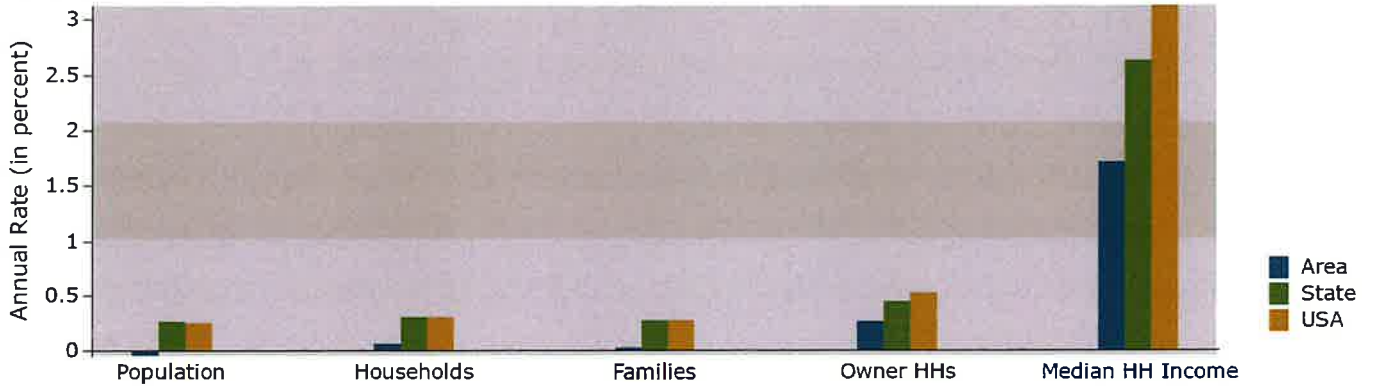
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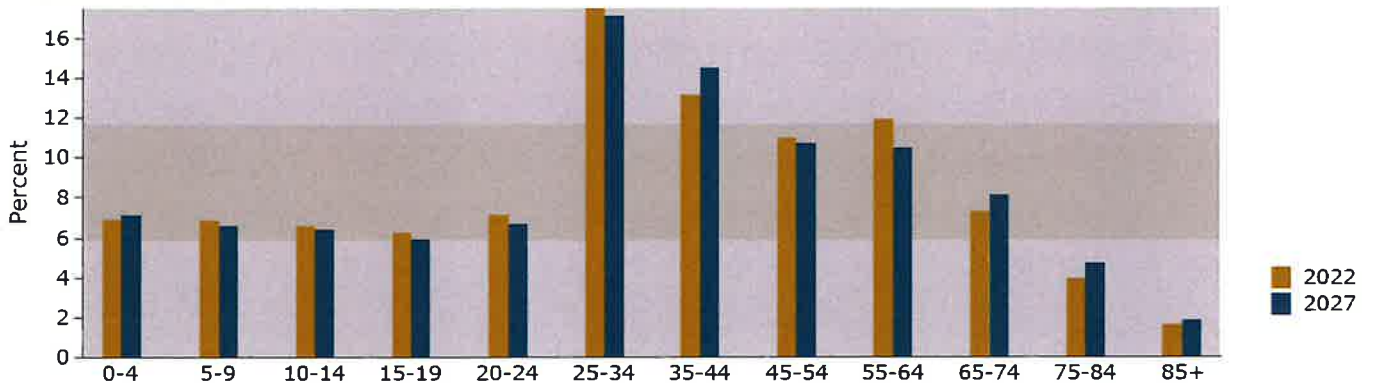
## Demographic and Income Profile

1 Mile Radius

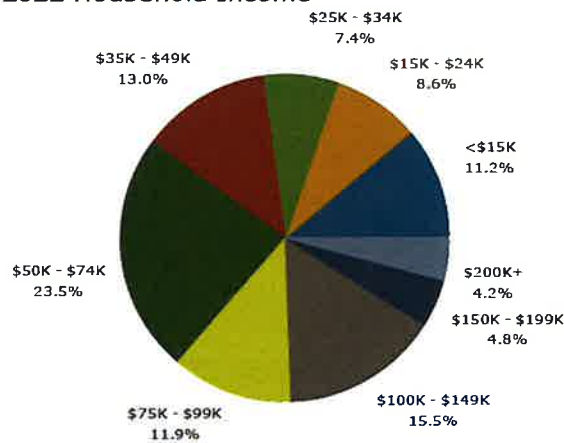
Trends 2022-2027



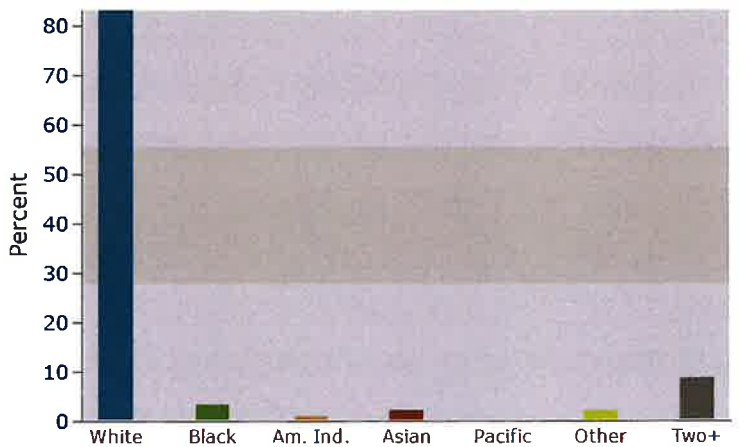
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 5.3%

Data Note: Income is expressed in current dollars.  
Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2018 and 2023.

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**N Rockwood & W Main,  
Cabot, AR 72023**

## Demographic and Income Profile

3 Mile Radius

Summary	Census 2010	Census 2020	2022	2027					
Population	20,211	21,626	21,839	22,100					
Households	7,433	8,269	8,387	8,524					
Families	5,550	-	6,104	6,195					
Average Household Size	2.70	2.60	2.58	2.57					
Owner Occupied Housing Units	4,992	-	5,299	5,450					
Renter Occupied Housing Units	2,442	-	3,088	3,074					
Median Age	33.0	-	35.3	36.4					
Trends: 2022-2027 Annual Rate		Area	State	National					
Population		0.24%	0.27%	0.25%					
Households		0.32%	0.31%	0.31%					
Families		0.30%	0.28%	0.28%					
Owner HHs		0.56%	0.44%	0.53%					
Median Household Income		2.33%	2.62%	3.12%					
Households by Income		Number	Percent	Number	Percent				
<\$15,000		798	9.5%	705	8.3%				
\$15,000 - \$24,999		581	6.9%	572	6.7%				
\$25,000 - \$34,999		572	6.8%	550	6.5%				
\$35,000 - \$49,999		1,175	14.0%	1,098	12.9%				
\$50,000 - \$74,999		1,734	20.7%	1,536	18.0%				
\$75,000 - \$99,999		1,191	14.2%	1,052	12.3%				
\$100,000 - \$149,999		1,487	17.7%	1,861	21.8%				
\$150,000 - \$199,999		537	6.4%	774	9.1%				
\$200,000+		311	3.7%	377	4.4%				
Median Household Income		\$62,919		\$70,610					
Average Household Income		\$82,856		\$94,256					
Per Capita Income		\$31,828		\$36,365					
Population by Age		Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent			
0 - 4	1,551	7.7%	1,518	7.0%	1,509	6.8%			
5 - 9	1,698	8.4%	1,570	7.2%	1,547	7.0%			
10 - 14	1,726	8.5%	1,540	7.1%	1,590	7.2%			
15 - 19	1,444	7.1%	1,477	6.8%	1,374	6.2%			
20 - 24	1,287	6.4%	1,375	6.3%	1,269	5.7%			
25 - 34	3,008	14.9%	3,326	15.2%	3,250	14.7%			
35 - 44	2,902	14.4%	3,238	14.8%	3,408	15.4%			
45 - 54	2,750	13.6%	2,670	12.2%	2,745	12.4%			
55 - 64	1,869	9.2%	2,441	11.2%	2,353	10.6%			
65 - 74	1,134	5.6%	1,607	7.4%	1,744	7.9%			
75 - 84	602	3.0%	812	3.7%	1,000	4.5%			
85+	239	1.2%	265	1.2%	309	1.4%			
Race and Ethnicity		Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
White Alone	18,820	93.1%	18,231	84.3%	18,282	83.7%	18,166	82.2%	
Black Alone	299	1.5%	647	3.0%	675	3.1%	719	3.3%	
American Indian Alone	115	0.6%	132	0.6%	133	0.6%	130	0.6%	
Asian Alone	281	1.4%	358	1.7%	369	1.7%	398	1.8%	
Pacific Islander Alone	10	0.0%	12	0.1%	13	0.1%	13	0.1%	
Some Other Race Alone	239	1.2%	421	1.9%	433	2.0%	483	2.2%	
Two or More Races	445	2.2%	1,825	8.4%	1,935	8.9%	2,192	9.9%	
Hispanic Origin (Any Race)	860	4.3%	1,249	5.8%	1,266	5.8%	1,311	5.9%	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

March 29, 2023

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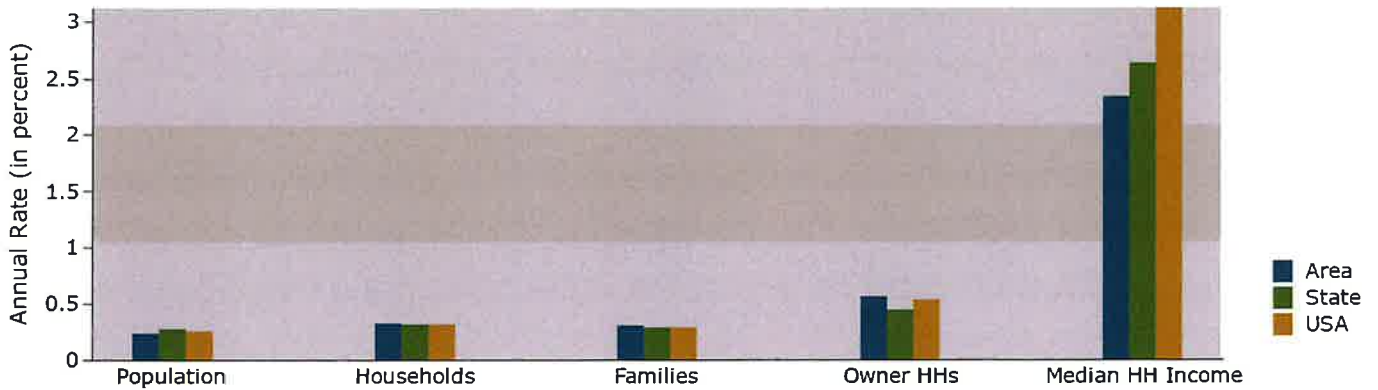
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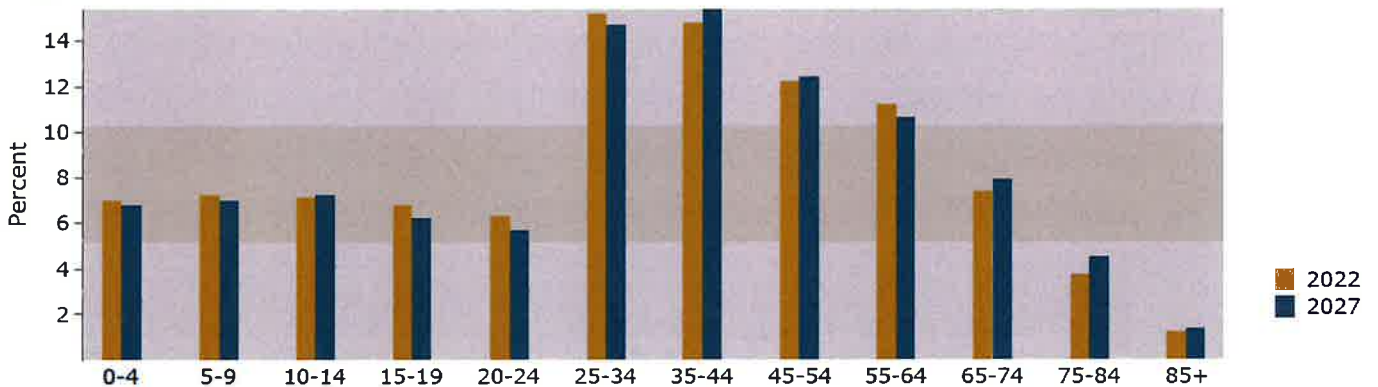
## Demographic and Income Profile

3 Mile Radius

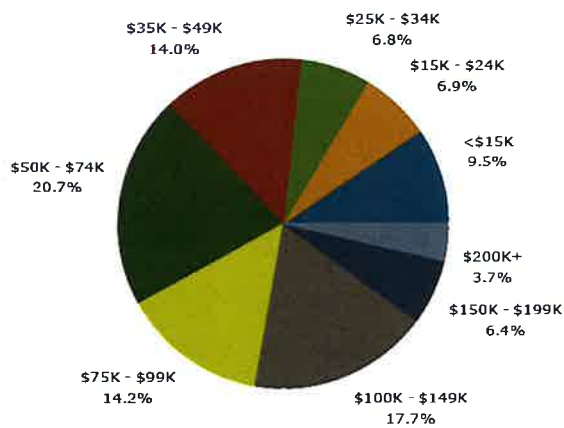
Trends 2022-2027



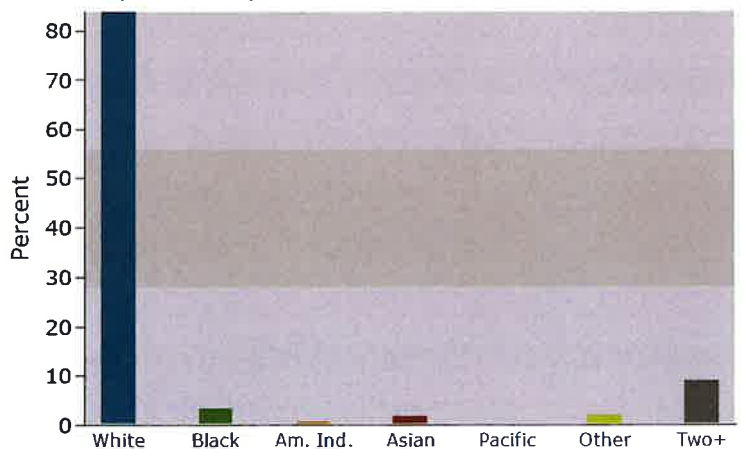
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 5.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2018 and 2023.

March 29, 2023

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**N Rockwood & W Main,  
Cabot, AR 72023**

## Demographic and Income Profile

5 Mile Radius

Summary	Census 2010		Census 2020		2022		2027	
Population	35,823		40,784		41,539		42,599	
Households	12,995		15,133		15,453		15,902	
Families	9,968		-		11,627		11,950	
Average Household Size	2.74		2.68		2.67		2.67	
Owner Occupied Housing Units	9,537		-		10,617		11,054	
Renter Occupied Housing Units	3,457		-		4,837		4,848	
Median Age	33.6		-		36.5		37.9	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.51%		0.27%		0.25%			
Households	0.57%		0.31%		0.31%			
Families	0.55%		0.28%		0.28%			
Owner HHs	0.81%		0.44%		0.53%			
Median Household Income	2.40%		2.62%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			1,302	8.4%	1,153	7.3%		
\$15,000 - \$24,999			843	5.5%	805	5.1%		
\$25,000 - \$34,999			1,013	6.6%	976	6.1%		
\$35,000 - \$49,999			2,033	13.2%	1,993	12.5%		
\$50,000 - \$74,999			2,961	19.2%	2,563	16.1%		
\$75,000 - \$99,999			2,550	16.5%	2,274	14.3%		
\$100,000 - \$149,999			3,047	19.7%	3,805	23.9%		
\$150,000 - \$199,999			1,110	7.2%	1,602	10.1%		
\$200,000+			595	3.9%	730	4.6%		
Median Household Income			\$70,113		\$78,955			
Average Household Income			\$87,407		\$99,189			
Per Capita Income			\$32,722		\$37,261			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	2,705	7.6%	2,772	6.7%	2,769	6.5%		
5 - 9	3,050	8.5%	2,938	7.1%	2,921	6.9%		
10 - 14	2,983	8.3%	2,927	7.0%	3,061	7.2%		
15 - 19	2,476	6.9%	2,767	6.7%	2,634	6.2%		
20 - 24	2,128	5.9%	2,383	5.7%	2,227	5.2%		
25 - 34	5,321	14.9%	5,986	14.4%	5,731	13.5%		
35 - 44	5,287	14.8%	6,198	14.9%	6,604	15.5%		
45 - 54	4,983	13.9%	5,224	12.6%	5,451	12.8%		
55 - 64	3,489	9.7%	4,911	11.8%	4,812	11.3%		
65 - 74	2,106	5.9%	3,353	8.1%	3,735	8.8%		
75 - 84	965	2.7%	1,631	3.9%	2,080	4.9%		
85+	331	0.9%	450	1.1%	574	1.3%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	33,623	93.9%	34,984	85.8%	35,403	85.2%	35,711	83.8%
Black Alone	521	1.5%	990	2.4%	1,038	2.5%	1,120	2.6%
American Indian Alone	197	0.5%	206	0.5%	208	0.5%	205	0.5%
Asian Alone	418	1.2%	583	1.4%	607	1.5%	662	1.6%
Pacific Islander Alone	18	0.1%	37	0.1%	39	0.1%	41	0.1%
Some Other Race Alone	321	0.9%	693	1.7%	723	1.7%	815	1.9%
Two or More Races	725	2.0%	3,290	8.1%	3,520	8.5%	4,047	9.5%
Hispanic Origin (Any Race)	1,302	3.6%	2,134	5.2%	2,182	5.3%	2,277	5.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2018 and 2023.

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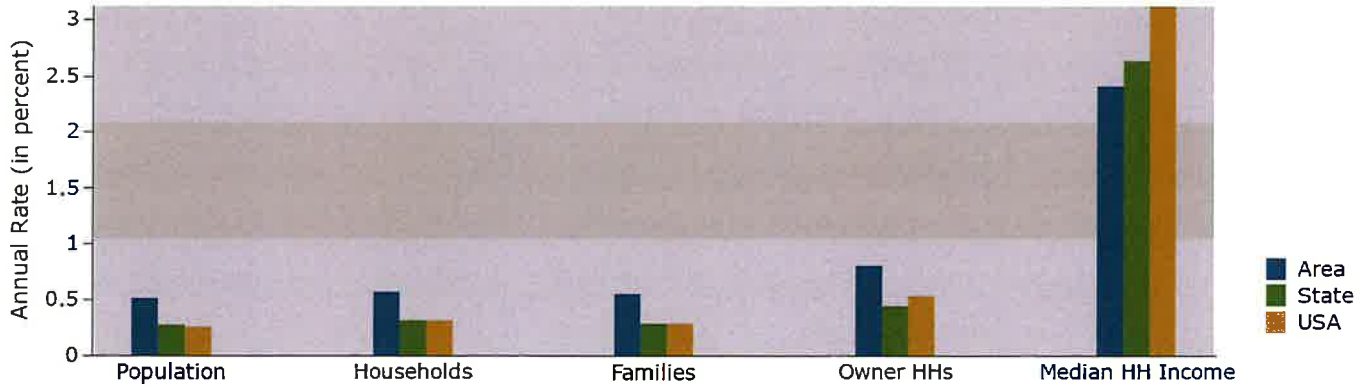
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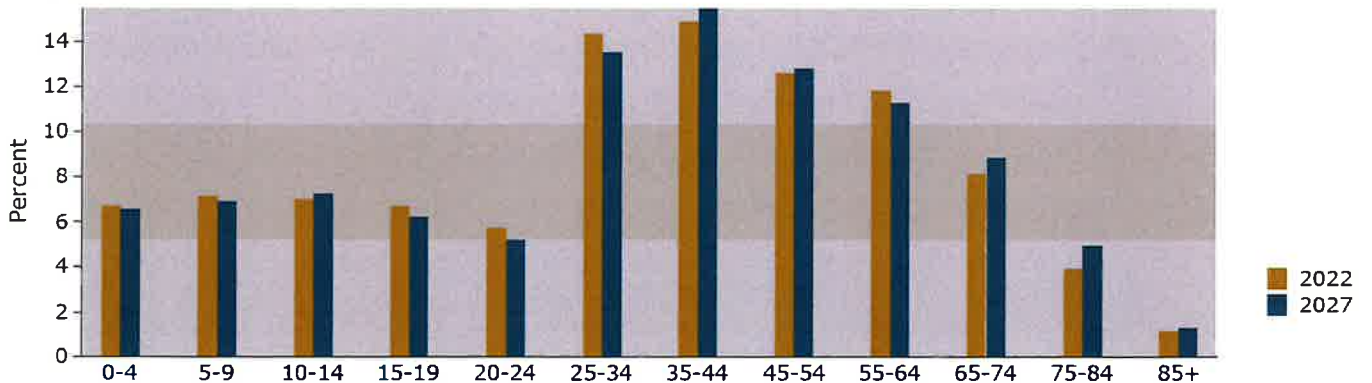
## Demographic and Income Profile

5 Mile Radius

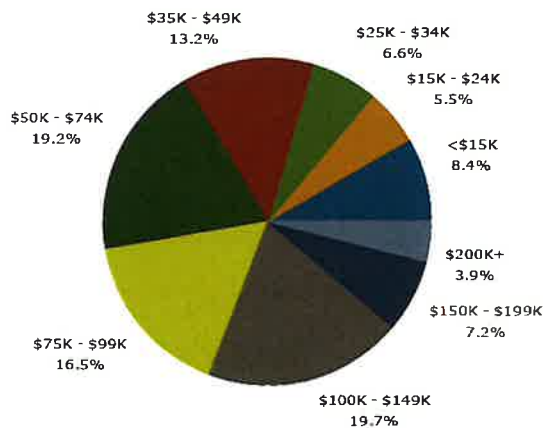
Trends 2022-2027



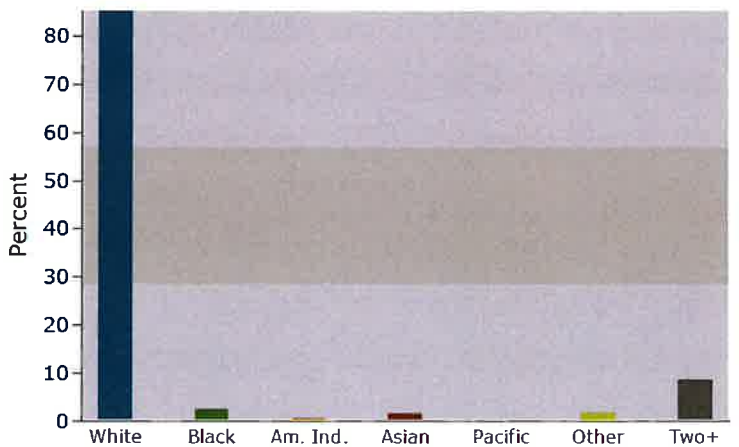
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 5.3%

Data Note: Income is expressed in current dollars.  
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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VACANT LAND LISTING DETAIL	
<b>MLS #:</b> 23005762	<b>Area:</b> 014
<b>Status:</b> Active	CABOT SCHOOL DISTRICT
<b>Type:</b> Commercial Lot	<b>List Price:</b> \$90,000
<b>City:</b> Cabot	<b>Orig. Price:</b> \$90,000
<b>Inside City Limits?</b> Yes	<b>Sale/Rent:</b> For Sale
<b>Subdivision:</b> Cabot City Area	<b>Per Acre Price \$:</b>
<b>Neighborhood:</b>	<b>Per FFt Price \$:</b>
<b>Virtual Tour:</b>	<b>To Show Call:</b>
<b>Add. Unbranded Video:</b>	

SALES INFORMATION		
<b>SP:</b>	<b>ConDte:</b>	<b>SAG:</b>
<b>FIN:</b>	<b>CLSD:</b>	
<b>SP/Acre:</b>		<b>SO:</b>

**Address:** 0 N Rockwood Drive

<b>List Agent:</b> Ted Arnett	<b>In-House #:</b>	<b>Sub Agent Comp:</b> 0
<b>List Office:</b> Arnett Realty & Investments, Inc. Ofc: 501-843-1515	<b>Market Time:</b> 31	<b>Buyers Agent Comp:</b> 4
<b>Co-Agent:</b>	<b>County:</b> Lonoke	<b>Will Subd:</b> No
<b>Calculated \$/Acre:</b> \$152,542.37	<b>Zip:</b> 72023	<b>Entered Twice:</b> No
<b>Appx. Acreage:</b> 0.59	<b>Zoning:</b> O-1	<b>Listing Svcs:</b> 1. Full Service
<b>Appx Lot Size:</b> .59	<b>Owner Name:</b>	<b>Owner ID#:</b>
<b>Legal:</b> On file	<b>Owner Pho...:</b>	<b>Foreclosure (REO):</b>
		<b>Short Sale?:</b> NO

FEATURES		
<b>Owner/Agent Disclosure</b>	<b>Listing Agent/Broker is neither owner nor of any relation to owner</b>	<b>POSSESSION</b>
<b>DOCUMENTS ON FILE</b>	<b>None</b>	<b>ROAD FRONTAGE</b>
<b>DOCUMENTS ONLINE</b>	<b>None</b>	<b>ROAD SURFACE</b>
<b>FINANCING (NEW)</b>	<b>New Loan-Conventional, Cash</b>	<b>SHOWING INSTRUCTIONS</b>
<b>LISTING TYPE</b>	<b>Exclusive Right-To-Sell</b>	<b>TRANSPORTATION</b>
<b>LOT</b>	<b>Sloped</b>	<b>UTILITIES</b>
		<b>Immediately-With Deed</b>
		<b>City Street</b>
		<b>Paved</b>
		<b>Call Listing Office/Agent</b>
		<b>Near Interstate, Other (see remarks)</b>
		<b>Some Util Avl-Not on Prop</b>

FINANCIAL	
<b>Assn/Condo Fee:</b>	<b>Frequency:</b>
<b>Annual Taxes:</b> 728.65	<b>Annual SI Tax:</b>

ACRES
<b># Pasture Acres:</b>
<b># Cultivation Acres:</b>
<b># Timber Acres:</b>

**PUBLIC REMARKS**  
 Centrally located! Amid heavy retail & hospitality w/new Cabot Emergency Hospital, Splash Car Wash, Med Express, David's Burgers, Express RX, Red River Ford & more. Site is located near a signaled intersection, opposite 2 shopping centers & Wal-Mart Supercenter. Zoned O-1 for "Quiet Office" w/utilities available. Lot has been leveled & cleared. Offers great visibility & high traffic count, over 36,000 combined vpd & average household income of \$78,814 in 1 mile radius.

**DIRECTIONS**  
 From 67/167N, take Exit 19 in Cabot. Turn left over overpass. Right onto N. Rockwood. Property adjacent to Med Express.

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