

# INVESTMENT OPPORTUNITY

## Multi-Tenant Office Building

Anchored by Regions Bank  
El Dorado, Arkansas



100 E. Peach St. El Dorado, Arkansas 71730

Offered Exclusively By:

**Crest Realty Advisors**

5507 Ranch Dr, Ste 201, Little Rock, AR 72223

CJ Cropper | Principal Broker

Mobile: 501.993.6174

Office: 501.228.9600

[cj.cropper@crestadvisors.com](mailto:cj.cropper@crestadvisors.com)

AR Lic. # PB00007164

Jason Cropper | Senior Associate

Mobile: 501.993.9877

Office: 501.228.9600

[jason.cropper@crestadvisors.com](mailto:jason.cropper@crestadvisors.com)

AR Lic # SA00005068

## INVESTMENT HIGHLIGHTS

- 84% of GLA Leased with recent leasing activity
- Upside in Leasing Vacancy
- 24% of GLA Leased to Regions Bank  
Branch Deposits 2024: \$50,700,000
- 18 % of GLA Leased to Delek Logistics Operating, LLC (NYSE: DKL) Parent is Delek US Holdings, Inc. (NYSE: DK)
- Three GSA Leases Totaling 14.6% of GLA with annual CPI adjustments
- Annual % Rent Increases on 65.3 of the GLA with Annual CPI adjustments on GSA Leases
- Quality Interior Finish
- TPO Materials Roof Warranty



## INVESTMENT OVERVIEW

The subject property is a 3-story building with a partial basement and containing approximately 39,990 square feet of rentable area. The construction is reinforced steel with a veneer exterior surface.

The property is located at 100 E. Peach St in the heart of the very active central business district of El Dorado and just 2 blocks from the Union County courthouse and the Main Street El Dorado, the vibrant town square.

Regions Bank occupies 24% of the rentable area of the building and has been at tenant in the building since 2005. The lease reflects 2.0% annual increases.

Lion Oil Co. occupies 18% of the rentable area of the building with annual rent increases. The parent company is Delek Logistics Holdings, LLC.

Two leases with recently signed with Odyssey Healthcare Operating A, LP. Odyssey provides home health care and Hospice care services.

The vacancy space of 6,439 +/- square feet in 3 suites offers an investor strong upside with leasing potential for additional income.



CENTER FOR ARKANSAS  
LEGAL SERVICES  
— Equal Justice for All —

# INVESTMENT SUMMARY

## OFFERING SUMMARY

Property Address: \_\_\_\_\_ 100 E. Peach St.  
 \_\_\_\_\_ El Dorado, Arkansas 71730

Pricing: \_\_\_\_\_ \$3,556,000

NOI: \_\_\_\_\_ \$357,989

**Cap Rate (Current): \_\_\_\_\_ 10.07%**

## PROPERTY SUMMARY

Rentable Area: \_\_\_\_\_ 39,990 SF

Gross Building Area: \_\_\_\_\_ 43,594 SF

Current Occupancy: \_\_\_\_\_ 83.9% of Rentable Area

Number of Stories: \_\_\_\_\_ 3, with partial basement

Land Area: \_\_\_\_\_ 1.9 ac Tract A: 1.255 ac;  
 \_\_\_\_\_ Tract B: 0.645 ac

Year Built: \_\_\_\_\_ 1995

Ownership: \_\_\_\_\_ Fee Simple

## SUMMARY OF TENANTS & VACANCIES

Tenant	Rentable Area	% of Bldg Rentable Area
Regions Bank	9,627 sf	24.07 %
Lion Oil Company	7,213 sf	18.00 %
Delek Logistics Operating, LLC (no lease - month to month)	1,598 sf	4.00 %
Center for Ark Legal Services	2,807 sf	7.02 %
FBI (GSA)	2,647 sf	6.66 %
SSA (GSA)	1,666 sf	4.17 %
Fed. Public Defender (GSA)	1,529 sf	3.82 %
CAM Pizza	750 sf	1.88 %
Odyssey Healthcare Operating A, LP	2,090 sf	5.22 %
Odyssey Healthcare Operating A, LP	3,624 sf	9.00 %
Vacant Spaces (3)	6,439 sf	16.10 %
	39,990 sf	100 %

+ Murphy Oil parking license on remote parking lot

# KEY TENANT PROFILES

## Regions Bank



Parent Organization: Regions Financial Corporation RF (NYSE)

Ownership: Public

Sales Volume: \$6.76 Billion

Credit Rating: A-

Rating Agency: Standard & Poor's

Stock Symbol: RF

Board: NYSE

No. of Locations: 1,454

Headquartered: Birmingham, AL

Web Site: [www.regions.com](http://www.regions.com)

Years in the Business: 49

## Lion Oil Company

Parent Organization: Delek Logistics Operating, LLC

Headquarters: Brentwood, TN

Year Started: 2012

Incorporated: 2012

Website: [www.deleklogistics.com](http://www.deleklogistics.com)



## 3 GSA Leases – FBI, SSA & Fed. Public Defender

US Government Credit Rating: AA+ S&P

## Center for Arkansas Legal Services (CALS)

Company Type: Non-profit

Headquarters: Little Rock, AR

Area Served: 44 Arkansas counties (60% of State)

Services: Provides free legal help to low-income Arkansans in civil cases.

Funding: Funded mainly by the Legal Services Corporation (LSC) in Arkansas



## Odyssey Healthcare Operating, LP



Web Site: [www.odysseybehavioralhealth.com](http://www.odysseybehavioralhealth.com)

Parent Organization: Kindred Healthcare

Company Type: Private

Headquarters: Louisville, KY

Year Started: 1985

Parent Web Site: [www.kindredhospitals.com](http://www.kindredhospitals.com)

TENANT NAME	Suite #	Rentable SF	Annual Rent	Rent Per SF/Year	Orig. Lease Start	Lease Expiration	Rent Increases	Options	Notes
Regions Bank	0.1; 1.1; 2.1	9,627	\$171,938	\$17.85	6/15/05	6/30/27	2.0% / year	2, 5-year	
Lion Oil Company 1st and 3rd Floors	1.3; 340	7,213	\$95,450	\$13.23	6/1/08	8/31/28	2.5% / year	1, 5-year	
Delek Logistic Operating, LLC	2.2	1,598	\$17,136	\$10.72	7/1/18	mo/mo			(1)
FBI (GSA)	200	2,647	\$46,175	\$17.24	1/4/06	1/31/27	Annual CPI Escalator	1, 5-year	
SSA (GSA)	220	1,666	\$36,497	\$21.73	2/1/96	8/25/32	Annual CPI Escalator	None	(2)
Federal Public Defender (GSA)	320	1,529	\$28,139	\$18.40	10/10/18	10/9/33	Annual CPI Escalator	3, 5-year	(3)
							\$20,565 8/26/27 - 10/9/28		
							\$21,803 10/10/28 - 10/9/33		
Center for Arkansas Legal Services	2.3	2,807	\$30,450	\$10.84	2/1/21	1/31/26	1.5% / year	1, 5-year	(4)
CAM Pizza, LLC	250	750	\$7,308	\$9.74	9/1/17	4/30/25	1.5% / year in options	1, 2-year	
Odyssey Healthcare Operating A, LP	280	2,090	\$24,712	\$11.48	11/1/23	10/31/28	3.0% / year	2, 3-year	(5)
Odyssey Healthcare Operating A, LP	350	3,624	\$52,548	\$14.50	6/1/24	5/31/29	3.0% / year	2, 3-year	(6)
Murphy Oil USA	parking license on remote lot		\$24,890	---	7/21/10	mo/mo	5.0% / year		
<b>TOTALS LEASED</b>		<b>33,551</b>	<b>\$535,243</b>	\$15.21					
Vacant	260; 270	1,456							
Vacant	300	422							
Vacant (as of 7/1/24)	330	4,561							
<b>TOTAL VACANT</b>		<b>6,439</b>							
<b>TOTAL RENTABLE</b>		<b>39,990</b>							
Storage - Basement		3,604							
<b>BUILDING TOTALS</b>		<b>43,594</b>	<b>\$535,243</b>						

**NOTES:**

- (1) Lease expired June, 2020 with no extension but tenant has continued to pay rent. Tenant has not occupied the space for some time.
- (2) Tenant has the option to terminate at any time after 8/25/27 with minimum 90-day notice
- (3) Amortized TI costs payable monthly with the rent ends on 8/25/27, thus the rent decrease shown following 8/25/27. Tenant has the option to terminate at any time after 10/09/28 with 90-day notice
- (4) Tenant has the right to terminate with 60-day notice for a substantial change in Tenant's service delivery area
- (5) Tenant has the option to terminate at any time after the 3rd Lease year with 90-day notice
- (6) Tenant has the option to terminate at any time after the 3rd Lease year with 90-day notice

## INCOME

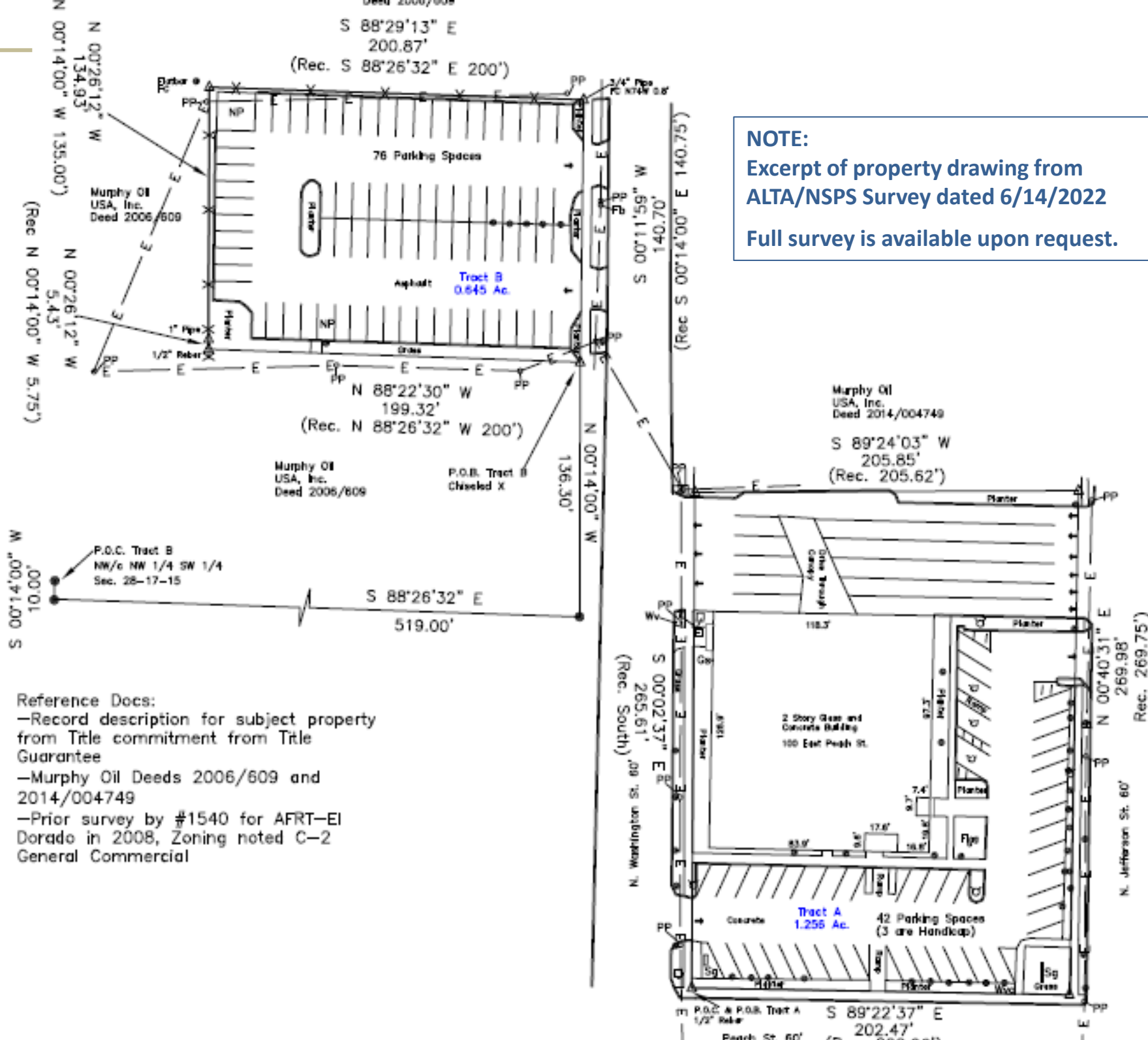
Scheduled Rental Income		\$535,243
-------------------------	--	-----------

## OPERATING EXPENSES (2023 actuals except where noted)

Utilities	\$69,555	
Real Estate Taxes (2024)	33,184	
Janitorial	34,909	
Insurance	14,805	
Maintenance (2024 estimate)	5,000	
Landscaping & Groundskeeping	2,489	
Elevator annual inspection	2,914	
Fire Sprinkler annual inspection	2,800	
Telephone	4,713	
Annual HVAC inspection (Powers) (New contract in 2024)	3,600	
Dues & Subscriptions	2,285	
Professional fees	1,000	
Total Operating Expenses	\$177,254	\$177,254
<b>NET OPERATING INCOME (NOI)</b>		<b>\$357,989</b>



# SURVEY

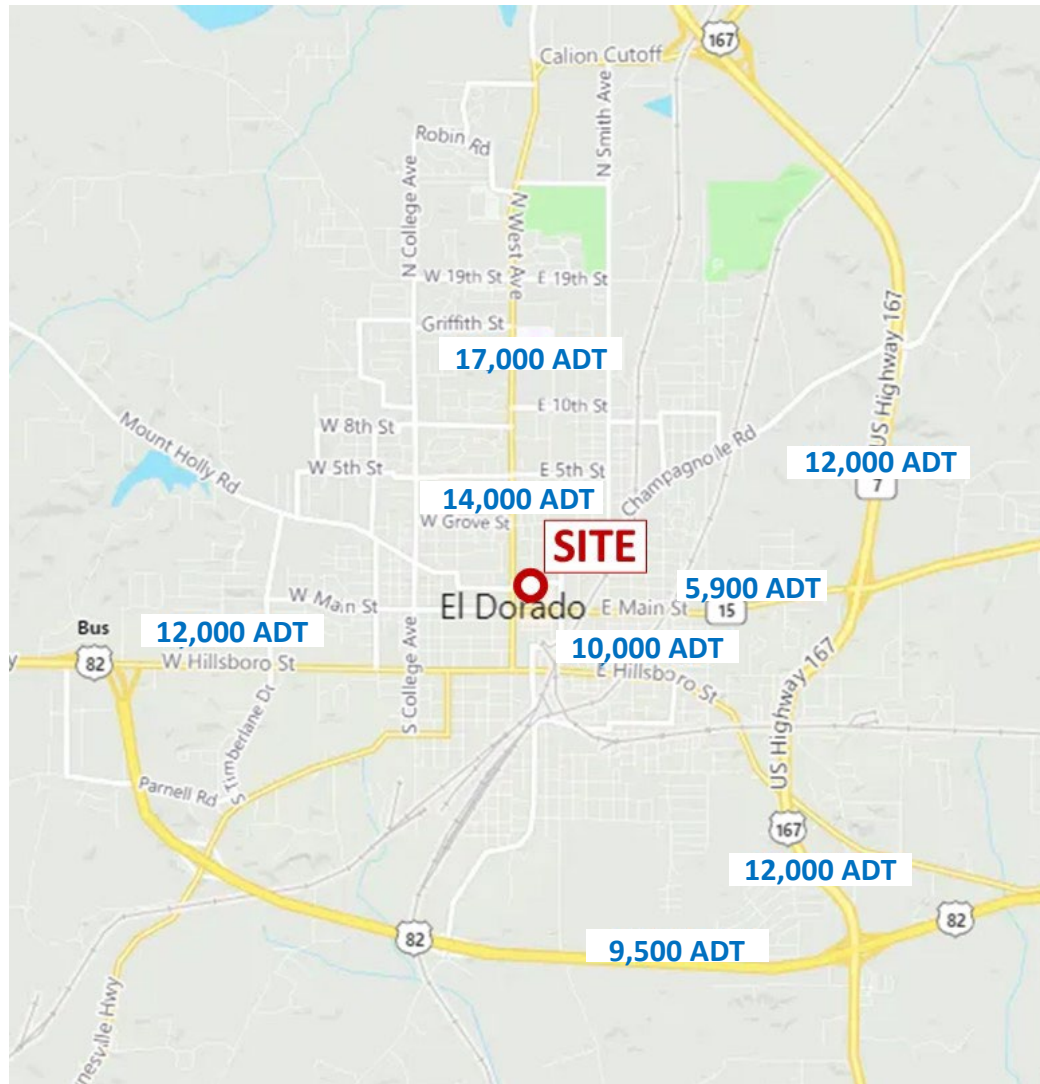


**NOTE:**  
 Excerpt of property drawing from  
 ALTA/NSPS Survey dated 6/14/2022  
 Full survey is available upon request.

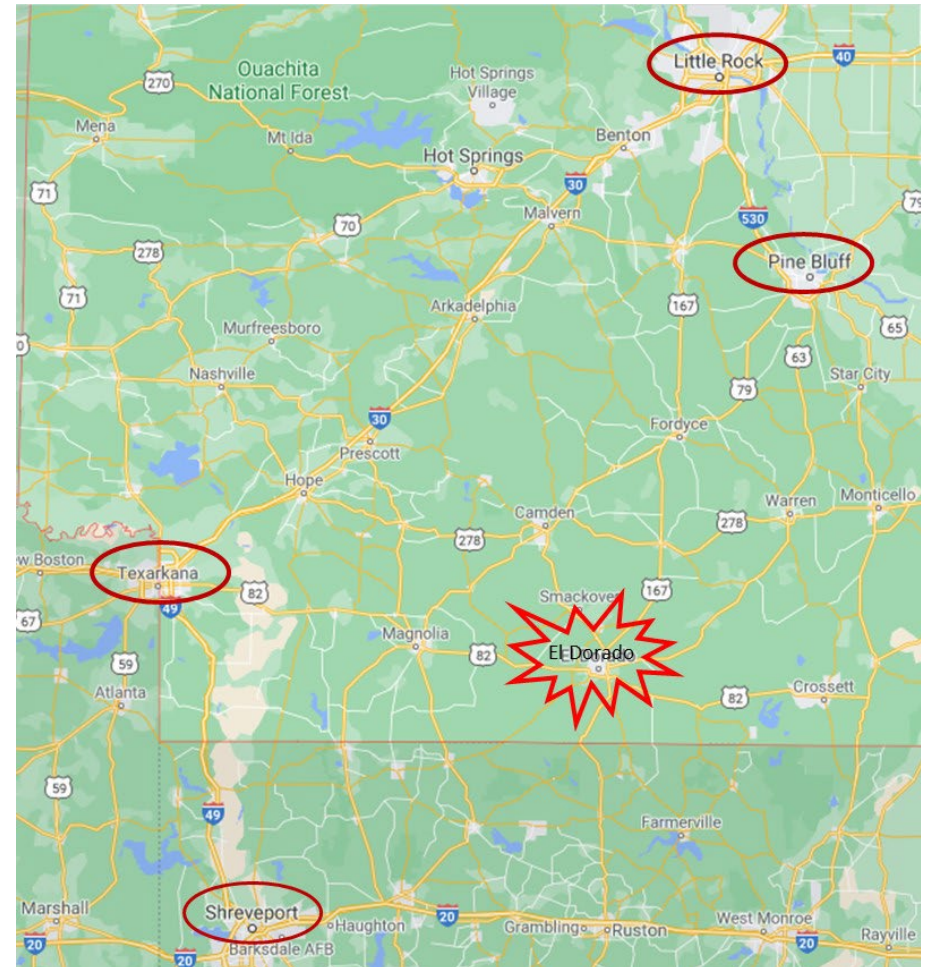
- Reference Docs:
- Record description for subject property from Title commitment from Title Guarantee
  - Murphy Oil Deeds 2006/609 and 2014/004749
  - Prior survey by #1540 for AFRT-EI Dorado in 2008, Zoning noted C-2 General Commercial

# LOCATION MAPS

## CITY LOCATION MAP with TRAFFIC COUNTS

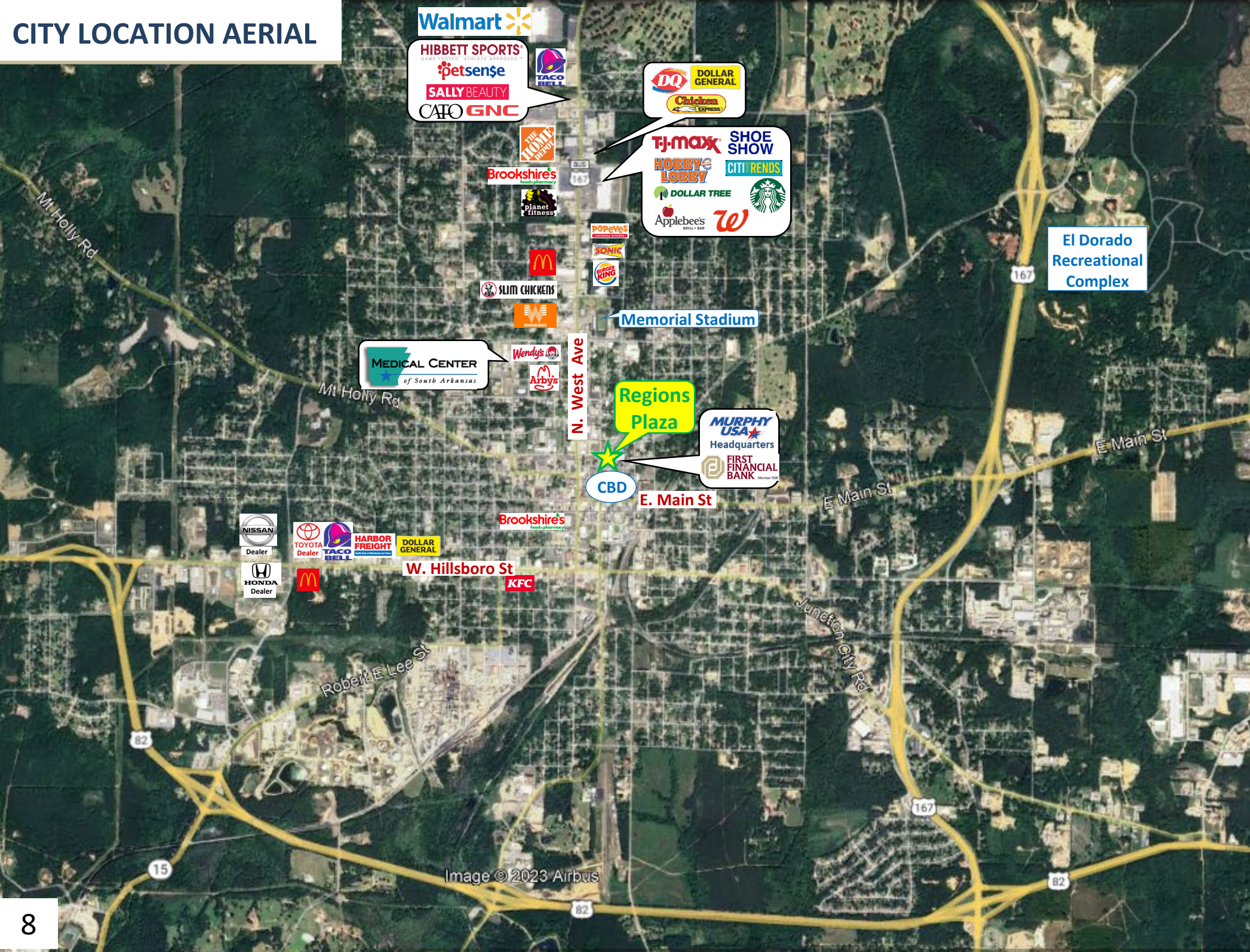


## REGIONAL LOCATION MAP





# CITY LOCATION AERIAL



Walmart

HIBBETT SPORTS  
petsense  
SALLY BEAUTY  
CAFO GNC

DOLLAR GENERAL  
Chick-fil-A Express

TJ-maxx SHOE SHOW  
HOBBY LOBBY CITI RENDS  
DOLLAR TREE Starbucks  
Applebees W

Popeye's  
SONIC  
BURGER KING

THE HOME DEPOT  
Brookshire's  
Planet Fitness

McDonald's  
SLIM CHICKENS  
Wendy's

Memorial Stadium

MEDICAL CENTER  
of South Arkansas

Arby's

Regions Plaza

MURPHY USA  
Headquarters  
FIRST FINANCIAL BANK

CBD

E. Main St

NISSAN Dealer  
HONDA Dealer

TOYOTA Dealer  
TACO BELL  
McDonald's

HARBOR FREIGHT  
DOLLAR GENERAL

W. Hillsboro St

Brookshire's  
KFC

El Dorado Recreational Complex

82

15

Image © 2023 Airbus

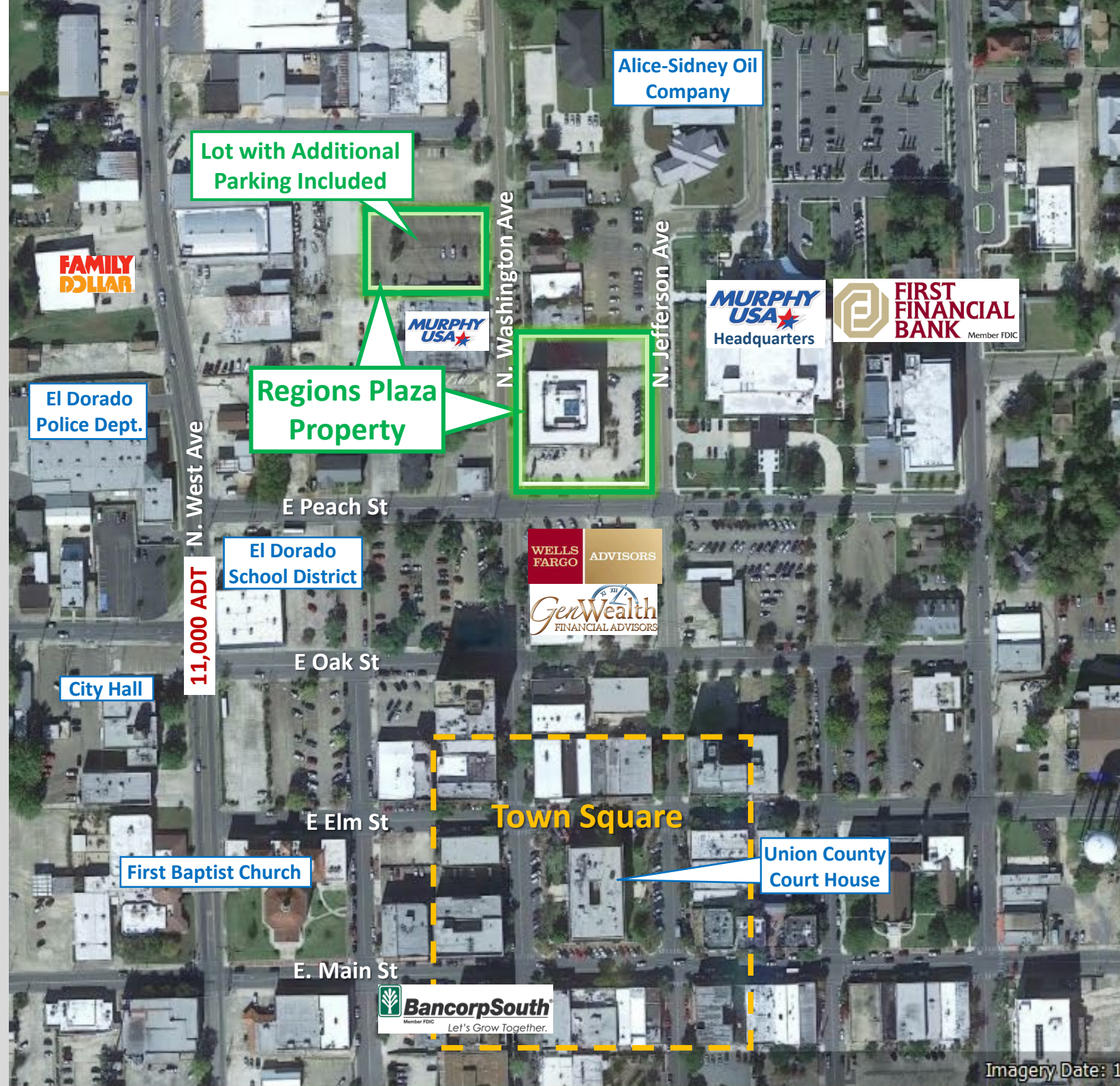
82

167

82



# NEIGHBORHOOD LOCATION AERIAL



**FAMILY DOLLAR**

**Alice-Sidney Oil Company**

**Lot with Additional Parking Included**

**MURPHY USA**

**MURPHY USA**  
Headquarters

**FIRST FINANCIAL BANK**  
Member FDIC

**El Dorado Police Dept.**

**Regions Plaza Property**

N. Washington Ave

N. Jefferson Ave

N. West Ave  
**11,000 ADT**

E Peach St

**El Dorado School District**

**WELLS FARGO** ADVISORS

*GenWealth*  
FINANCIAL ADVISORS

**City Hall**

E Oak St

**Town Square**

**First Baptist Church**

**Union County Court House**

E Elm St

E. Main St

**BancorpSouth**  
Member FDIC  
Let's Grow Together.

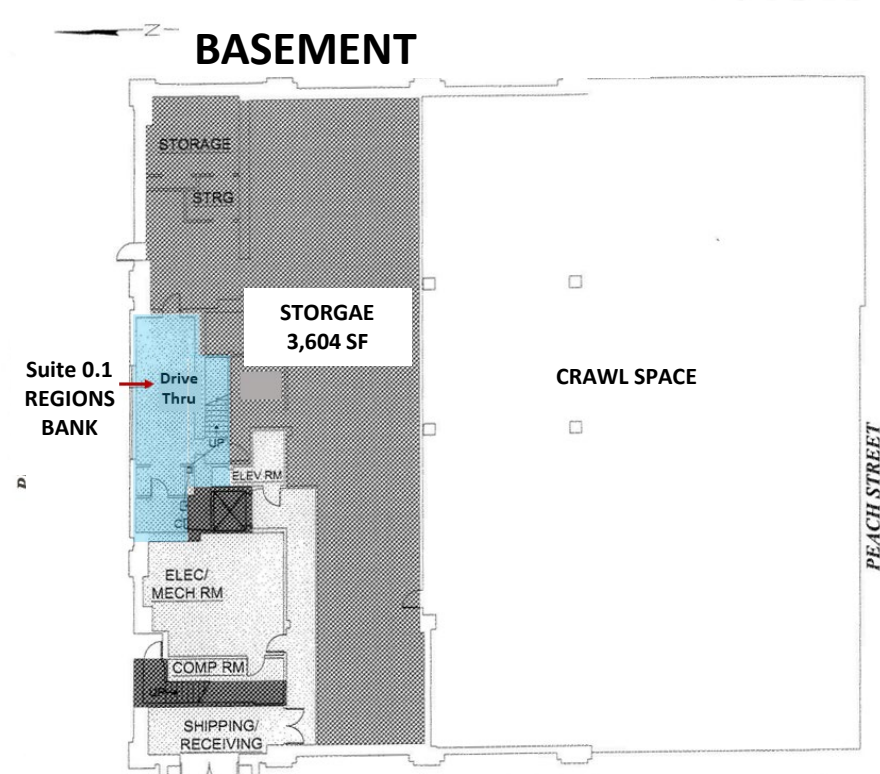
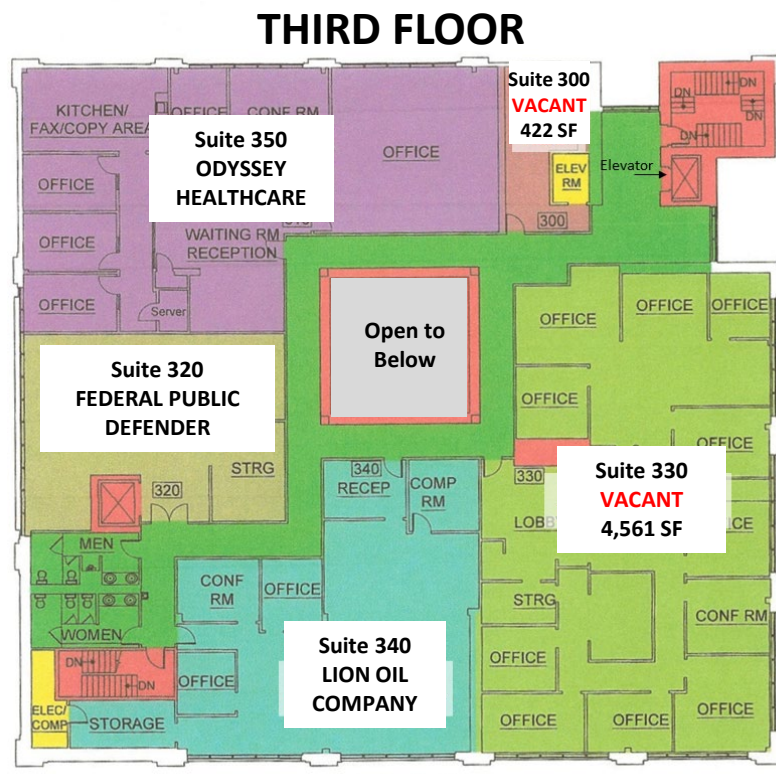
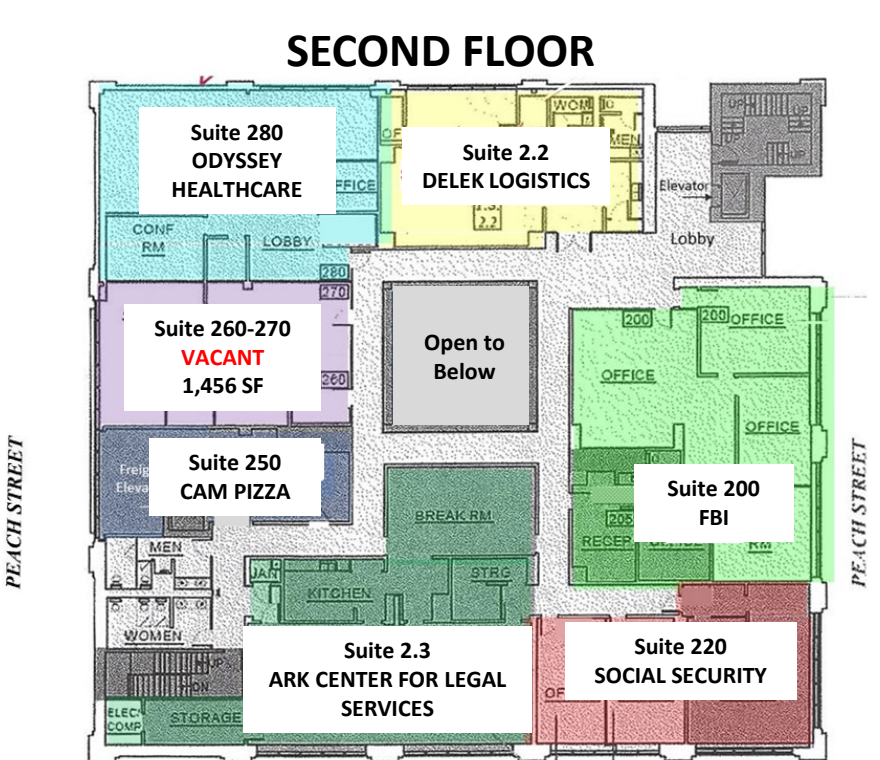
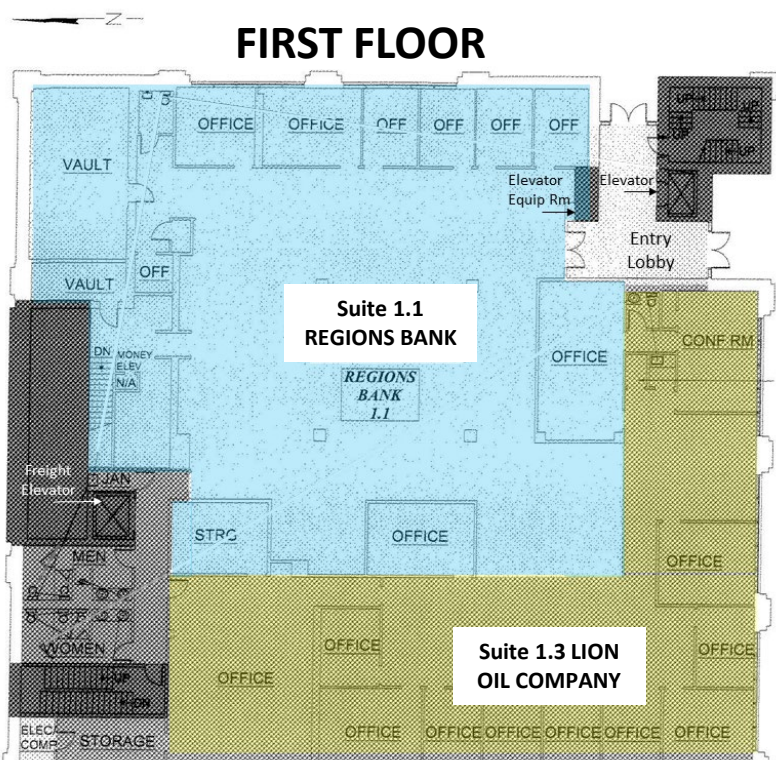


# EXTERIOR PHOTOS





# FLOOR PLANS





# INTERIOR PHOTOS





# PHOTOS OF VACANT SUITE

**Suite 260/270**



# AREA OVERVIEW



**El Dorado** is the county seat of, Union County on the southern border of Arkansas. The City of El Dorado had a population of 18,203 as of July 1, 2020.

El Dorado is headquarters of the Arkansas Oil and Gas Commission as well as Murphy USA, Deltic Timber Corporation and a DelekUS oil refinery. The city has a nationally-recognized downtown arts district, the Murphy Arts District (MAD); a community college, South Arkansas Community College (SouthArk); and a multi-cultural arts center, South Arkansas Arts Center (SAAC). El Dorado is the population, cultural and business center of south-central Arkansas.

El Dorado was first recognized as the heart of the 1920's oil boom of south Arkansas. Today, it is referred to as the entertainment capital of south Arkansas and the population and business center of the region. It is also known for its array of tourism and cultural opportunities. It is located about 100 miles south of the state capital in Little Rock and about 15 miles north of the Arkansas-Louisiana state line.

## Largest Employers In El Dorado & Union County – Manufacturing

	COMPANY	PRODUCT	EMPLOYEES
1	Delek US - El Dorado Refinery	Oil Products	600
2	LanXess	Bromine Products	500
3	El Dorado Packaging, Inc.	Paper Bags	275
4	El Dorado Chemical Co.	Nitrate, Nitric Acid	265
5	Nexans AmerCable	Electrical Steel Cable	250
6	Milbank Manufacturing Company	Meter Sockets and Components	180
7	Canfor Southern Pine	Lumber, Laminate Beams & Logs	165
8	Martin Operating Partnership	Oil Products	155
9	The Systems Group	Contracting, Fabrication, Machining, Cooling, & Maintenance Services	150
10	West Fraser Huttig Sawmill	Lumber	150

## Largest Employers in El Dorado – Non- Manufacturing

	COMPANY	EMPLOYEES
1	Medical Center of South Arkansas	700
2	El Dorado Public Schools	617
3	Murphy USA	600
4	Walmart Supercenter	430
5	Clean Harbors	420
6	Union County	231
7	City of El Dorado	223
8	Milam Construction	200
9	South Arkansas Developmental Center for Children and Families	175
10	First Financial Bank	167





# DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>			
2000 Population	7,317	21,977	26,496
2010 Population	6,224	19,453	23,955
2020 Population	5,795	18,805	23,273
2025 Population	5,603	18,358	22,756
2000-2010 Annual Rate	-1.60%	-1.21%	-1.00%
2010-2020 Annual Rate	-0.69%	-0.33%	-0.28%
2020-2025 Annual Rate	-0.67%	-0.48%	-0.45%
2020 Male Population	48.3%	47.8%	48.3%
2020 Female Population	51.7%	52.2%	51.7%
2020 Median Age	38.8	39.7	40.3

## Median Age

The median age in this area is 38.8, compared to U.S. median age of 38.5.

## Race and Ethnicity

2020 White Alone	39.9%	45.7%	52.9%
2020 Black Alone	53.0%	47.6%	40.7%
2020 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2020 Asian Alone	0.7%	1.2%	1.1%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	3.8%	3.1%	2.9%
2020 Two or More Races	2.1%	2.0%	1.9%
2020 Hispanic Origin (Any Race)	6.4%	5.3%	5.1%

## Households

2020 Wealth Index	42	53	59
2000 Households	3,059	8,820	10,548
2010 Households	2,578	7,881	9,672
2020 Total Households	2,407	7,639	9,439
2025 Total Households	2,332	7,467	9,245
2000-2010 Annual Rate	-1.70%	-1.12%	-0.86%
2010-2020 Annual Rate	-0.67%	-0.30%	-0.24%
2020-2025 Annual Rate	-0.63%	-0.45%	-0.41%
2020 Average Household Size	2.39	2.39	2.41

Listed Exclusively with **Crest Realty Advisors**

5507 Ranch Dr, Ste 201  
Little Rock, AR 72223

For additional information or to arrange a tour of the Property please contact:

CJ Cropper

M: (501) 993-6174

O: (501) 228-9600

Email: [cj.cropper@crestreadvisors.com](mailto:cj.cropper@crestreadvisors.com)

License AR: PB00007164

Jason Cropper

M: (501) 993-9877

O: (501) 228-9600

Email: [jason.cropper@crestreadvisors.com](mailto:jason.cropper@crestreadvisors.com)

License AR: SA00050768

## **CONFIDENTIALITY & DISCLAIMER NOTICE**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Crest Realty Advisors and should not be made available to any other person or entity without the written consent of Crest Realty Advisors. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Crest Realty Advisors has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Crest Realty Advisors has not verified, and will not verify, any of the information contained herein, nor has Crest Realty Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR CREST REALTY ADVISORS AGENT FOR MORE DETAILS.

REGIONS PLAZA  
EL, DORADO, ARKANSAS

**Crest Realty Advisors**