

HIGHWAY COMMERCIAL FOR SALE

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:	\$1,950,000
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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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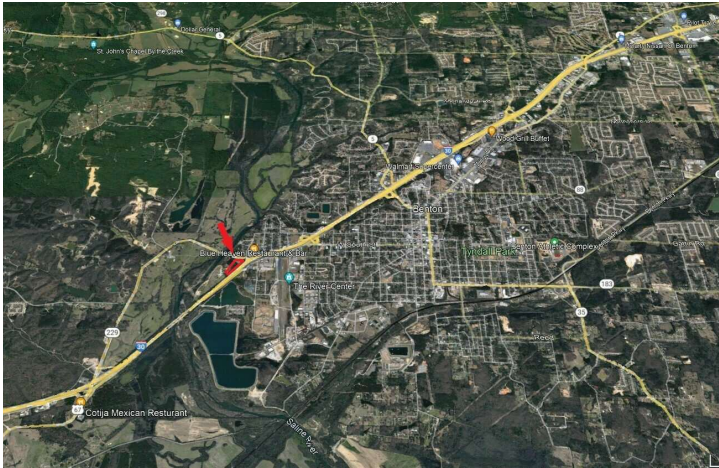
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 12814 Cantrell Road
 Little Rock, AR 72223

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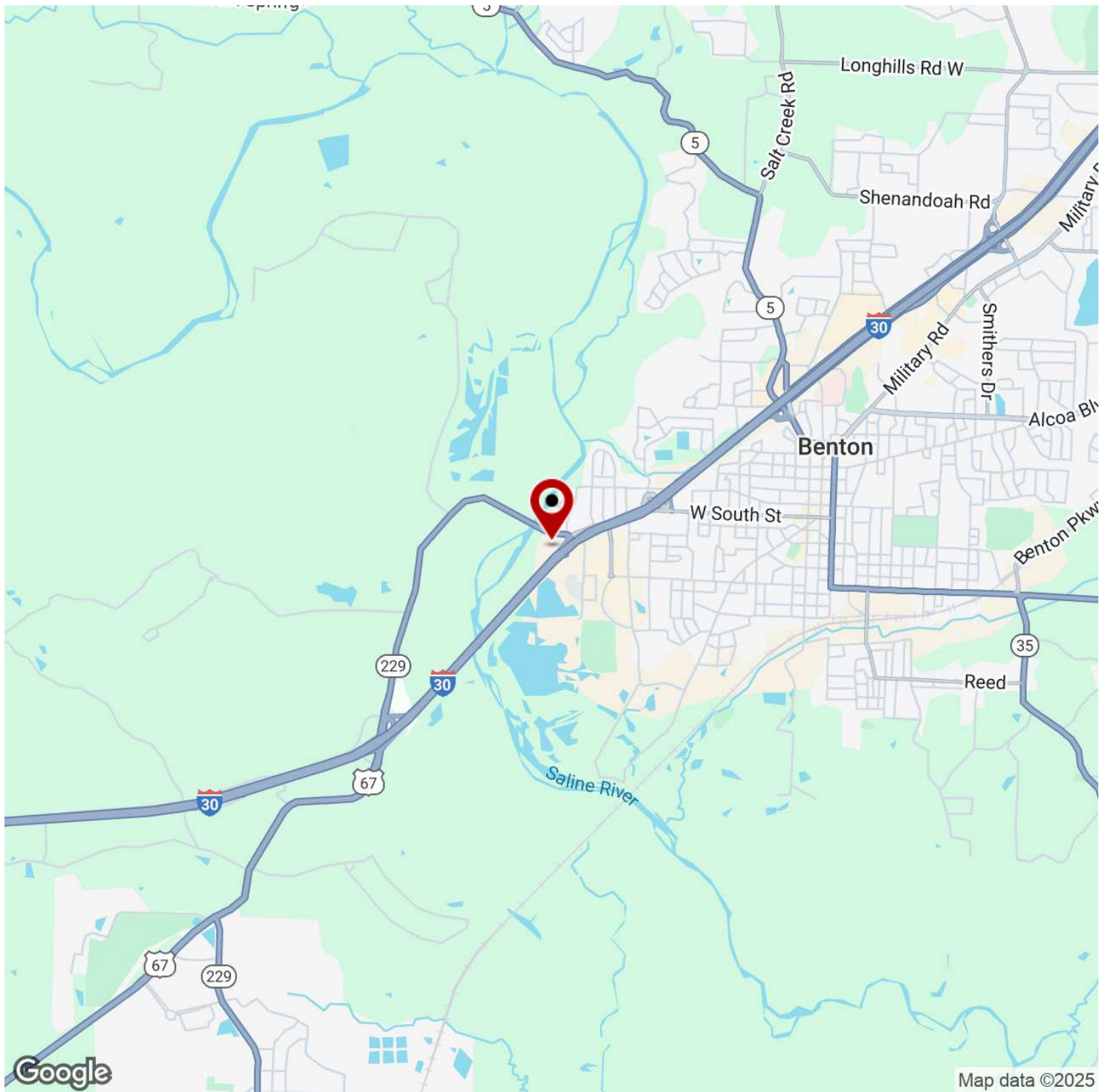
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PROPERTY DESCRIPTION

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

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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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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