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±55 ACRES OF LAND FOR SALE

I-530 & S Olive St, Pine Bluff, AR



±55 Acres Available

- Lot 16 1.35 AC
- Lot 15 1.03 AC
- Lot 14 1.03 AC
- Lot 13 1.03 AC
- Lot 12 1.03 AC
- Lot 11 1.03 AC
- Lot 10 1.03 AC
- Lot 9 1.35 AC

Subdividable Outparcels Available

CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

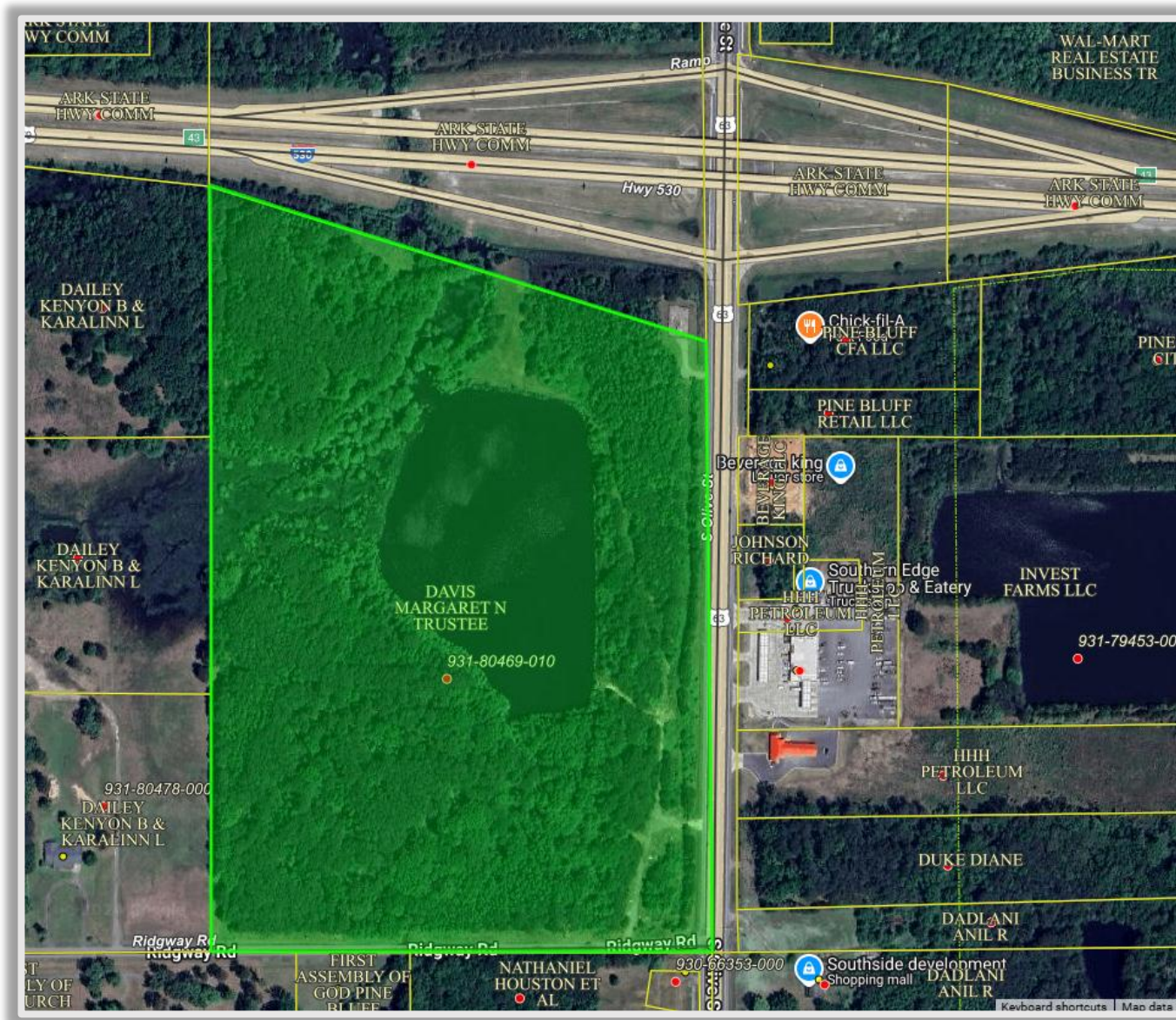
OVERVIEW

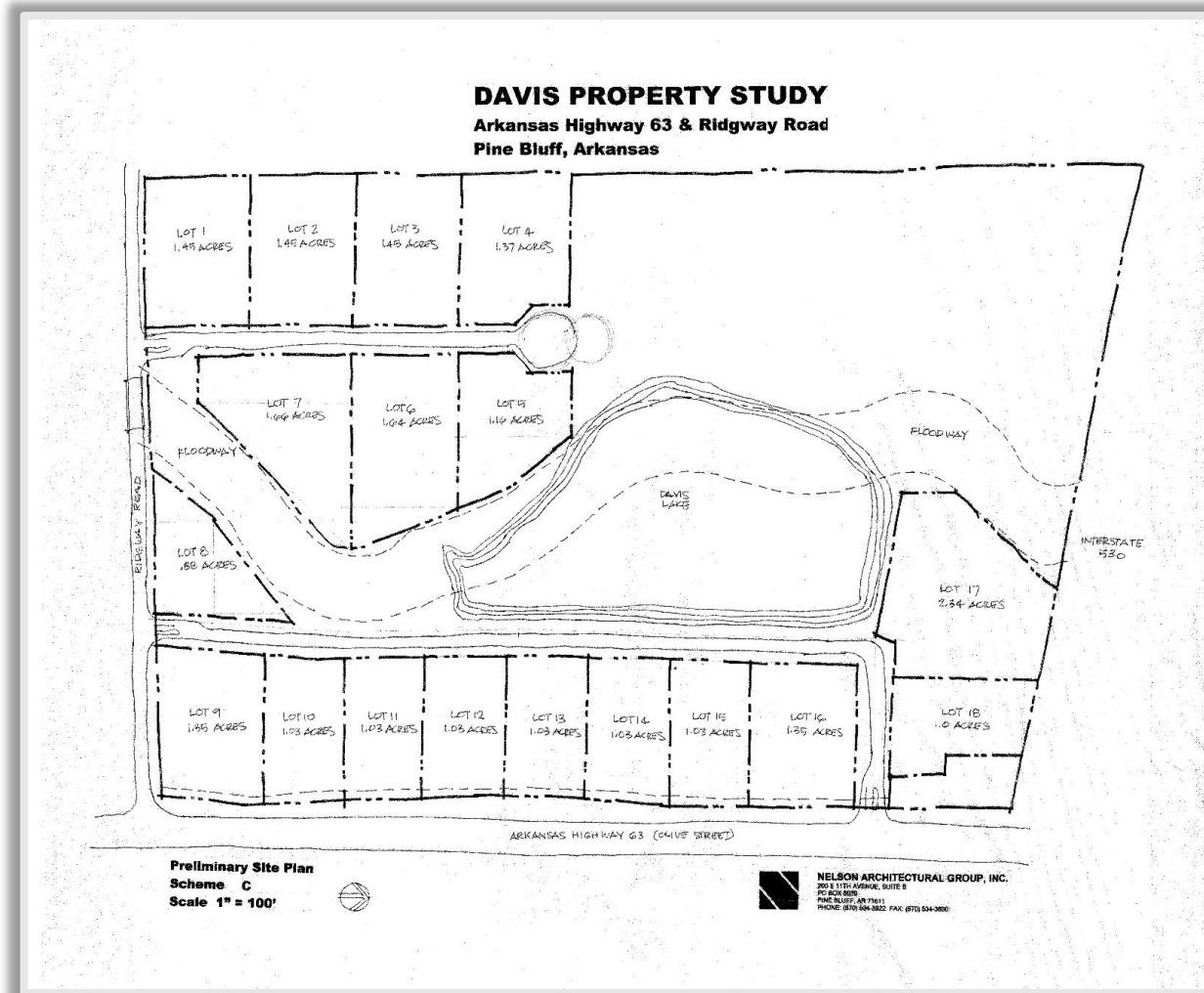
Offering	For Sale
Price	Contact Agent
Address	I-530 & S Olive Street
City/State	Pine Bluff, AR 71603
Property Type	Land
Lot Size	55.50 Acres (9.0 acres are unusable)
Frontage	<ul style="list-style-type: none"> ○ 1,385 feet on Interstate 530 ○ 1,619 feet on S Olive St
Traffic Counts	<ul style="list-style-type: none"> ○ Interstate 530 – 30,000 VPD ○ S Olive Street – 13,000 VPD

PROPERTY HIGHLIGHTS

- Expansive ±55-acre site with 1,385 feet of frontage along Interstate 530, which sees 30,000 vehicles per day
- Near numerous national retailers: Walmart Supercenter, Dollar Tree, Chick-fil-A, Burger King, Petsense by Tractor Supply, and more
- Highly visible and easily accessible from S Olive Street, a main arterial in Pine Bluff with 13,000 vehicles per day
- Located 1.5 miles from Pine Bluff Country Club, and less than five miles from Saracen Casino Resort







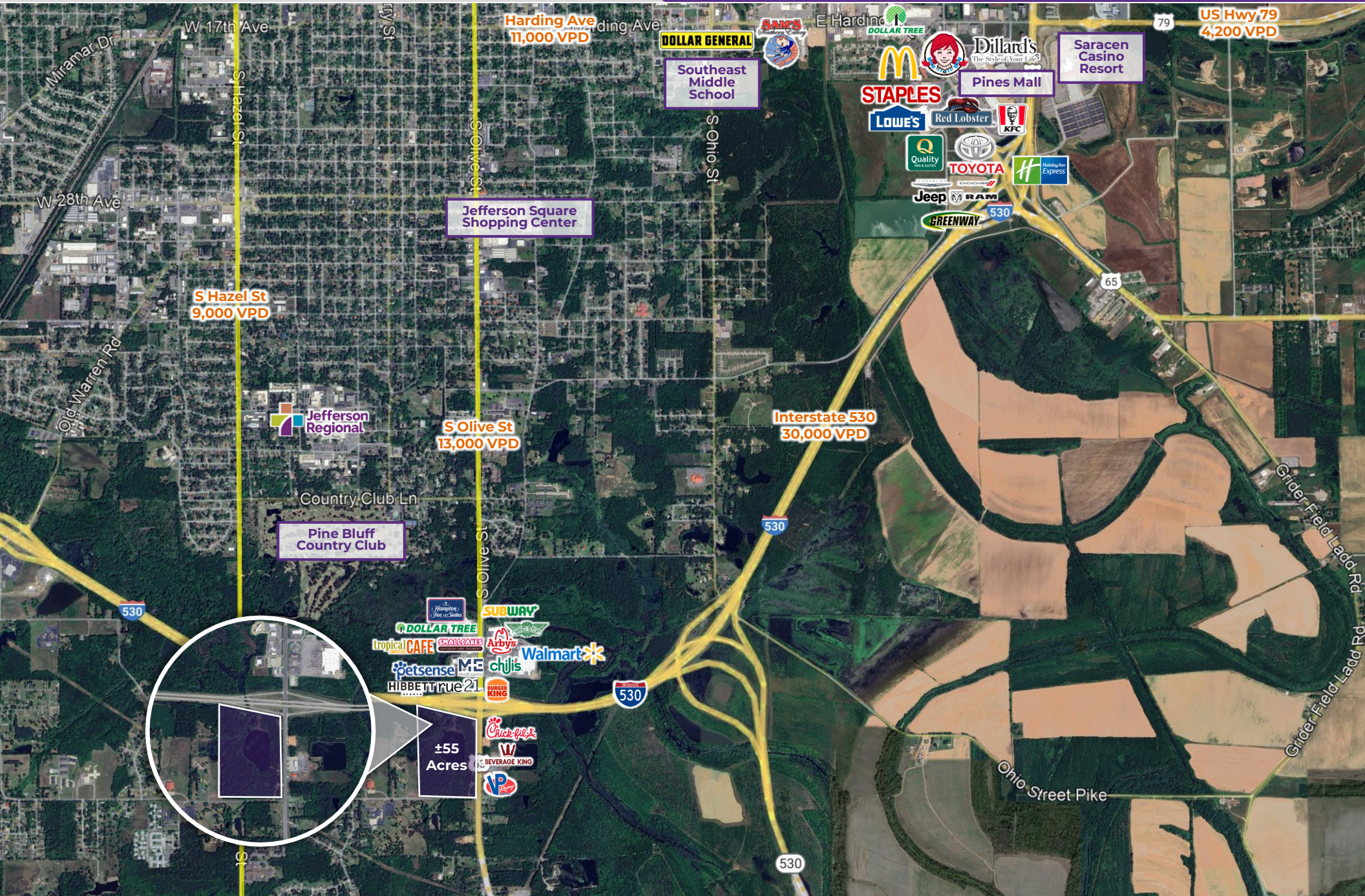


Interstate 530
30,000 VPD



S Olive St
13,000 VPD





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	17,039	33,542	53,466
Households	7,459	14,114	21,251
Average Age	41.4	41.3	41.0
Average Household Income	\$61,572	\$61,217	\$64,632
Businesses	628	1,286	1,781

**Demographic details based on property location*

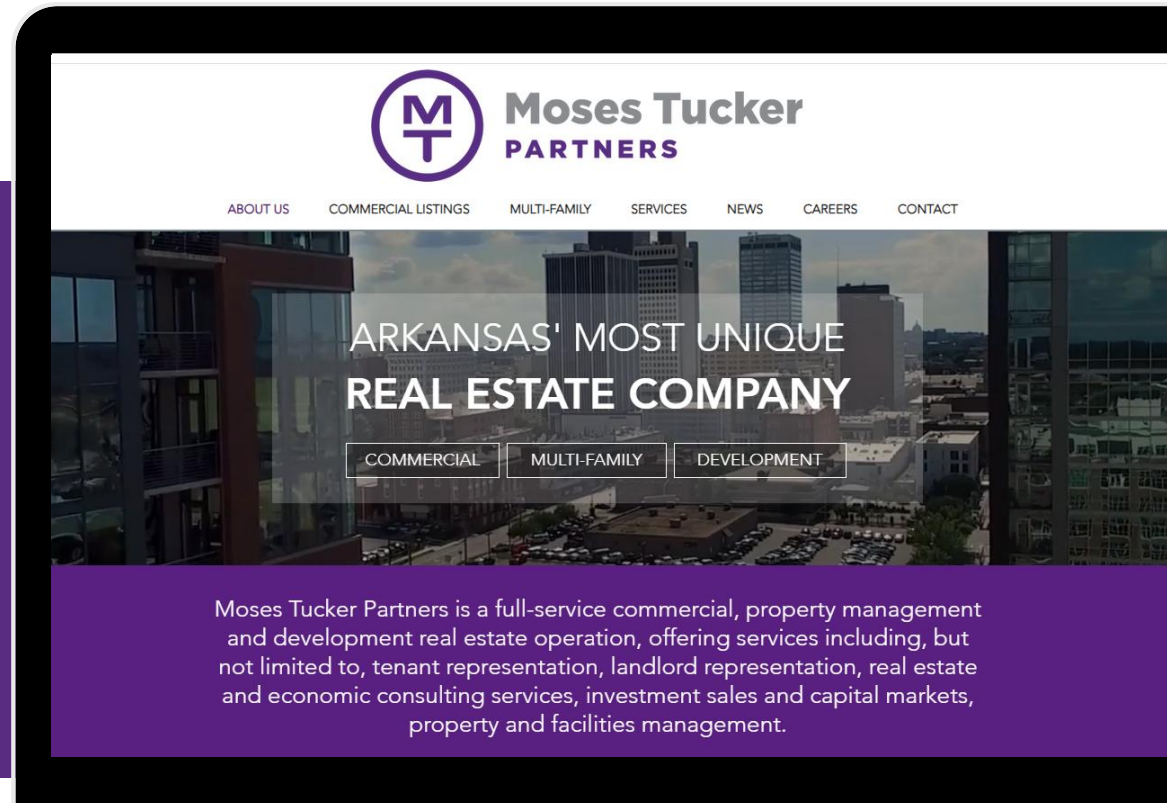
CONNECT

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