

# ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

903B W. Main St. • Cabot, AR

Fax 501.843.1516

31.88 AC S. 2nd. St  
Cabot, Arkansas 72023

## Demographic and Income Profile

1 Mile Radius

Summary	Census 2010	Census 2020	2022	2027
Population	6,818	6,765	6,806	6,827
Households	2,666	2,739	2,760	2,781
Families	1,851	-	1,852	1,863
Average Household Size	2.53	2.44	2.44	2.43
Owner Occupied Housing Units	1,523	-	1,366	1,402
Renter Occupied Housing Units	1,143	-	1,394	1,379
Median Age	32.2	-	33.7	34.7
<b>Trends: 2022-2027 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	0.06%	0.27%	0.25%	
Households	0.15%	0.31%	0.31%	
Families	0.12%	0.28%	0.28%	
Owner HHs	0.52%	0.44%	0.53%	
Median Household Income	2.17%	2.62%	3.12%	
<b>Households by Income</b>		<b>2022</b>	<b>2027</b>	
		Number	Percent	Number
<\$15,000		316	11.4%	274
\$15,000 - \$24,999		306	11.1%	301
\$25,000 - \$34,999		225	8.2%	167
\$35,000 - \$49,999		395	14.3%	300
\$50,000 - \$74,999		665	24.1%	704
\$75,000 - \$99,999		292	10.6%	349
\$100,000 - \$149,999		409	14.8%	485
\$150,000 - \$199,999		93	3.4%	130
\$200,000+		59	2.1%	70
Median Household Income		\$53,467		\$59,530
Average Household Income		\$69,120		\$79,001
Per Capita Income		\$27,258		\$31,258
<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	545	8.0%	497	7.3%
5 - 9	554	8.1%	494	7.3%
10 - 14	562	8.2%	468	6.9%
15 - 19	480	7.0%	460	6.8%
20 - 24	505	7.4%	487	7.2%
25 - 34	1,047	15.4%	1,150	16.9%
35 - 44	893	13.1%	969	14.2%
45 - 54	886	13.0%	773	11.4%
55 - 64	600	8.8%	699	10.3%
65 - 74	375	5.5%	457	6.7%
75 - 84	269	3.9%	246	3.6%
85+	102	1.5%	106	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	6,310	92.6%	5,611	82.9%
Black Alone	99	1.5%	221	3.3%
American Indian Alone	47	0.7%	52	0.8%
Asian Alone	87	1.3%	97	1.4%
Pacific Islander Alone	1	0.0%	3	0.0%
Some Other Race Alone	114	1.7%	138	2.0%
Two or More Races	159	2.3%	643	9.5%
Hispanic Origin (Any Race)	328	4.8%	404	6.0%

Data Note: Income is expressed in current dollars.

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

April 12, 2023

Pg 1 of 6

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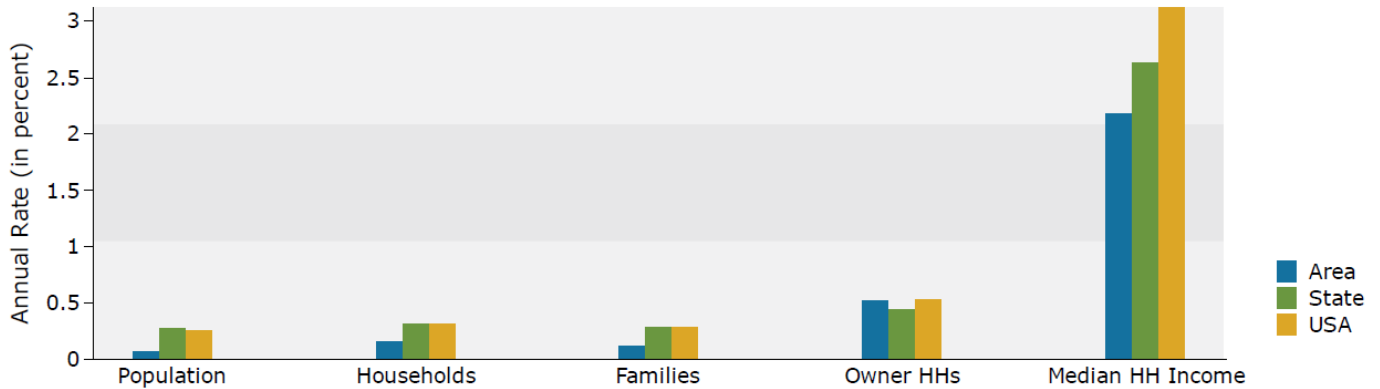
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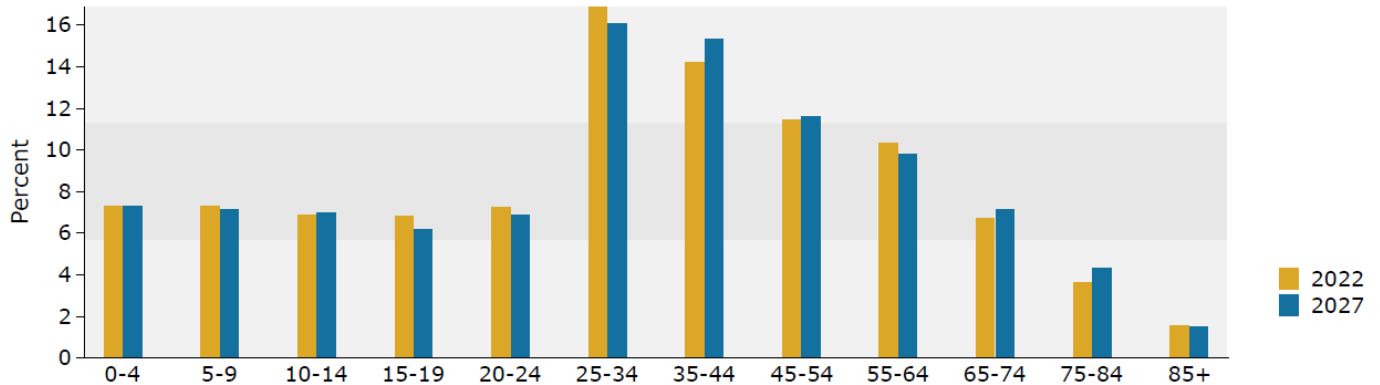
## Demographic and Income Profile

1 Mile Radius

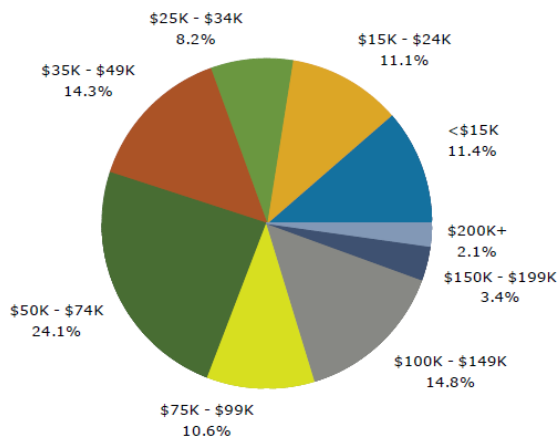
Trends 2022-2027



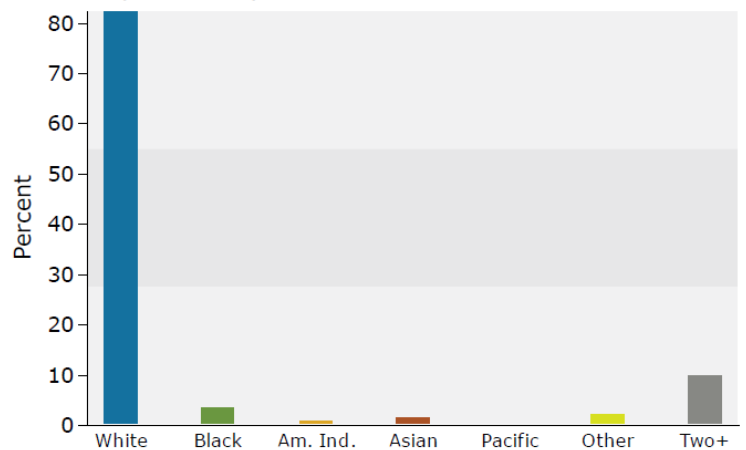
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 6.0%

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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## Demographic and Income Profile

3 Mile Radius

Summary	Census 2010	Census 2020	2022	2027
Population	23,920	26,476	26,948	27,602
Households	8,773	10,042	10,250	10,534
Families	6,623	-	7,561	7,766
Average Household Size	2.71	2.62	2.61	2.60
Owner Occupied Housing Units	6,108	-	6,593	6,875
Renter Occupied Housing Units	2,665	-	3,658	3,659
Median Age	32.8	-	35.8	37.0
<b>Trends: 2022-2027 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	0.48%	0.27%	0.25%	
Households	0.55%	0.31%	0.31%	
Families	0.54%	0.28%	0.28%	
Owner HHs	0.84%	0.44%	0.53%	
Median Household Income	2.94%	2.62%	3.12%	
<b>Households by Income</b>		<b>2022</b>	<b>2027</b>	
		Number	Percent	Number
<\$15,000		921	9.0%	816
\$15,000 - \$24,999		625	6.1%	617
\$25,000 - \$34,999		716	7.0%	705
\$35,000 - \$49,999		1,395	13.6%	1,312
\$50,000 - \$74,999		2,098	20.5%	1,784
\$75,000 - \$99,999		1,488	14.5%	1,379
\$100,000 - \$149,999		1,966	19.2%	2,500
\$150,000 - \$199,999		676	6.6%	977
\$200,000+		367	3.6%	446
Median Household Income		\$65,291		\$75,462
Average Household Income		\$84,371		\$95,978
Per Capita Income		\$32,056		\$36,583
<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	1,852	7.7%	1,856	6.9%
5 - 9	2,034	8.5%	1,938	7.2%
10 - 14	2,048	8.6%	1,914	7.1%
15 - 19	1,691	7.1%	1,819	6.7%
20 - 24	1,495	6.2%	1,643	6.1%
25 - 34	3,642	15.2%	3,945	14.6%
35 - 44	3,468	14.5%	4,073	15.1%
45 - 54	3,205	13.4%	3,318	12.3%
55 - 64	2,183	9.1%	3,046	11.3%
65 - 74	1,342	5.6%	2,042	7.6%
75 - 84	695	2.9%	1,033	3.8%
85+	265	1.1%	322	1.2%
<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	22,360	93.5%	22,353	84.4%
Black Alone	350	1.5%	768	2.9%
American Indian Alone	132	0.6%	148	0.6%
Asian Alone	303	1.3%	437	1.7%
Pacific Islander Alone	13	0.1%	14	0.1%
Some Other Race Alone	275	1.1%	494	1.9%
Two or More Races	488	2.0%	2,262	8.5%
Hispanic Origin (Any Race)	984	4.1%	1,545	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.

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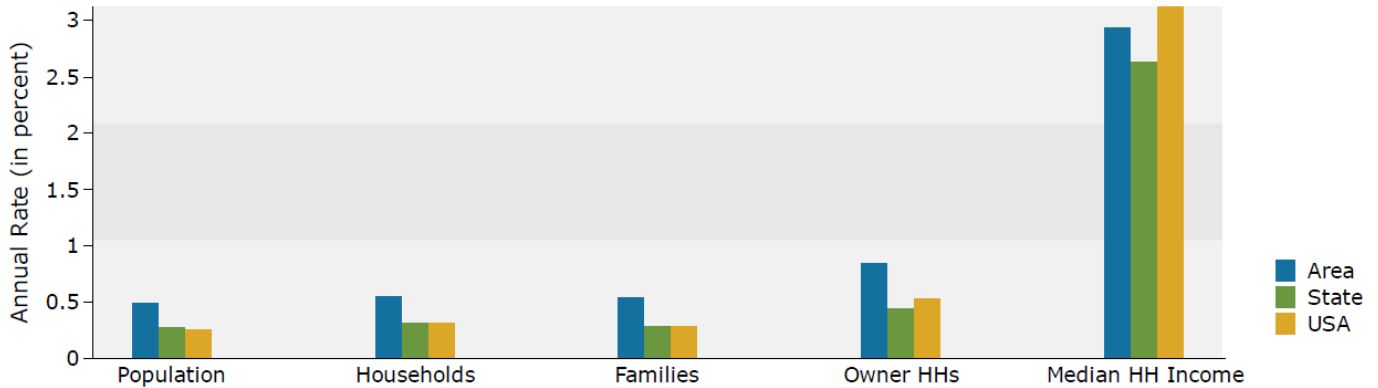
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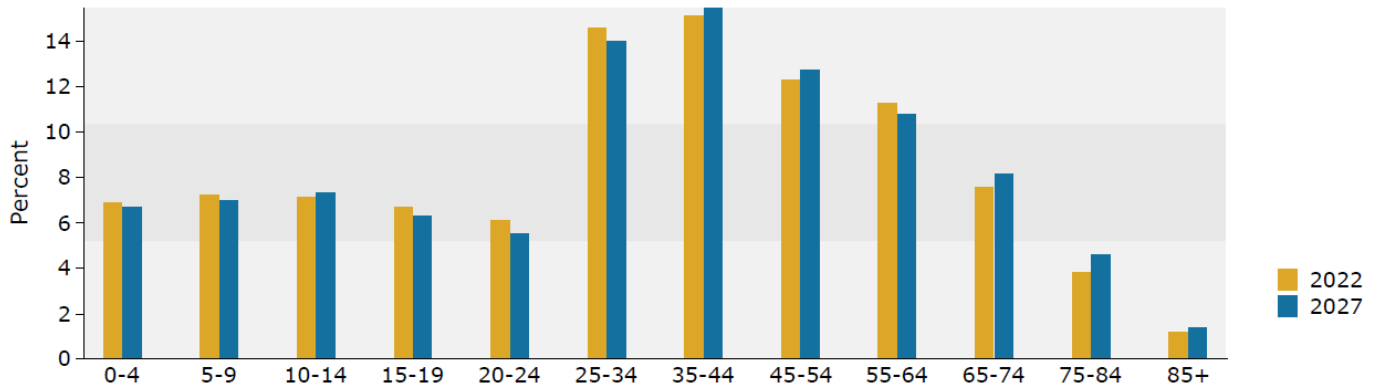
## Demographic and Income Profile

3 Mile Radius

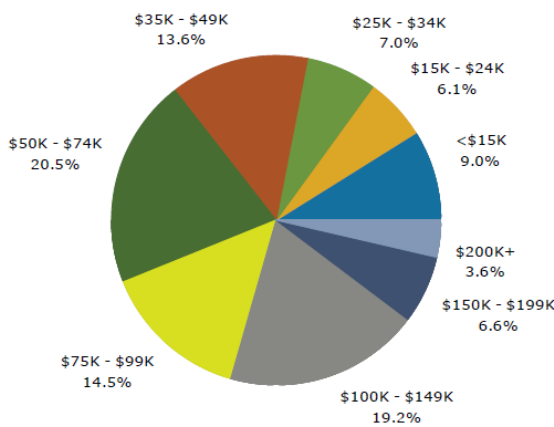
### Trends 2022-2027



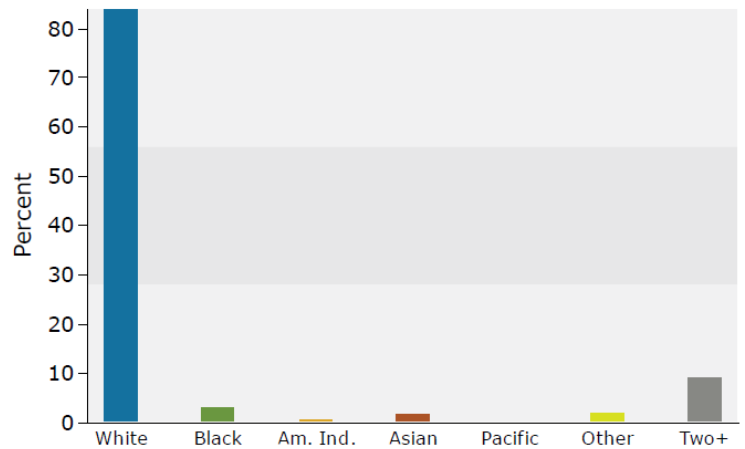
### Population by Age



### 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.

April 12, 2023  
Pg 4 of 6

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## Demographic and Income Profile

5 Mile Radius

Summary	Census 2010	Census 2020	2022	2027
Population	37,262	42,514	43,355	44,535
Households	13,491	15,722	16,073	16,567
Families	10,374	-	12,118	12,476
Average Household Size	2.75	2.69	2.69	2.68
Owner Occupied Housing Units	9,950	-	11,068	11,544
Renter Occupied Housing Units	3,541	-	5,005	5,023
Median Age	33.7	-	36.7	38.1
<b>Trends: 2022-2027 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	0.54%	0.27%	0.25%	
Households	0.61%	0.31%	0.31%	
Families	0.58%	0.28%	0.28%	
Owner HHs	0.85%	0.44%	0.53%	
Median Household Income	2.36%	2.62%	3.12%	
<b>Households by Income</b>		<b>2022</b>	<b>2027</b>	
		Number	Percent	Number
<\$15,000		1,329	8.3%	1,170
\$15,000 - \$24,999		908	5.6%	854
\$25,000 - \$34,999		1,039	6.5%	985
\$35,000 - \$49,999		2,065	12.8%	2,008
\$50,000 - \$74,999		3,120	19.4%	2,765
\$75,000 - \$99,999		2,632	16.4%	2,414
\$100,000 - \$149,999		3,158	19.6%	3,905
\$150,000 - \$199,999		1,184	7.4%	1,695
\$200,000+		637	4.0%	772
Median Household Income		\$70,341		\$79,057
Average Household Income		\$88,012		\$99,724
Per Capita Income		\$32,856		\$37,358
<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	2,790	7.5%	2,867	6.6%
5 - 9	3,167	8.5%	3,045	7.0%
10 - 14	3,092	8.3%	3,037	7.0%
15 - 19	2,603	7.0%	2,885	6.7%
20 - 24	2,211	5.9%	2,477	5.7%
25 - 34	5,494	14.7%	6,236	14.4%
35 - 44	5,497	14.8%	6,424	14.8%
45 - 54	5,208	14.0%	5,482	12.6%
55 - 64	3,666	9.8%	5,187	12.0%
65 - 74	2,190	5.9%	3,554	8.2%
75 - 84	1,004	2.7%	1,701	3.9%
85+	342	0.9%	459	1.1%
<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	35,035	94.0%	36,519	85.9%
Black Alone	523	1.4%	1,015	2.4%
American Indian Alone	209	0.6%	225	0.5%
Asian Alone	414	1.1%	588	1.4%
Pacific Islander Alone	18	0.0%	36	0.1%
Some Other Race Alone	331	0.9%	714	1.7%
Two or More Races	732	2.0%	3,417	8.0%
Hispanic Origin (Any Race)	1,321	3.5%	2,195	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.

April 12, 2023

Pg 5 of 6

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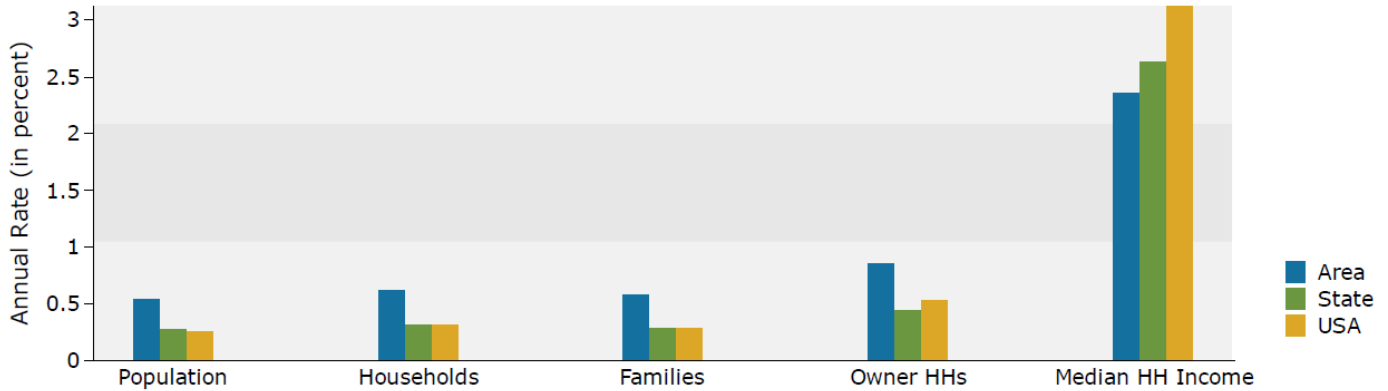
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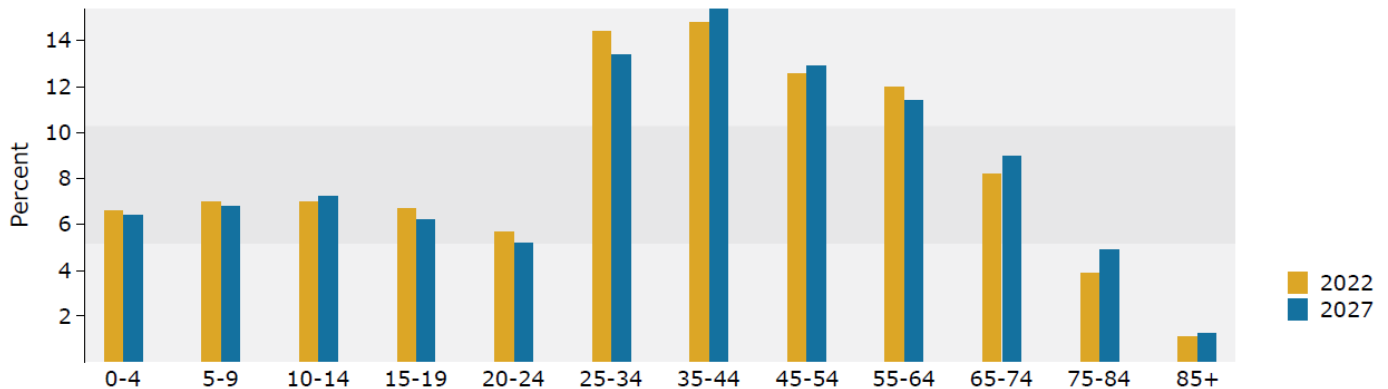
## Demographic and Income Profile

5 Mile Radius

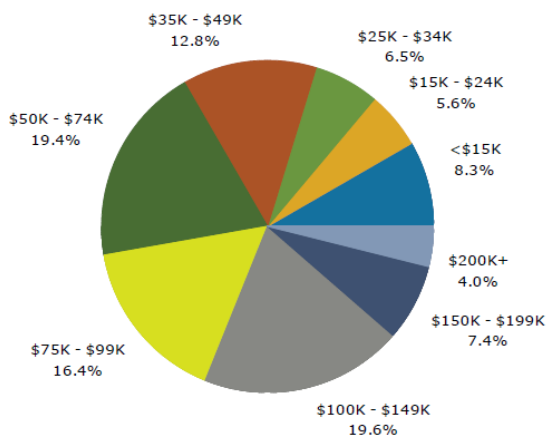
### Trends 2022-2027



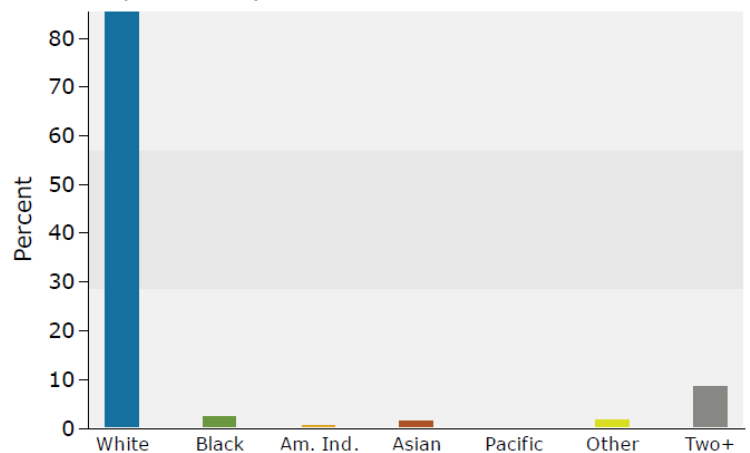
### Population by Age



### 2022 Household Income



### 2022 Population by Race



2022 Percent Hispanic Origin: 5.2%

Data Note: Income is expressed in current dollars.

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Pg 6 of 6

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