



Property Summary

Building SF: Approx. 1,160 SF
Lot Size: Approx. 13.8 Ac
Price: \$110,000/Acre

Property Overview

Positioned at the high-visibility intersection of Highway 31 (North Main Street) and the Exit 31 ramps, this approximately 13.8-acre parcel offers an exceptional opportunity for development. With direct access from I-57 and an average daily traffic count of approximately 7,700 along North Main, this site provides both accessibility and exposure.

The property includes an approximately 1,160 square foot home, offering optional use or removal to maximize development potential. Whether for warehousing, distribution, or possibly even retail uses like restaurants, convenience stores, and truck stops, this location is ideal for high-traffic projects in one of Beebe's most connected corridors.



Location Overview

Located on Highway 31 (North Main Street) where the Exit 31 off-ramp and on-ramp meet in Beebe, AR.

13.8 Acres For Development

2002 North Main Street
Beebe, AR 72012



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Arkansas Home Center

Unity Health - McAfee Medical Clinic

Martha Jean's Diner LLC

Dollar General

A&E Mini Storage

FedEx OnSite

Jordan's Kwik Stop #30

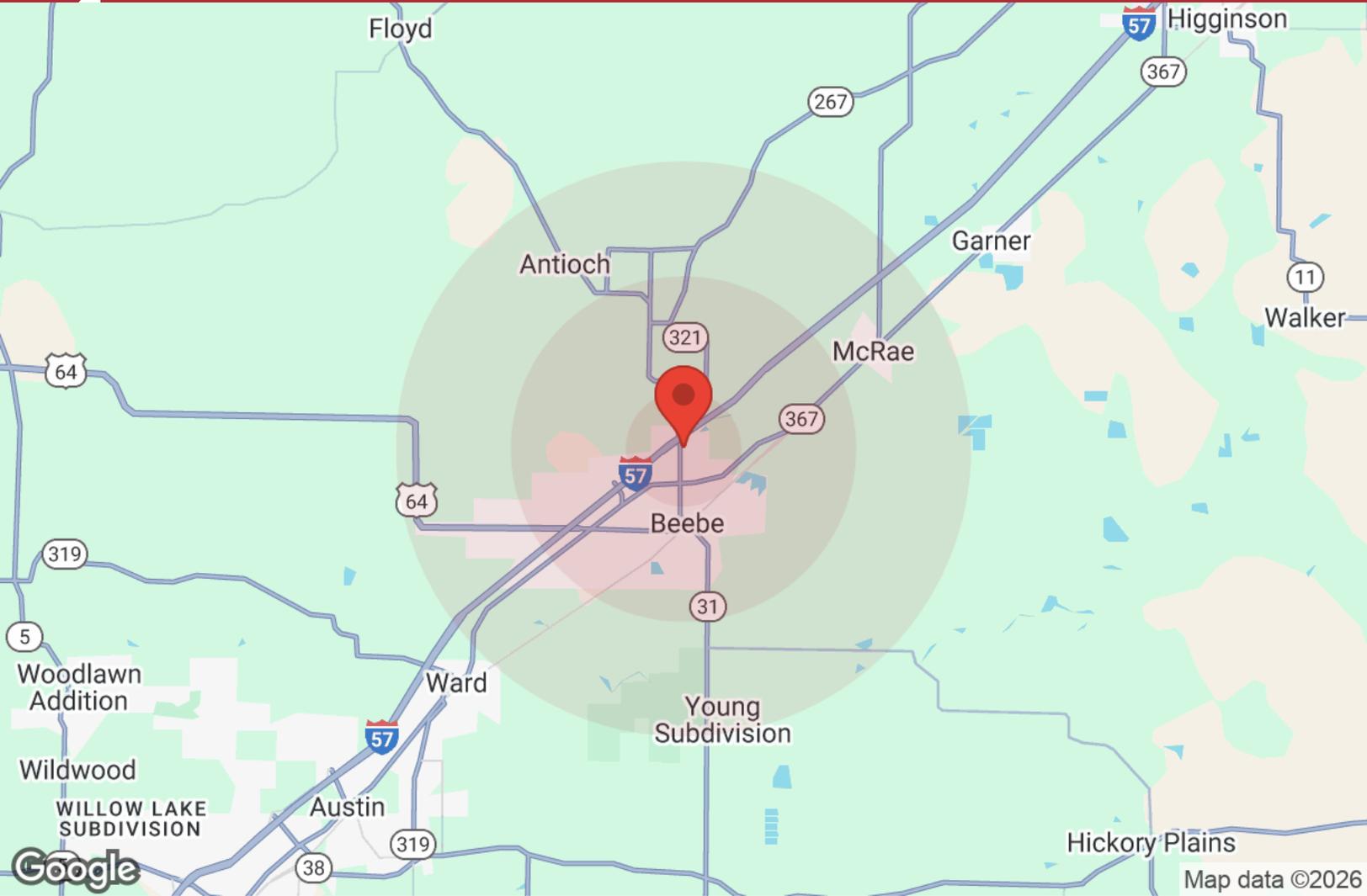
O'Reilly Auto Parts

Pops Restaurant

Chester's Chicken

Citgo

Beebe



Population	1 Mile	3 Miles	5 Miles
Male	781	5,002	7,111
Female	826	4,989	7,187
Total Population	1,607	9,990	14,299

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	321	1,922	2,702
Ages 15-24	223	1,657	2,178
Ages 25-54	631	3,780	5,451
Ages 55-64	189	1,116	1,686
Ages 65+	242	1,516	2,282

Race	1 Mile	3 Miles	5 Miles
White	1,329	8,486	12,354
Black	132	617	711
Am In/AK Nat	3	19	29
Hawaiian	N/A	4	6
Hispanic	86	488	694
Asian	10	79	90
Multi-Racial	46	295	415
Other	N/A	3	3

Income	1 Mile	3 Miles	5 Miles
Median	\$56,065	\$59,362	\$60,140
< \$15,000	89	377	474
\$15,000-\$24,999	103	449	573
\$25,000-\$34,999	59	320	472
\$35,000-\$49,999	48	363	614
\$50,000-\$74,999	73	595	893
\$75,000-\$99,999	113	483	711
\$100,000-\$149,999	102	764	1,044
\$150,000-\$199,999	39	271	455
> \$200,000	29	212	288

Housing	1 Mile	3 Miles	5 Miles
Total Units	721	4,192	6,049
Occupied	653	3,833	5,522
Owner Occupied	312	2,151	3,475
Renter Occupied	341	1,682	2,047
Vacant	68	359	527

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