



COMMERCIAL & INVESTMENT DIVISION

# For Sale

## Commercial Land



### 2719 Salt Creek Rd | Benton, AR 72019

#### OFFERING SUMMARY

|                    |                                       |
|--------------------|---------------------------------------|
| <b>Sale Price:</b> | \$ <del>260,000</del>   \$199,000     |
| <b>Price / SF:</b> | \$2.18                                |
| <b>Lot Size:</b>   | 2.1 Acres +/-                         |
| <b>Market:</b>     | Saline County                         |
| <b>Utilities</b>   | All available                         |
| <b>Zoning:</b>     | Neighborhood Commercial & Residential |



#### PROPERTY OVERVIEW

2719 and 2805 Salt Creek Rd available for sale. Portion of property at rear is encroached by floodplain and flood way of Salt Creek. Need survey to verify. Rent house on property is leased for \$415.00 on a monthly basis.

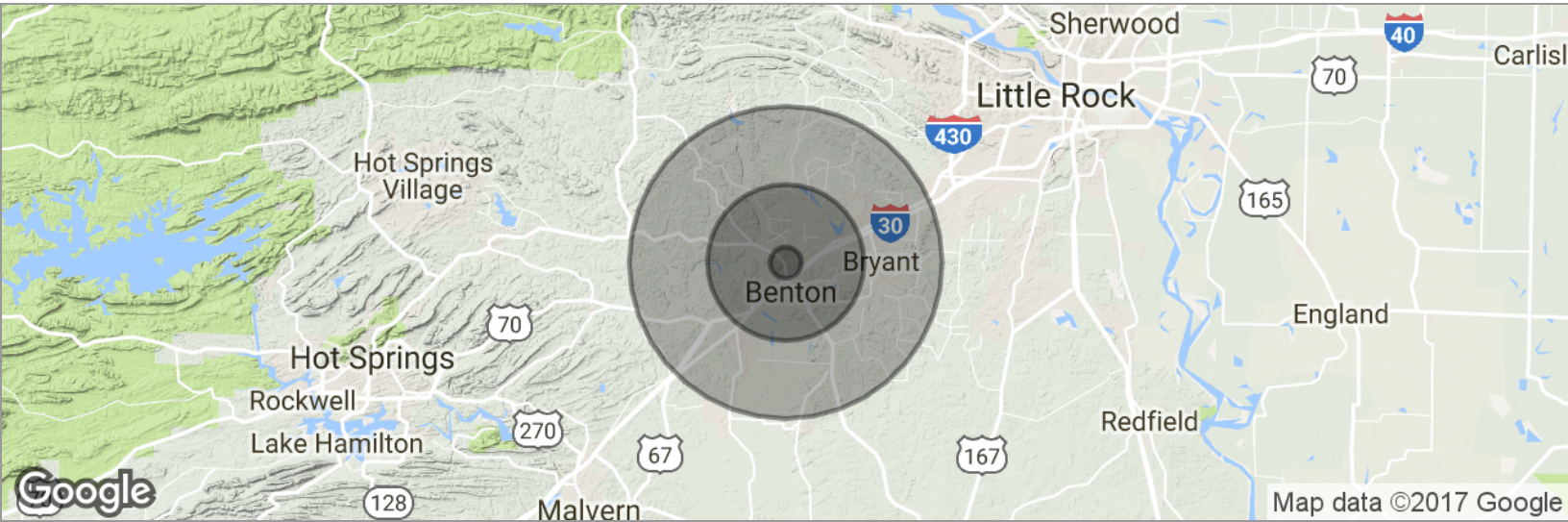
Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-63-144

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### POPULATION

|                     | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population    | 2,408  | 38,342  | 84,631   |
| Median age          | 40.8   | 37.3    | 36.6     |
| Median age (male)   | 40.7   | 35.7    | 35.6     |
| Median age (Female) | 41.2   | 39.8    | 38.3     |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 962       | 14,606    | 31,651    |
| # of persons per HH | 2.5       | 2.6       | 2.7       |
| Average HH income   | \$83,330  | \$64,796  | \$63,501  |
| Average house value | \$176,313 | \$154,010 | \$146,879 |

\* Demographic data derived from 2010 US Census

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