

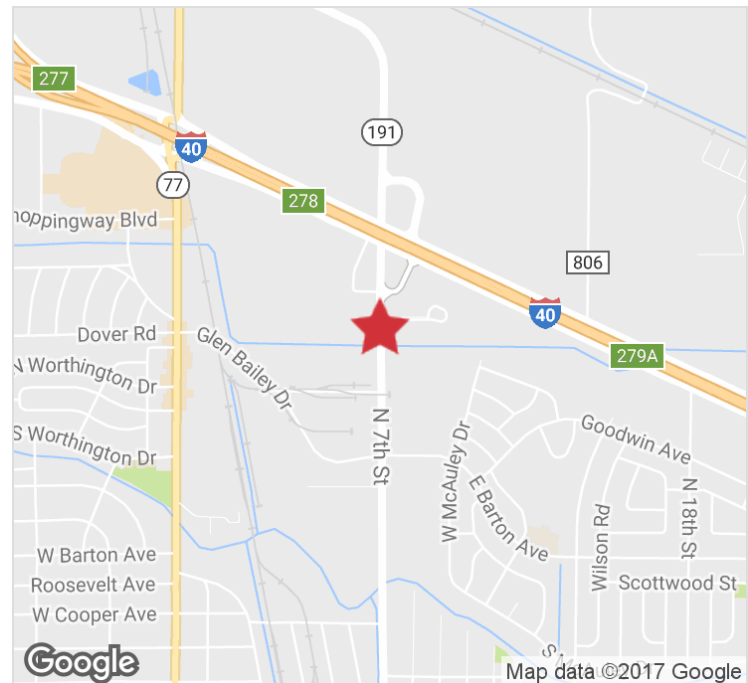


Watt Property Lot 9

2.38 Acres Commercial land
West Memphis, Arkansas 72301

Property Features

- Approximately 2.38 acres of commercial land available for sale.
- 140' Frontage x 740' Depth.
- Zoned: C 2 Commercial (Interstate).
- Formerly Blue Beacon Truck Wash.
- Neighboring Sites: Cracker Barrel, Quality Inn, Comfort Inn, True Value Hardware.
- Contact agent for pricing details.



For more information:

Van Spear, SIOR

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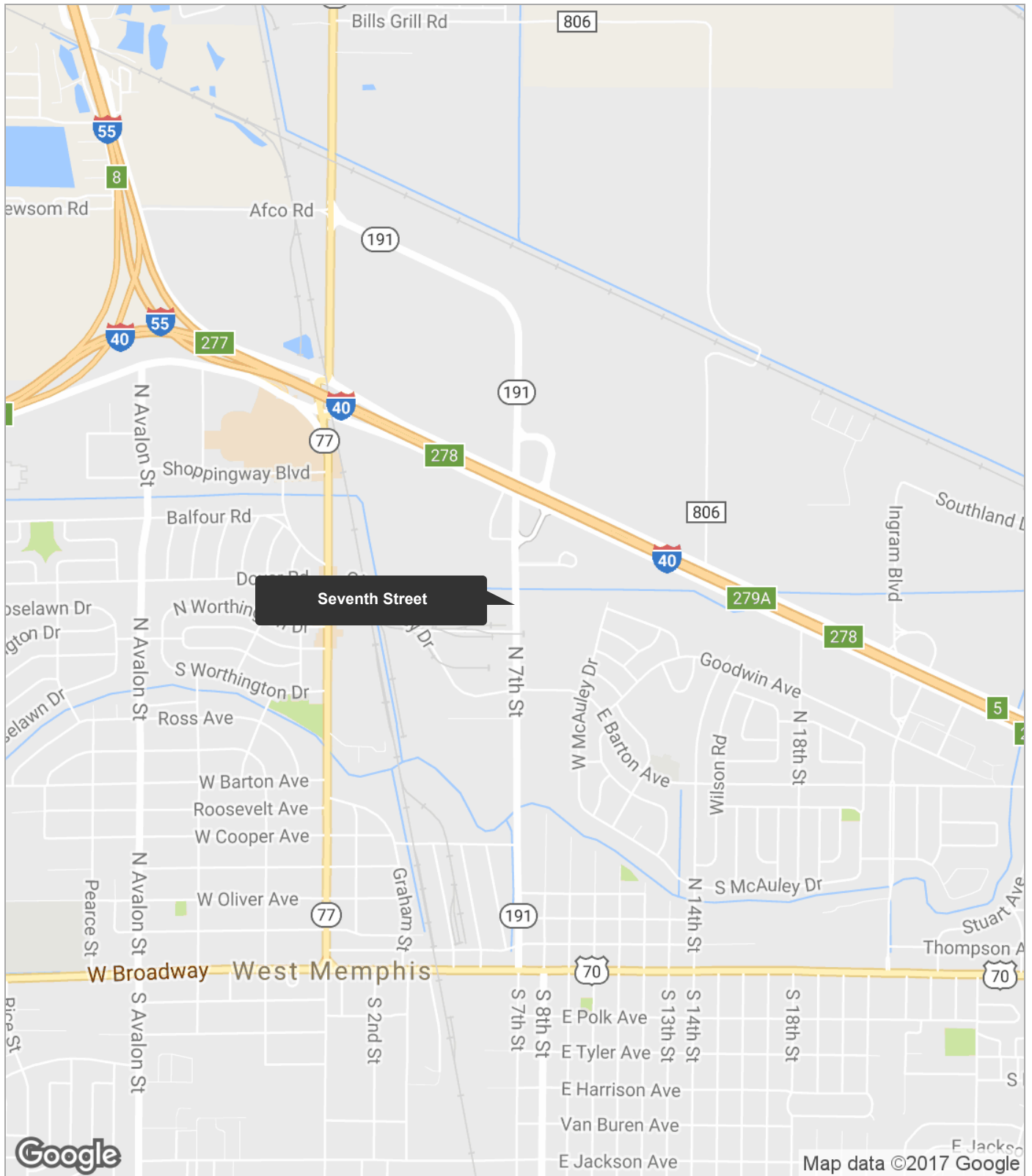
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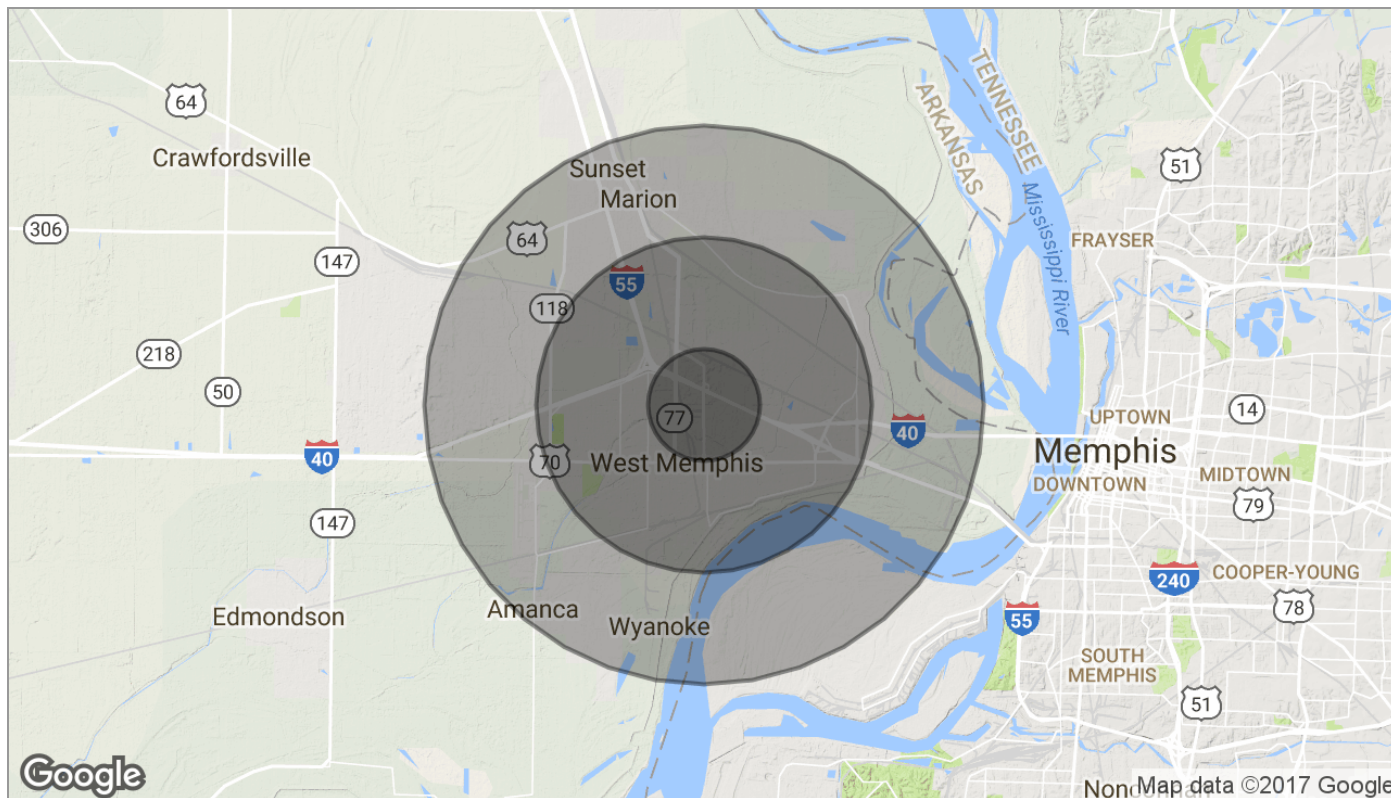
For Sale

2.38 Acres



For Sale

2.38 Acres



	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	5,672	29,250	42,626
MEDIAN AGE	33.1	33.1	32.9
MEDIAN AGE (MALE)	30.7	30.2	31.1
MEDIAN AGE (FEMALE)	36.8	35.6	34.5
Households & Income			
TOTAL HOUSEHOLDS	2,214	11,228	16,098
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$42,848	\$41,996	\$47,487
AVERAGE HOUSE VALUE	\$86,143	\$100,310	\$117,411
Race			
% WHITE	49.2%	41.5%	49.4%
% BLACK	48.5%	56.4%	47.6%
% ASIAN	0.1%	0.3%	0.4%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.4%	0.2%	0.6%
Ethnicity			
% HISPANIC	2.2%	1.3%	2.6%

* Demographic data derived from 2010 US Census