

OPPORTUNITY ZONE!!



1503 W. 1st Avenue | Crossett, AR 71635

OFFERING SUMMARY

Sale Price: \$45,000

Price / SF: \$33.73

Lot Size: 0.85 Acres +/-

Building Size: 1,334 sq. ft. +/-

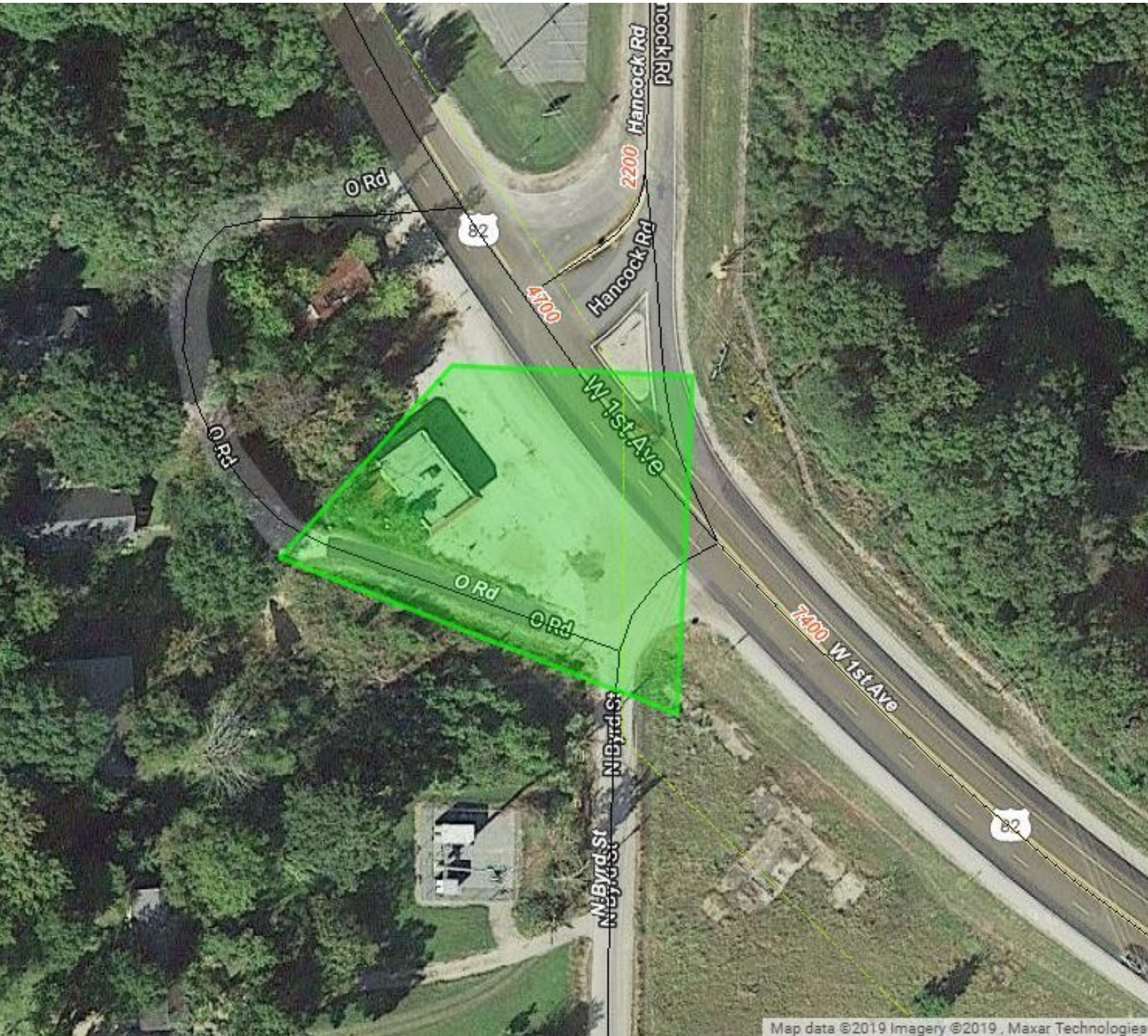
Zoning: C-4

PROPERTY OVERVIEW

Redevelopment Opportunity. .85 acres. Previous C-store. No fuel tanks on property. 1,334 SF +/- building. Priced at land value only. Selling As "Is Where Is".

Located in OPPORTUNITY ZONE





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

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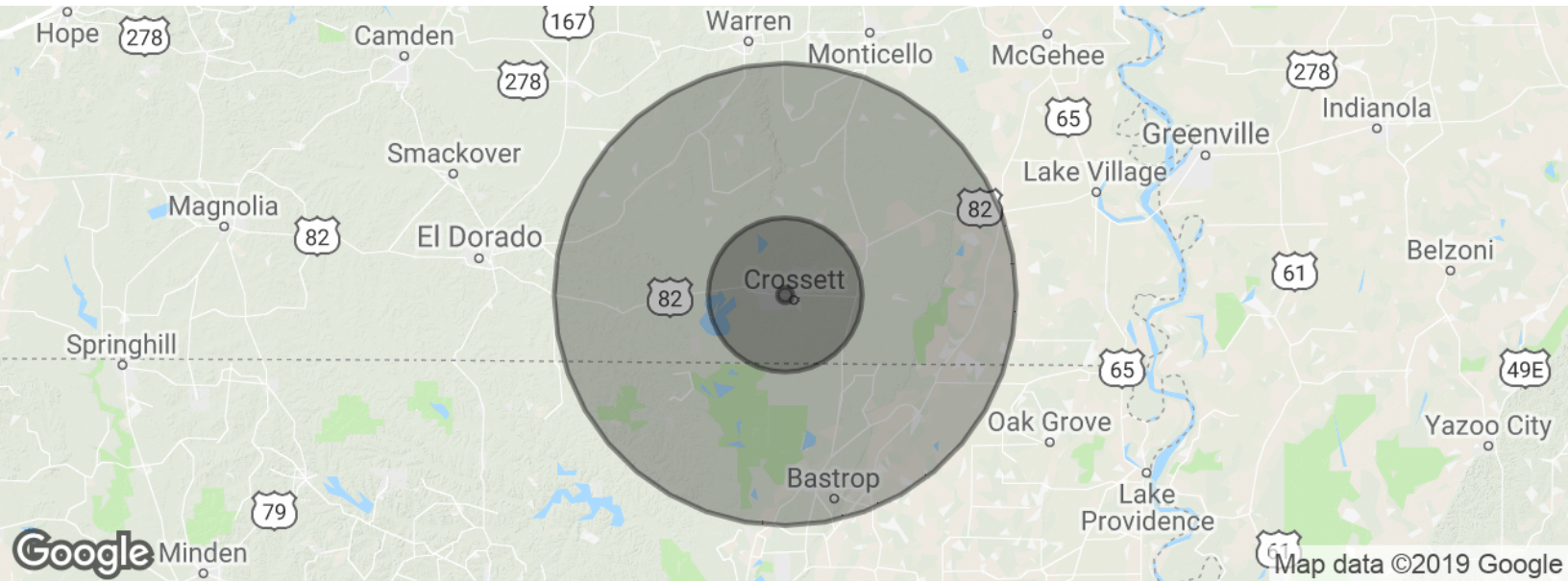
1501 N. University Avenue, Ste. 800
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GROUP

Demographics Map & Report

COMMERCIAL & INVESTMENT DIVISION



POPULATION

	1 MILE	10 MILES	30 MILES
Total population	385	16,213	67,927
Median age	37.7	38.5	38.8
Median age (Male)	36.8	37.8	38.2
Median age (Female)	38.1	38.9	39.6

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	162	6,588	26,099
# of persons per HH	2.4	2.5	2.6
Average HH income	\$47,134	\$45,217	\$44,577
Average house value		\$84,969	\$91,083

* Demographic data derived from 2010 US Census

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