

ARNETT REALTY & INVESTMENTS

Phone 501.843.1515

903B W. Main St. • Cabot, AR

Fax 501.843.1516

Prime Location

0.48 Ac

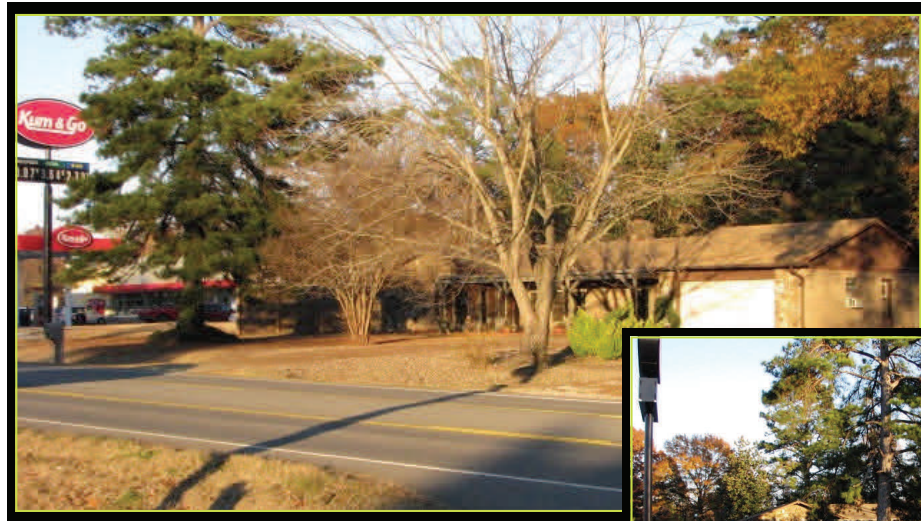
LIST PRICE:

\$217,400

MLS #10371386

FOR SALE

1307 S. PINE STREET - CABOT, AR



HEART OF CABOT

Prime Development Opportunity

- ◆ 100' Frontage on Pine St. & 209' Contiguous to Kum & Go.
- ◆ Approximately 200 yards from the new proposed Walmart Market Place.
- ◆ Estimated traffic count of 14,000 vehicles per day.
- ◆ Population over 20,000 within a 3 mile radius.

DIRECTIONS:

From Hwy 67/167N, take Exit 19 in Cabot. Keep right & continue east approximately 3.2 miles. Property ahead on left. Right beside Kum & Go.



Ted Arnett
Principal Broker



ted.arnett@yahoo.com

www.ARIREALTY.NET

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Property Location:

1307 S PINE STREET - CABOT, AR 72023



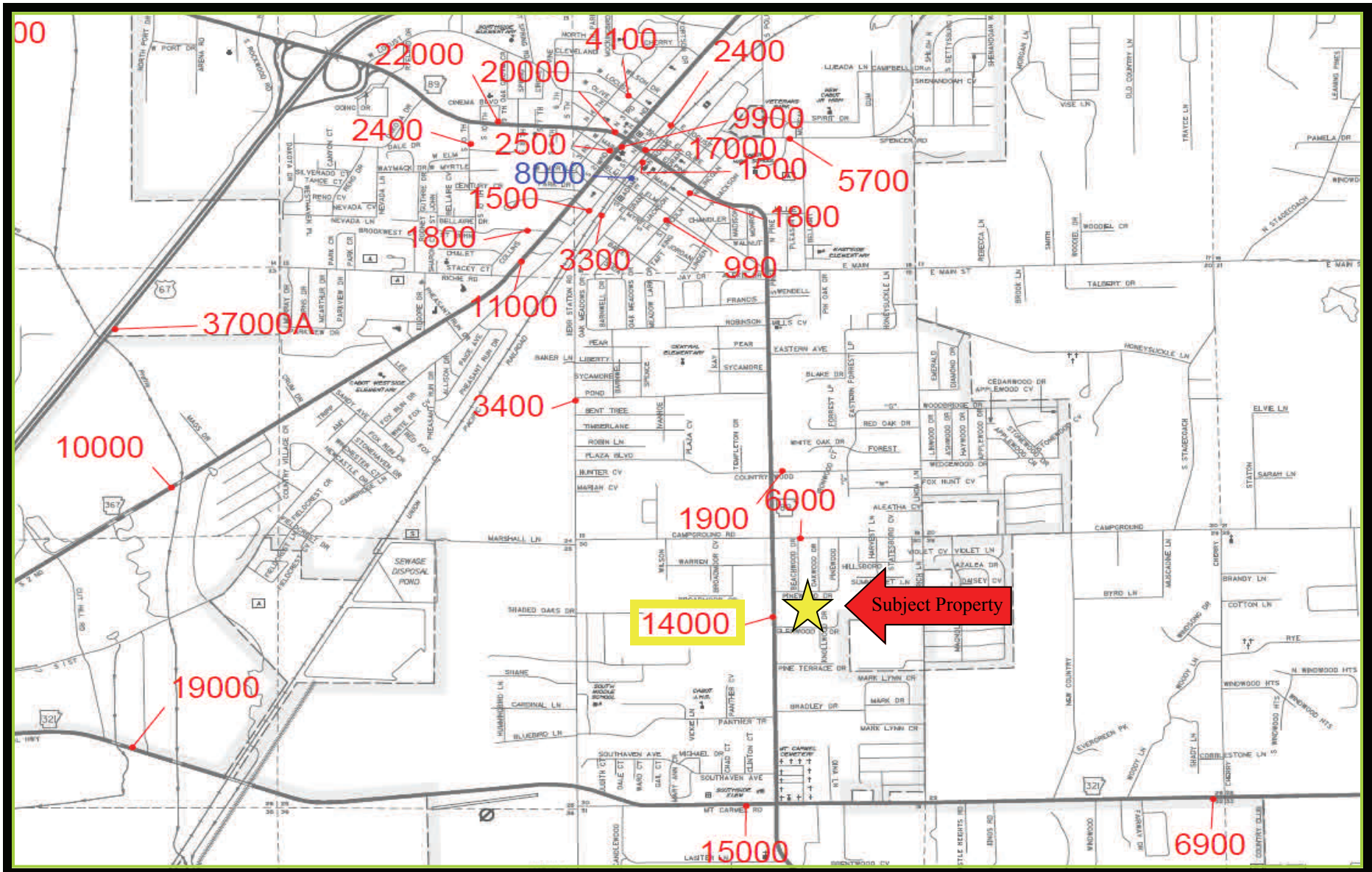
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Property Location:

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2010 DAILY ESTIMATED TRAFFIC MAP



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1307 S Pine Street
Cabot, AR 72023

1 Mile Radius

DEMOGRAPHIC ANALYSIS

Summary	Census 2010	2013	2018			
Population	6,184	6,373	6,685			
Households	2,200	2,278	2,395			
Families	1,736	1,789	1,868			
Average Household Size	2.81	2.79	2.79			
Owner Occupied Housing Units	1,691	1,704	1,791			
Renter Occupied Housing Units	509	574	604			
Median Age	33.0	33.4	34.0			
Trends: 2013 - 2018 Annual Rate	Area	State	National			
Population	0.96%	0.68%	0.71%			
Households	1.01%	0.70%	0.74%			
Families	0.87%	0.53%	0.63%			
Owner HHs	1.00%	0.75%	0.94%			
Median Household Income	1.83%	3.30%	3.03%			
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	148	6.5%	134	5.6%		
\$15,000 - \$24,999	188	8.3%	125	5.2%		
\$25,000 - \$34,999	200	8.8%	150	6.3%		
\$35,000 - \$49,999	357	15.7%	353	14.7%		
\$50,000 - \$74,999	555	24.4%	655	27.3%		
\$75,000 - \$99,999	430	18.9%	525	21.9%		
\$100,000 - \$149,999	375	16.5%	424	17.7%		
\$150,000 - \$199,999	12	0.5%	14	0.6%		
\$200,000+	14	0.6%	16	0.7%		
Median Household Income	\$58,396		\$63,924			
Average Household Income	\$66,684		\$72,092			
Per Capita Income	\$24,197		\$26,231			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	476	7.7%	488	7.7%	535	8.0%
5 - 9	573	9.3%	516	8.1%	521	7.8%
10 - 14	568	9.2%	568	8.9%	542	8.1%
15 - 19	401	6.5%	449	7.0%	481	7.2%
20 - 24	292	4.7%	345	5.4%	362	5.4%
25 - 34	983	15.9%	992	15.6%	1,012	15.1%
35 - 44	993	16.1%	996	15.6%	1,133	16.9%
45 - 54	774	12.5%	816	12.8%	815	12.2%
55 - 64	524	8.5%	573	9.0%	612	9.2%
65 - 74	367	5.9%	373	5.9%	394	5.9%
75 - 84	188	3.0%	206	3.2%	215	3.2%
85+	45	0.7%	51	0.8%	63	0.9%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,840	94.4%	5,949	93.3%	6,110	91.4%
Black Alone	91	1.5%	121	1.9%	170	2.5%
American Indian Alone	32	0.5%	39	0.6%	48	0.7%
Asian Alone	58	0.9%	74	1.2%	107	1.6%
Pacific Islander Alone	2	0.0%	2	0.0%	3	0.0%
Some Other Race Alone	70	1.1%	86	1.3%	119	1.8%
Two or More Races	91	1.5%	103	1.6%	127	1.9%
Hispanic Origin (Any Race)	243	3.9%	289	4.5%	384	5.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2013 and 2018.

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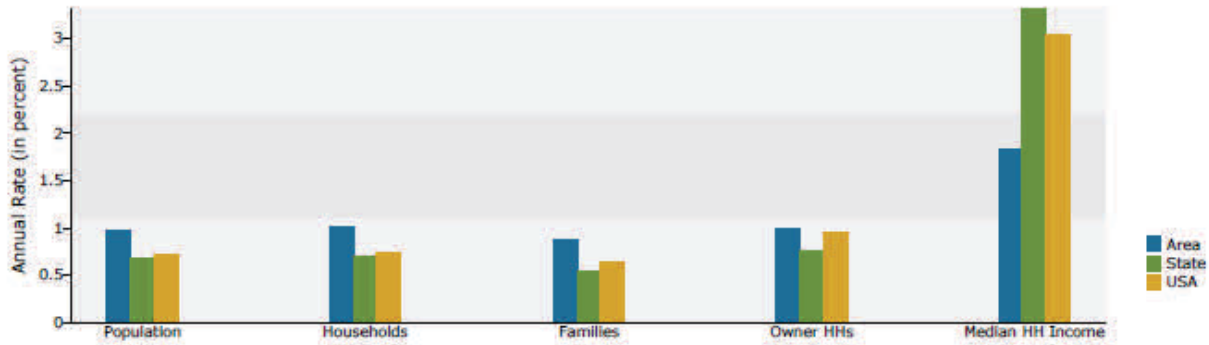
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Cabot, AR 72023

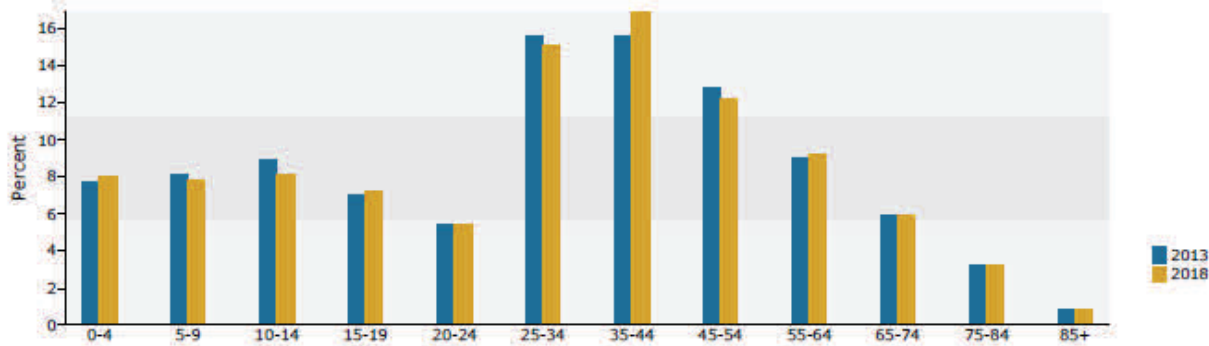
1 Mile Radius

DEMOGRAPHIC ANALYSIS

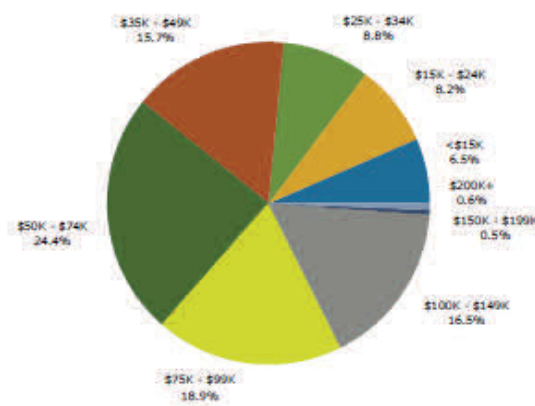
Trends 2013-2018



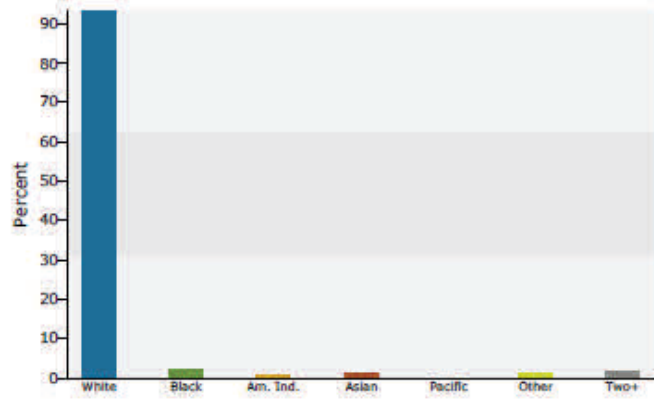
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 4.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2013 and 2018.

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1307 S Pine Street
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3 Mile Radius

DEMOGRAPHIC ANALYSIS

Summary	Census 2010		2013		2018	
Population	22,788		23,522		24,663	
Households	8,383		8,683		9,136	
Families	6,282		6,481		6,770	
Average Household Size	2.70		2.69		2.68	
Owner Occupied Housing Units	5,750		5,772		6,104	
Renter Occupied Housing Units	2,633		2,911		3,033	
Median Age	32.7		33.1		33.9	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	0.95%		0.68%		0.71%	
Households	1.02%		0.70%		0.74%	
Families	0.88%		0.53%		0.63%	
Owner HHs	1.12%		0.75%		0.94%	
Median Household Income	1.72%		3.30%		3.03%	
Households by Income	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,054	12.1%	975	10.7%	975	10.7%
\$15,000 - \$24,999	779	9.0%	529	5.8%	529	5.8%
\$25,000 - \$34,999	789	9.1%	614	6.7%	614	6.7%
\$35,000 - \$49,999	1,276	14.7%	1,292	14.1%	1,292	14.1%
\$50,000 - \$74,999	2,188	25.2%	2,621	28.7%	2,621	28.7%
\$75,000 - \$99,999	1,262	14.5%	1,561	17.1%	1,561	17.1%
\$100,000 - \$149,999	1,101	12.7%	1,260	13.8%	1,260	13.8%
\$150,000 - \$199,999	155	1.8%	195	2.1%	195	2.1%
\$200,000+	79	0.9%	91	1.0%	91	1.0%
Median Household Income	\$53,333		\$58,083		\$58,083	
Average Household Income	\$62,195		\$68,461		\$68,461	
Per Capita Income	\$23,122		\$25,522		\$25,522	
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,775	7.8%	1,813	7.7%	1,961	8.0%
5 - 9	1,963	8.6%	1,833	7.8%	1,845	7.5%
10 - 14	1,923	8.4%	1,926	8.2%	1,872	7.6%
15 - 19	1,579	6.9%	1,650	7.0%	1,708	6.9%
20 - 24	1,454	6.4%	1,551	6.6%	1,508	6.1%
25 - 34	3,524	15.5%	3,707	15.8%	3,895	15.8%
35 - 44	3,301	14.5%	3,371	14.3%	3,712	15.0%
45 - 54	2,978	13.1%	2,999	12.7%	2,939	11.9%
55 - 64	2,065	9.1%	2,263	9.6%	2,499	10.1%
65 - 74	1,286	5.6%	1,412	6.0%	1,612	6.5%
75 - 84	679	3.0%	723	3.1%	807	3.3%
85+	262	1.1%	274	1.2%	307	1.2%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,331	93.6%	21,747	92.5%	22,302	90.4%
Black Alone	343	1.5%	452	1.9%	627	2.5%
American Indian Alone	126	0.6%	143	0.6%	171	0.7%
Asian Alone	256	1.1%	328	1.4%	465	1.9%
Pacific Islander Alone	10	0.0%	10	0.0%	11	0.0%
Some Other Race Alone	267	1.2%	325	1.4%	445	1.8%
Two or More Races	455	2.0%	517	2.2%	641	2.6%
Hispanic Origin (Any Race)	936	4.1%	1,112	4.7%	1,460	5.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2013 and 2018.

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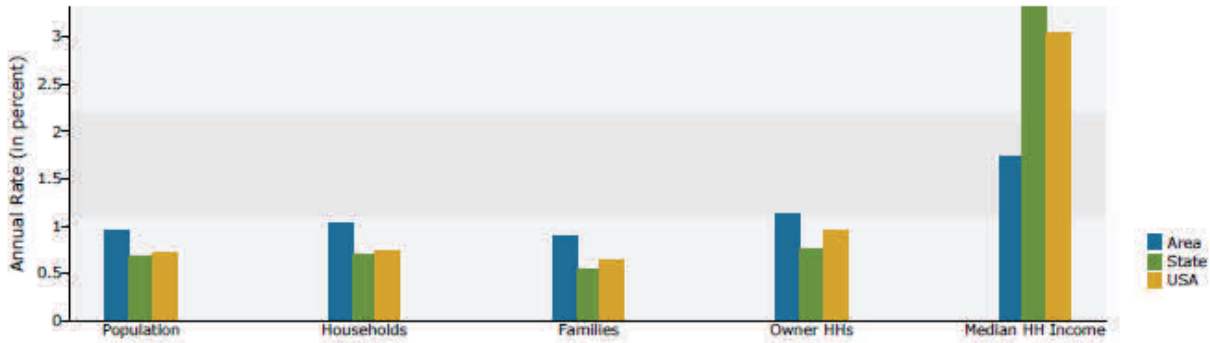
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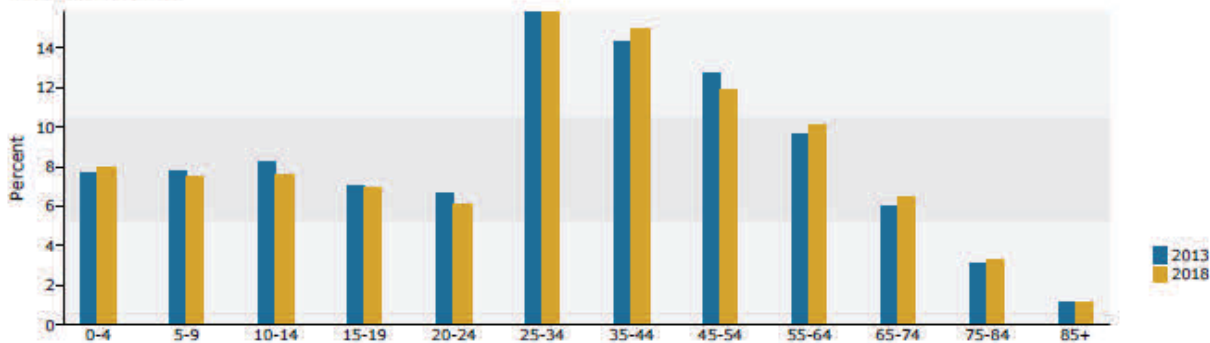
3 Mile Radius

DEMOGRAPHIC ANALYSIS

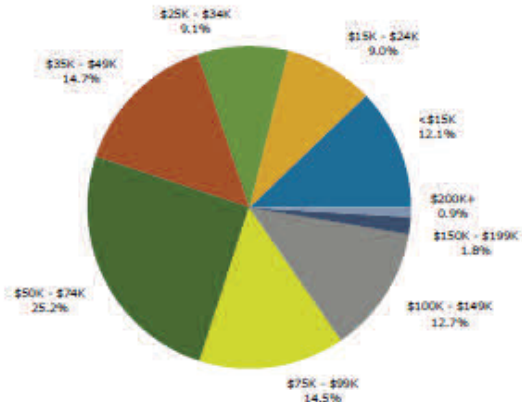
Trends 2013-2018



Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 4.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2013 and 2018.

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5 Mile Radius

DEMOGRAPHIC ANALYSIS

Summary	Census 2010		2013		2018	
Population	33,779		35,112		36,982	
Households	12,349		12,869		13,596	
Families	9,438		9,797		10,277	
Average Household Size	2.72		2.71		2.71	
Owner Occupied Housing Units	9,009		9,136		9,701	
Renter Occupied Housing Units	3,340		3,733		3,895	
Median Age	33.8		34.3		35.2	
Trends: 2013 - 2018 Annual Rate	Area	State	National			
Population	1.04%	0.68%	0.71%			
Households	1.11%	0.70%	0.74%			
Families	0.96%	0.53%	0.63%			
Owner HHs	1.21%	0.75%	0.94%			
Median Household Income	1.79%	3.30%	3.03%			
Households by Income	2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,430	11.1%	1,327	9.8%	1,327	9.8%
\$15,000 - \$24,999	1,167	9.1%	800	5.9%	800	5.9%
\$25,000 - \$34,999	1,121	8.7%	876	6.4%	876	6.4%
\$35,000 - \$49,999	1,862	14.5%	1,895	13.9%	1,895	13.9%
\$50,000 - \$74,999	3,120	24.2%	3,722	27.4%	3,722	27.4%
\$75,000 - \$99,999	2,047	15.9%	2,527	18.6%	2,527	18.6%
\$100,000 - \$149,999	1,666	12.9%	1,907	14.0%	1,907	14.0%
\$150,000 - \$199,999	292	2.3%	357	2.6%	357	2.6%
\$200,000+	163	1.3%	185	1.4%	185	1.4%
Median Household Income	\$54,732		\$59,798		\$59,798	
Average Household Income	\$64,906		\$71,586		\$71,586	
Per Capita Income	\$23,946		\$26,483		\$26,483	
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,496	7.4%	2,552	7.3%	2,753	7.4%
5 - 9	2,823	8.4%	2,651	7.6%	2,663	7.2%
10 - 14	2,804	8.3%	2,829	8.1%	2,771	7.5%
15 - 19	2,390	7.1%	2,454	7.0%	2,541	6.9%
20 - 24	2,040	6.0%	2,231	6.4%	2,167	5.9%
25 - 34	4,913	14.5%	5,209	14.8%	5,498	14.9%
35 - 44	4,919	14.6%	5,005	14.3%	5,437	14.7%
45 - 54	4,767	14.1%	4,794	13.7%	4,693	12.7%
55 - 64	3,339	9.9%	3,715	10.6%	4,155	11.2%
65 - 74	2,010	6.0%	2,265	6.5%	2,668	7.2%
75 - 84	943	2.8%	1,055	3.0%	1,235	3.3%
85+	333	1.0%	351	1.0%	403	1.1%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	31,781	94.1%	32,680	93.1%	33,745	91.2%
Black Alone	459	1.4%	598	1.7%	823	2.2%
American Indian Alone	188	0.6%	217	0.6%	267	0.7%
Asian Alone	362	1.1%	464	1.3%	660	1.8%
Pacific Islander Alone	18	0.1%	19	0.1%	22	0.1%
Some Other Race Alone	321	1.0%	390	1.1%	537	1.5%
Two or More Races	649	1.9%	744	2.1%	929	2.5%
Hispanic Origin (Any Race)	1,200	3.6%	1,438	4.1%	1,907	5.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2013 and 2018.

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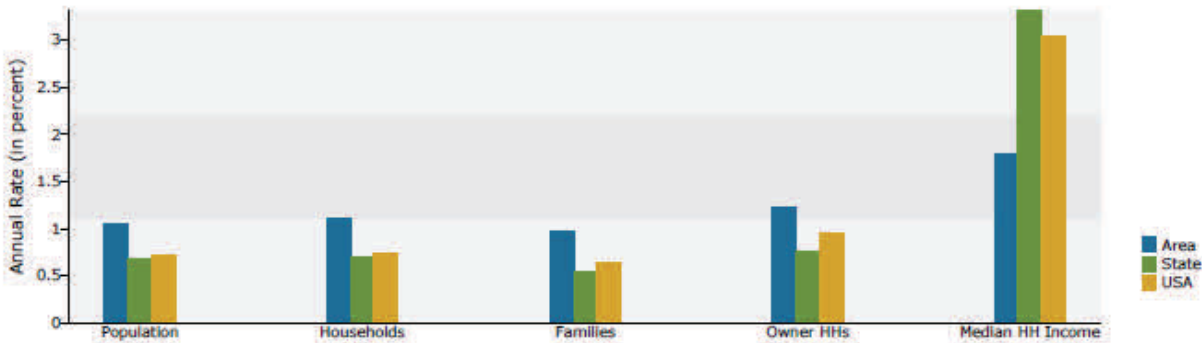
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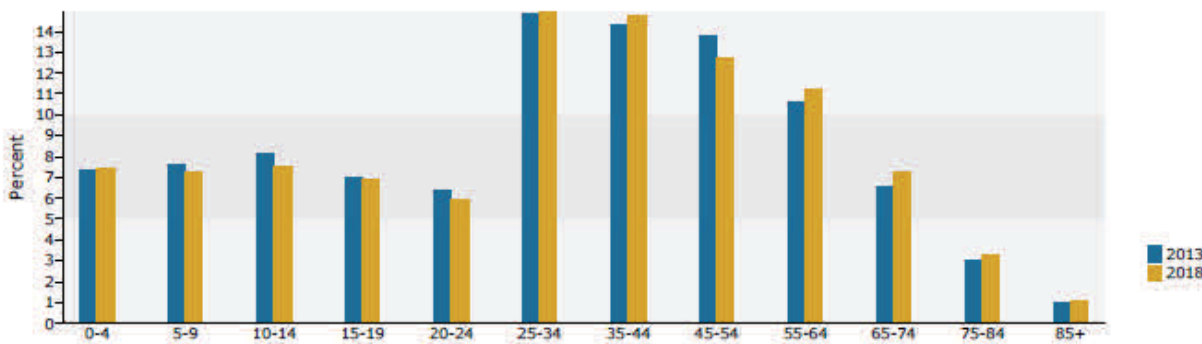
5 Mile Radius

DEMOGRAPHIC ANALYSIS

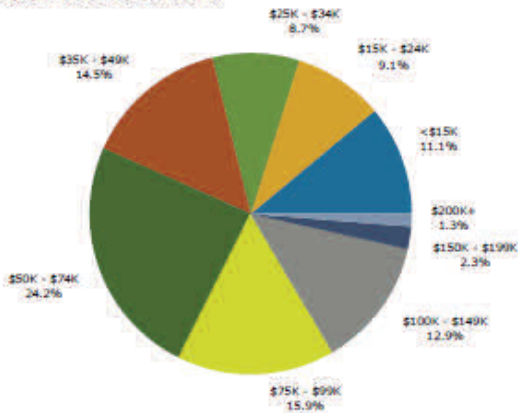
Trends 2013-2018



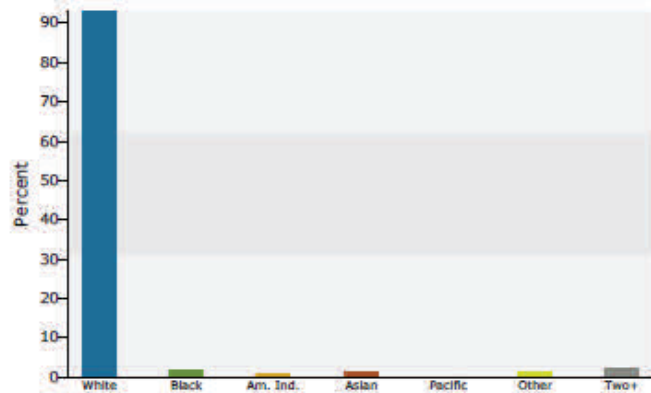
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 4.1%

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MLS #:	10371386	Area:	014
Status:	New Listing	CABOT SCHOOL DISTRICT	
Type:	Building and Land	List Price:	\$217,400
City:	Cabot	Orig. Price:	\$217,400
Inside City Limits?	No	Subdivision:	Pinewood Estates II
Virtual Tour:		Sale/Rent:	For Sale
To Show Call:			

SOLD INFORMATION			
SP:	ConDte:	SP/SqFt:	SAG:
FIN:	CLSD:		SO:

Address: 1307 S Pine Street

List Agent: [Ted Arnett - Office: \(501\) 843-1515](#)

List Office: [Arnett Realty & Investments, Inc.](#)

Ofc: (501) 843-1515

Appx SQFT: 2399 **LP/SqFt:** 90.62

Appx Yr Built: 1980

Appx Lot Size: 100 x 209

Legal: On File

In-House #:

Market Time: 6

County: Lonoke

Zip: 72023

Appx Acreage: 0.48

Owner Name:

Owner Phone:

Foreclosure (REO): NO

Sub Agent Comp: 0.00

Buyers Agent Comp: 3.2

Entered Twice: No

Listing Svcs: 1. Full Service

Will Subd: No

New Construction? No

Owner ID#:

Short Sale?: NO

FEATURES

Owner/Agent Disclosure	Listing Agent is neither owner nor of any relation to owner	FINANCING (NEW)	New Loan-Conventional, Cash At Closing
ACCURACY OF EXPENSES	None	POSSESSION	Building, Land
BUSINESS TYPE	Retail, Professional Service, Restaurant	PRICE INCLUDES	Unknown
DOCUMENTS ON FILE	None	REASON FOR SALE	Paved
EXPENSES INCLUDE	None	ROAD SURFACE	Composition
EXTERIOR	Brick & Frame Combo	ROOF	Call Listing Office/Agent, By Appointment Only, Occupied
FLOORS	Partial Carpet	SHOWING INSTRUCTIONS	Tax Records
FOUNDATION	Slab	SOURCE OF SQUARE FEET	One Story
HEATING & AIR	Central Heat-Electric, Central Heat -Unspecified	STORIES	Traditional
LEASE TYPE	None	STYLE	None
LOT	Level	TENANT EXPENSES	High Traffic Location, High Visibility
		TRANSPORTATION/LOCATION	Sewer-Public, Water-Public, Electric -Municipal
		UTILITIES	Sheet Rock
		WALLS	Normal Wrkng Ord, As O&A
		WARRANTY	

FINANCIAL

Annual Tax:	1,030.73	Annual Income:	0
Annual SI Tax:		Annual Expenses:	0
Heated SF:		Warehouse SF:	
Cooled SF:		Inside City Limits?	No

BUSINESS

Business Name:	None
# Buildings:	1
# Parking Spaces:	5
Employees Notified?	
Inventory:	

PUBLIC REMARKS

Prime location in the heart of Cabot! Great, level lot in the process of being re-zoned from R-1 to C-2. Outstanding exposure w/over 8,500 homes & 20,000 population within a 3 mile radius. Plus, 100' frontage on a main thoroughfare w/an estimated traffic count of 14,000 vehicles per day. Area is seeing exceptional growth with corporate franchises such as Family Dollar, Kum N Go, and proposed Walmart Neighborhood Market. Get in while you can!

DIRECTIONS

From 67/167N, take Exit 19 for Cabot. Keep right. Continue East approximately 3.2 miles. Property ahead on left, adjacent to Kum & Go.

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