

For Sale

Development Potential

\$449,000

11.52 Acres

Main St. SW Hwy 72

Gravette, Arkansas 72736

Property Highlights

- Frontage to Highway 72
- Corner Lot that is Cleared and Level
- This property offers many opportunities for development
- All Utilities Available
- Prime land located near the heart of downtown Gravette

Directions

From downtown Gravette at four-way stop at intersection of Hwy 72 & 59 turn North on Hwy 59. Two blocks turn West on Hwy 72. Travel approx. 0.7 miles. Subject property on Right across street from Gravette Post Office which is located at 613 Main Street.

OFFERING SUMMARY

Sale Price	\$449,000
Lot Size	11.52 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	154	\$48,670
5 Miles	5,469	\$56,346
10 Miles	24,086	\$57,929

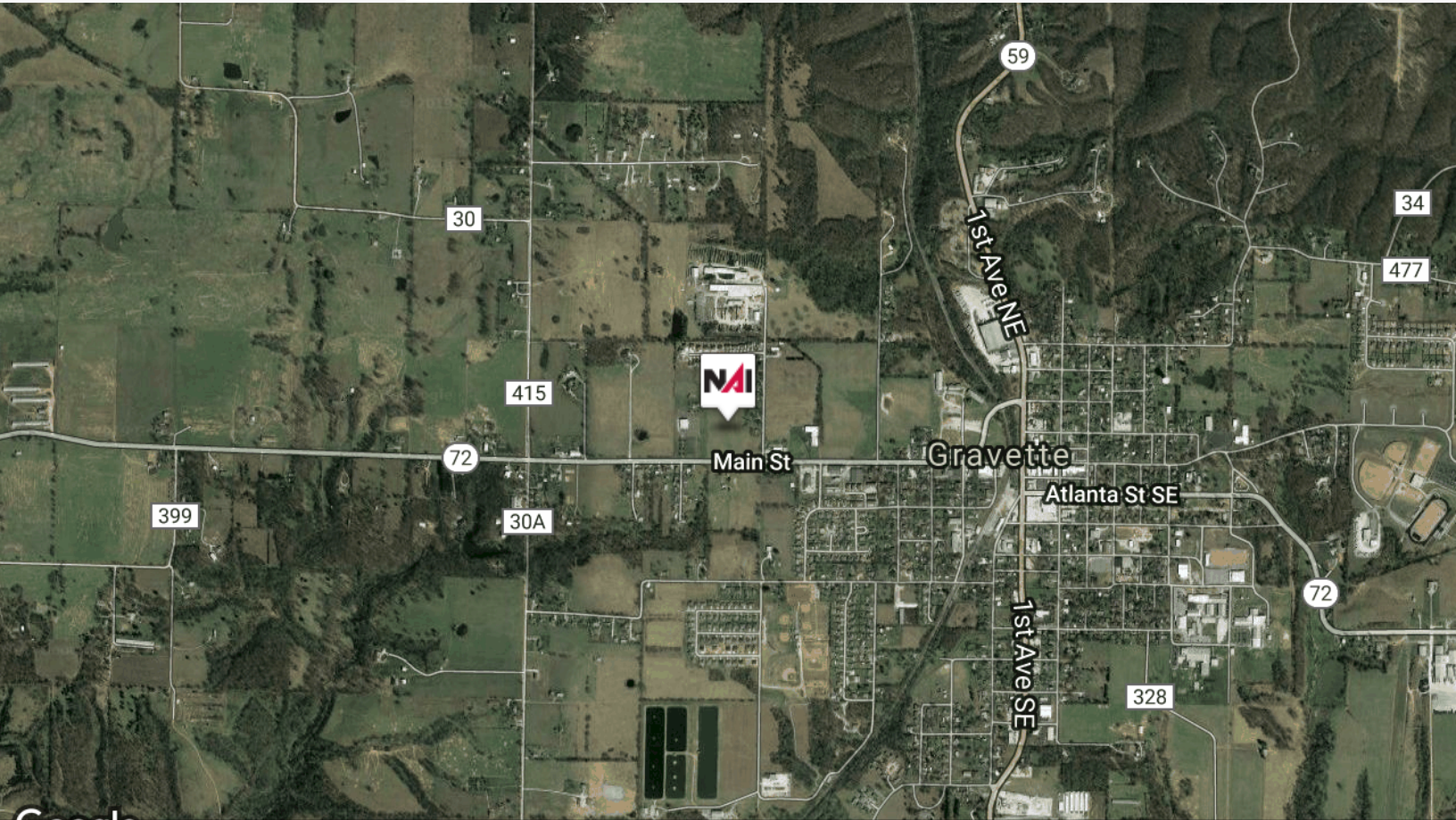
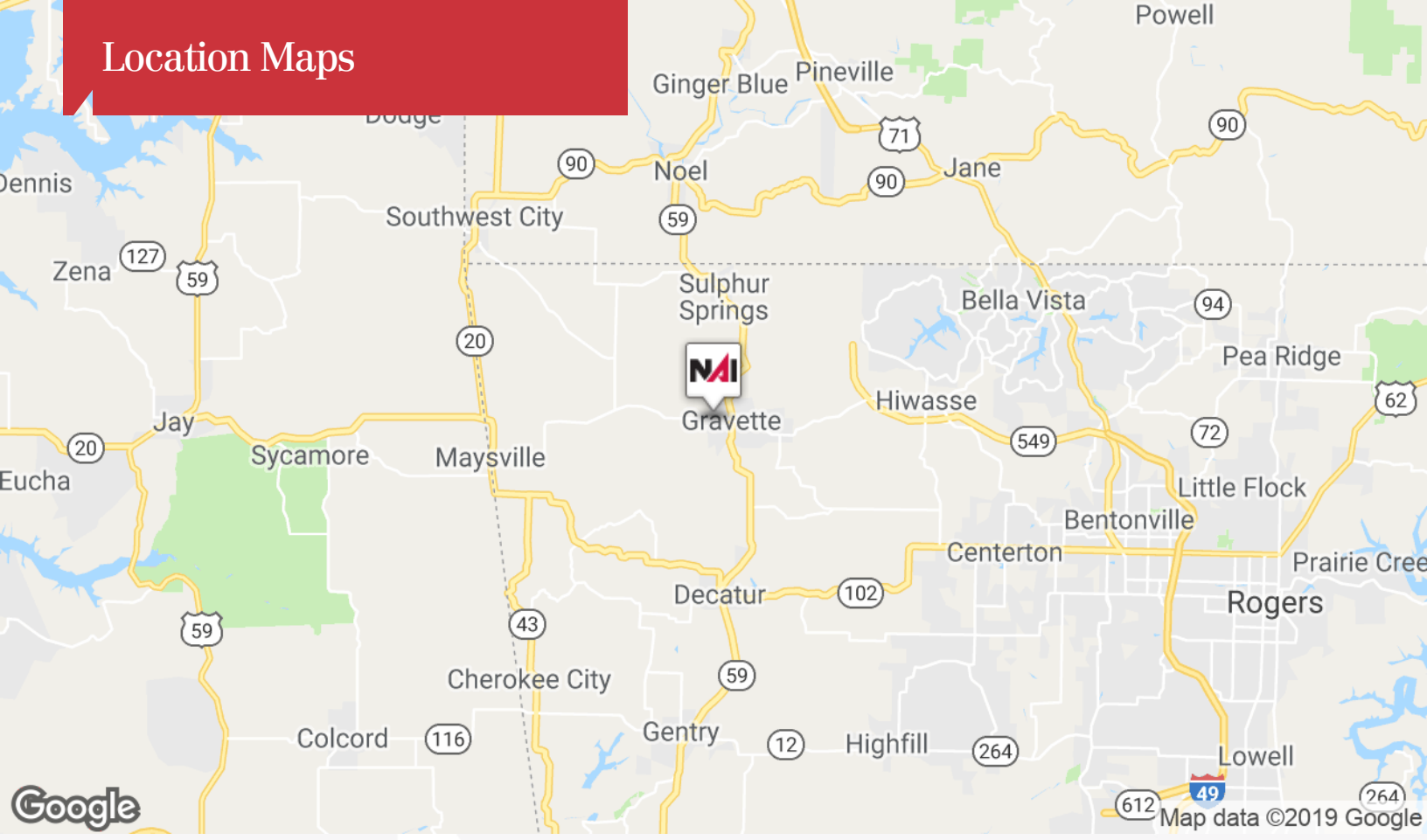
For more information

Roger Reithemeyer CCIM

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Location Maps



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Additional Photos



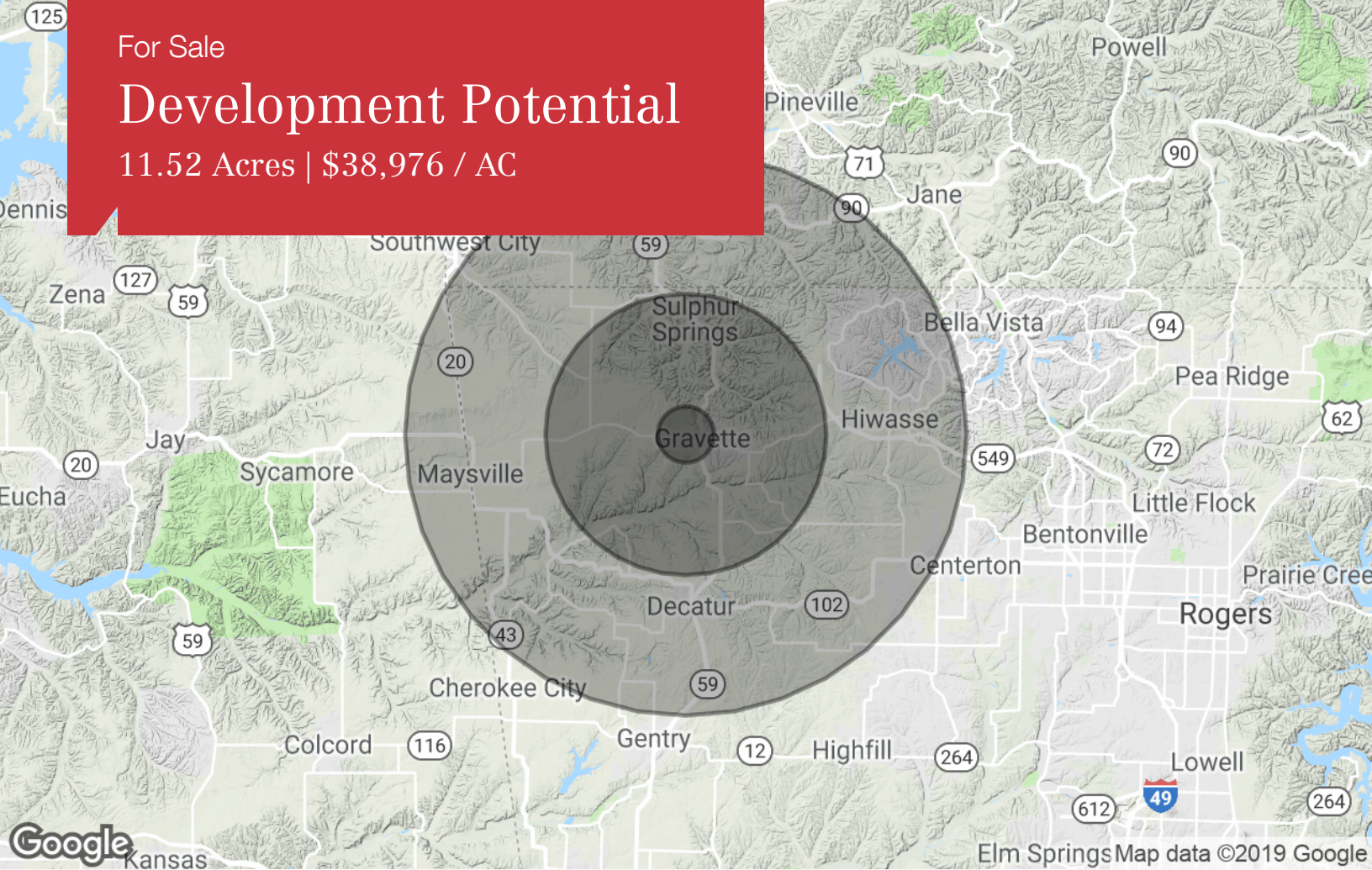
Additional Photos



For Sale

Development Potential

11.52 Acres | \$38,976 / AC



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	154	5,469	24,086
MEDIAN AGE	32.5	33.6	36.5
MEDIAN AGE (MALE)	31.5	32.4	35.7
MEDIAN AGE (FEMALE)	33.4	34.4	37.0

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	53	1,943	8,797
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$48,670	\$56,346	\$57,929
AVERAGE HOUSE VALUE		\$180,978	\$186,290

Race

	1 Mile	5 Miles	10 Miles
% WHITE	87.2%	89.4%	89.5%
% BLACK	0.0%	0.5%	0.7%
% ASIAN	9.5%	5.0%	3.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.4%	1.9%	2.1%
% OTHER	2.0%	3.3%	4.3%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	5.2%	7.1%	10.6%

* Demographic data derived from 2010 US Census



Roger T. Reithemeyer MBA, CCIM

Commercial Advisor

Scope of Responsibilities

Roger joins NAI Capstone as a Commercial Real Estate Advisor specializing in medical office and general purpose office services. These services include:

Site Selection	Leasing	Market Analysis
Sales	Acquisitions	Tenant Representation

What Makes Me Stand Out

Highest Level of Accountability	Well Respected in the Community
Delivering on a Commitment	Persistence in Serving my Clients
Consistent Values	Reliability

Certified Commercial Investment Member (CCIM) with Skill Sets:

- Commercial Real Estate Financial Analysis
- Market Analysis
- User Decision Analysis
- Investment Analysis

Notable Projects

- 20 Years of Experience with Real Estate Processes
- Corporate Liason / Relationship with more than 220 Strategic National Partners
- Managed Real Estate Portfolio of more than 450 Businesses
- Responsible for Corporate Land Dispositions Generating \$10M in Sales
- Generated \$12M in Income from Real Estate and Leasing Projects

Background & Experience

Wal-Mart Stores, Inc. Realty Division:

Responsible for Land Disposition, Special Projects, Tenant Leasing, and Realty Management.

Wal-Mart Stores, Inc. Health & Wellness Division:

Supported Integration of Medical Clinics, Pharmacies, Vision Centers, and Durable Medical Equipment into Total Store Operations.

Wal-Mart Stores, Inc.:

Walmart Store and Sam's Club Operations serving as management in: Arkansas • Tennessee • Texas • Florida • Louisiana • Illinois • Missouri

Education

(John Brown University)

Master of Business Administration - International Business

MBA International Business Practicum - Brasil Studies Program

Bachelor of Science Degree - Organizational Management

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