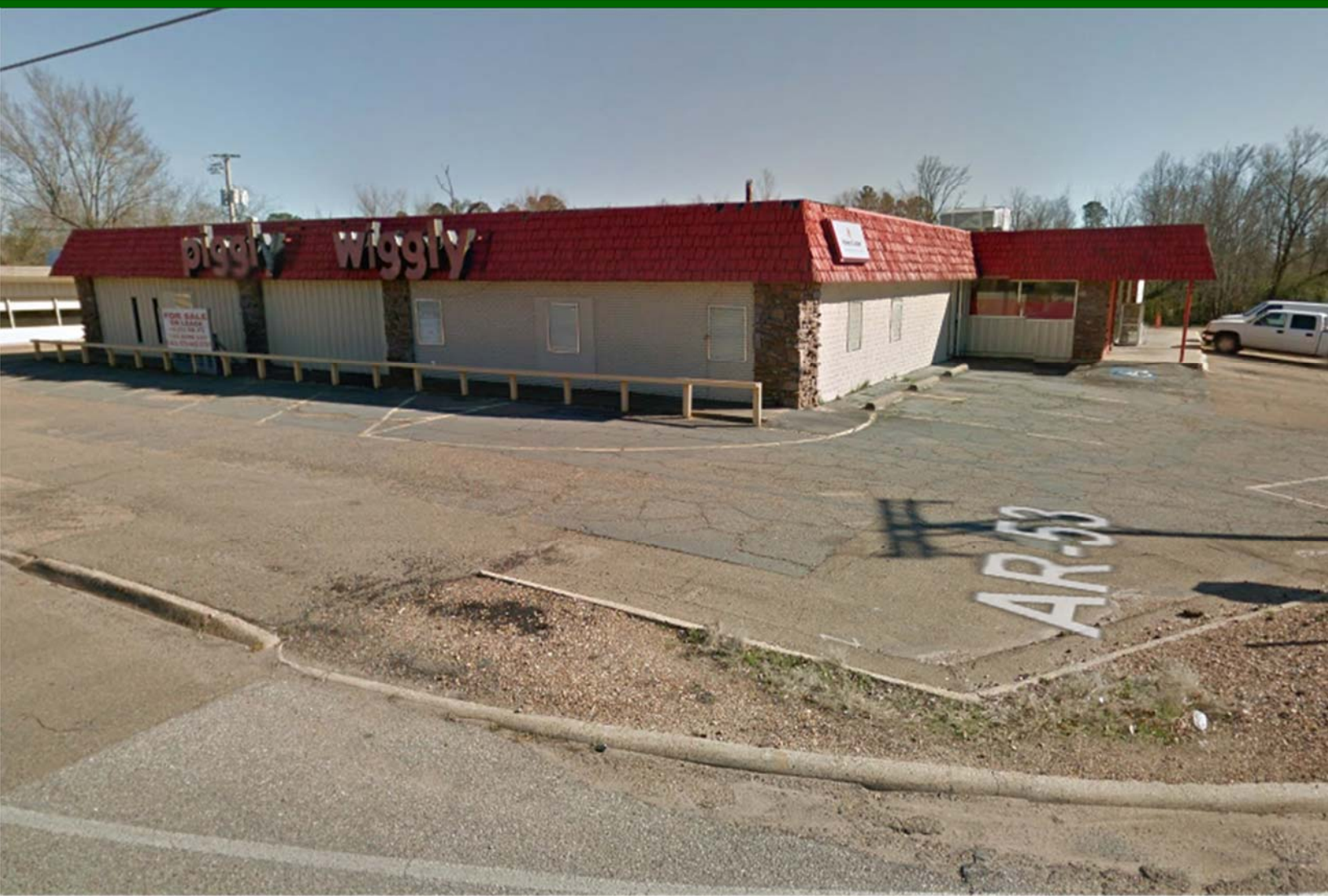


827 Central Ave Stamps, AR

OFFERING MEMORANDUM



Offered By:

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903.244.8368

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**CURT GREEN
& COMPANY, LLC**
— COMMERCIAL REAL ESTATE —

827 Central Ave

DISCLAIMER & CONFIDENTIALITY

This Offering Memorandum was prepared by Curt Green & Company, LLC (“Broker”) solely for the purpose of prospective purchasers of the real properties commonly known as 827 Central Ave., Stamps, AR. (“Property”). Neither the broker, nor the owner of the Property (“Owner”), makes any representations or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Offering Memorandum.

Prospective Purchasers of the Property are advised (i) that any changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum was prepared, and (ii) that projections contained herein are based upon assumptions of the events beyond the control of Broker and, therefore, may be subject to variation. Prospective purchasers of the property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. This Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner or Broker shall have no legal commitment or obligation to any entity at any time with or without notice. The Owner or Broker shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence; (ii) that you will not photocopy or duplicate any part of the Offering Memorandum; (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Broker; and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Owner or the Broker.

The Broker is the Seller/Owner’s Agent and represents the Owner/Seller.

If you have no interest in the Property, please return the Offering Memorandum forthwith.



OVERVIEW

- Former Piggly Wiggly grocery store
- Incinerator on property
- Multiple refrigeration units
- New tank-less hot water heater in Deli area



Curt Green & Company is pleased to present for sale or lease the former Piggly Wiggly grocery store building. The property has total building SF of 14,333.

The property is located at 827 Central Ave, a main thoroughfare in Stamps, AR at the intersection of U.S. 82 and Miller County 53.



ADDITIONAL PHOTOS



This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



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EXECUTIVE SUMMARY

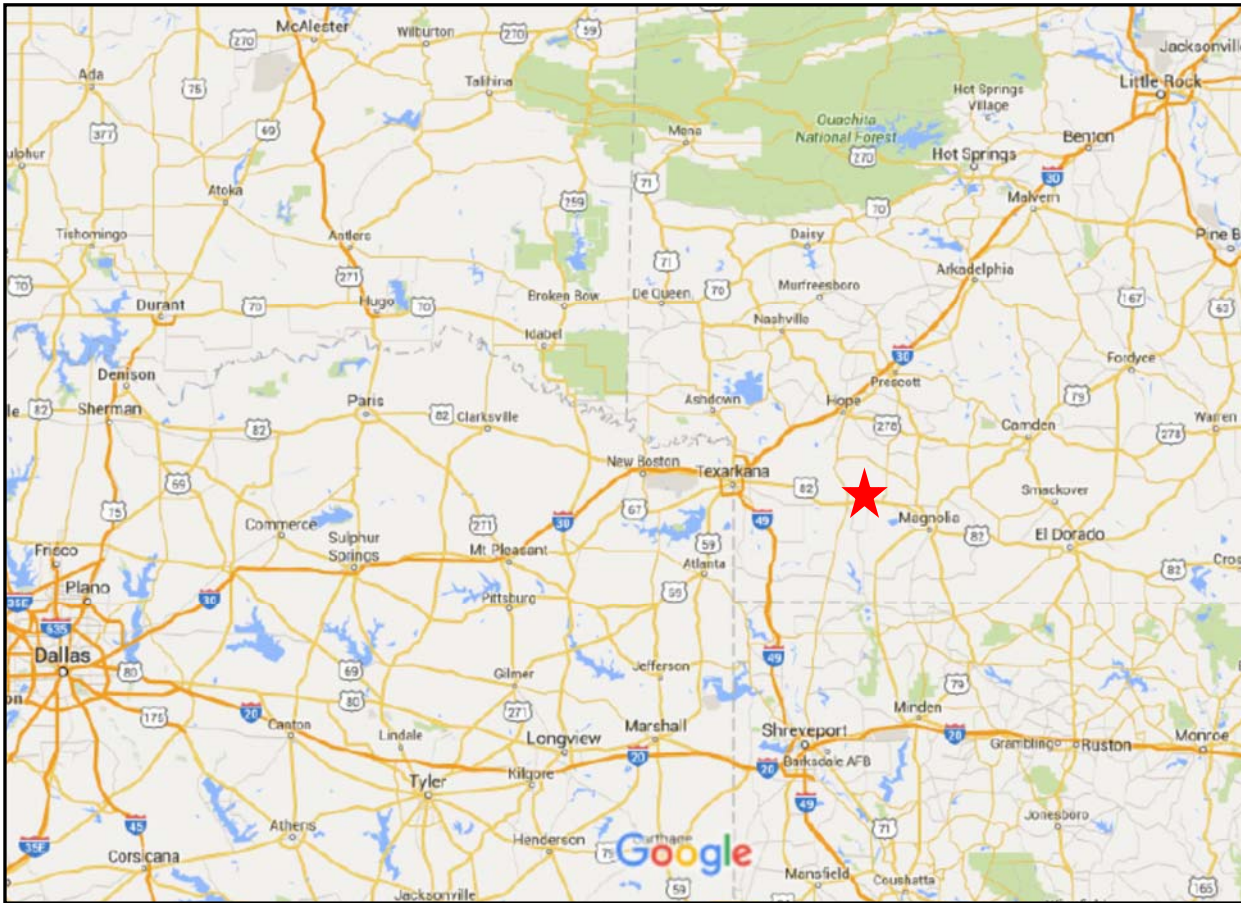
Property Location:	827 Central Ave Stamps, AR 71860
Lot Size:	43,560 SF
Building Size Total:	14,333 SF
Sales Price:	\$350,000
Lease Price/Terms:	
Remarks:	Large concrete block building, formerly uses as a Piggly Wiggly grocery store.



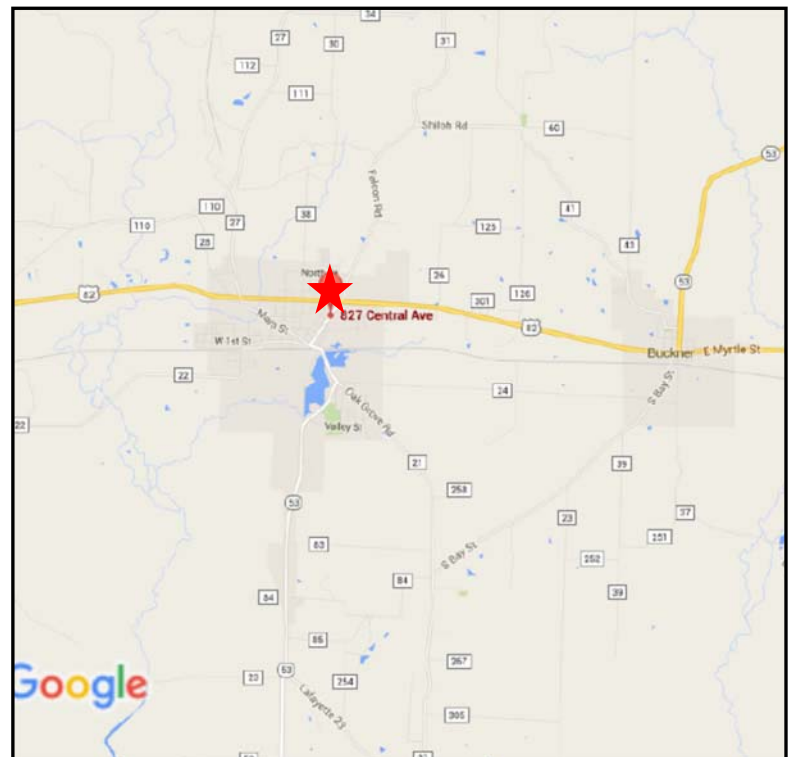
827 Central Ave.

Stamps, AR

Property Description



Regional Map



Local Map

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DEMOGRAPHIC REPORT



Executive Summary

827 Central Ave, Stamps, Arkansas, 71860
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.36357
Longitude: -93.49044

	1 mile	3 miles	5 miles
Population			
2000 Population	1,530	2,847	3,797
2010 Population	1,331	2,336	3,165
2015 Population	1,300	2,259	3,085
2020 Population	1,259	2,173	2,980
2000-2010 Annual Rate	-1.38%	-1.96%	-1.80%
2010-2015 Annual Rate	-0.45%	-0.64%	-0.49%
2015-2020 Annual Rate	-0.64%	-0.77%	-0.69%
2015 Male Population	47.5%	48.6%	48.8%
2015 Female Population	52.5%	51.4%	51.2%
2015 Median Age	40.9	41.2	42.2

In the identified area, the current year population is 3,085. In 2010, the Census count in the area was 3,165. The rate of change since 2010 was -0.49% annually. The five-year projection for the population in the area is 2,980 representing a change of -0.69% annually from 2015 to 2020. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 40.9, compared to U.S. median age of 37.9.

Race and Ethnicity

	1 mile	3 miles	5 miles
2015 White Alone	55.9%	52.3%	54.6%
2015 Black Alone	41.7%	45.4%	43.0%
2015 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2015 Asian Alone	0.1%	0.1%	0.2%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	1.2%	1.0%	1.0%
2015 Two or More Races	0.8%	0.8%	0.9%
2015 Hispanic Origin (Any Race)	2.5%	1.9%	1.9%

Persons of Hispanic origin represent 1.9% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.5 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	631	1,126	1,517
2010 Households	550	962	1,315
2015 Total Households	539	939	1,295
2020 Total Households	522	905	1,253
2000-2010 Annual Rate	-1.36%	-1.56%	-1.42%
2010-2015 Annual Rate	-0.38%	-0.46%	-0.29%
2015-2020 Annual Rate	-0.64%	-0.73%	-0.66%
2015 Average Household Size	2.32	2.35	2.33

The household count in this area has changed from 1,315 in 2010 to 1,295 in the current year, a change of -0.29% annually. The five-year projection of households is 1,253, a change of -0.66% annually from the current year total. Average household size is currently 2.33, compared to 2.36 in the year 2010. The number of families in the current year is 856 in the specified area.



DEMOGRAPHIC REPORT



Executive Summary

827 Central Ave, Stamps, Arkansas, 71860
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.36357
Longitude: -93.49044

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$27,455	\$27,568	\$28,028
2020 Median Household Income	\$30,981	\$30,864	\$31,280
2015-2020 Annual Rate	2.45%	2.28%	2.22%
Average Household Income			
2015 Average Household Income	\$37,936	\$38,140	\$38,800
2020 Average Household Income	\$42,131	\$42,297	\$43,082
2015-2020 Annual Rate	2.12%	2.09%	2.12%
Per Capita Income			
2015 Per Capita Income	\$15,656	\$15,924	\$16,228
2020 Per Capita Income	\$17,375	\$17,679	\$18,031
2015-2020 Annual Rate	2.11%	2.11%	2.13%

Households by Income

Current median household income is \$28,028 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$31,280 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$38,800 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$43,082 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$16,228 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$18,031 in five years, compared to \$32,501 for all U.S. households

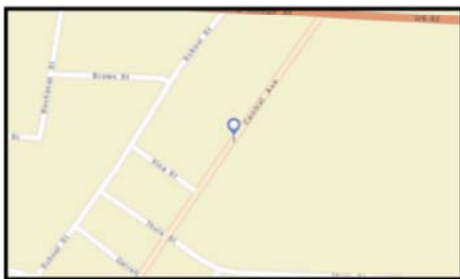
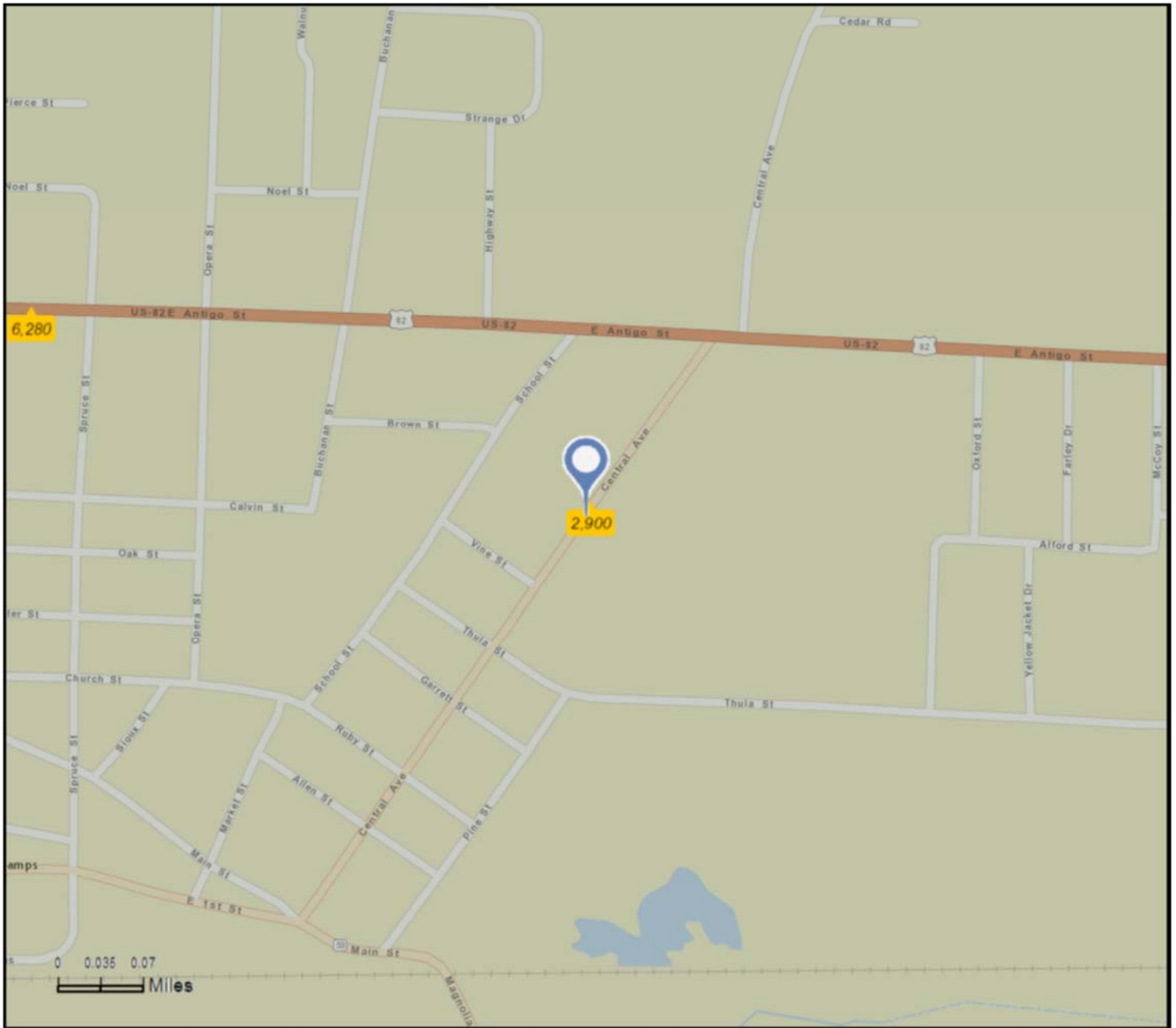
Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	772	1,348	1,826
2000 Owner Occupied Housing Units	481	860	1,177
2000 Renter Occupied Housing Units	151	267	339
2000 Vacant Housing Units	140	221	310
2010 Total Housing Units	705	1,222	1,677
2010 Owner Occupied Housing Units	402	711	984
2010 Renter Occupied Housing Units	148	251	331
2010 Vacant Housing Units	155	260	362
2015 Total Housing Units	705	1,222	1,677
2015 Owner Occupied Housing Units	376	665	931
2015 Renter Occupied Housing Units	163	274	364
2015 Vacant Housing Units	166	283	382
2020 Total Housing Units	705	1,221	1,672
2020 Owner Occupied Housing Units	362	638	897
2020 Renter Occupied Housing Units	159	267	357
2020 Vacant Housing Units	183	316	419

Currently, 55.5% of the 1,677 housing units in the area are owner occupied; 21.7%, renter occupied; and 22.8% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 1,677 housing units in the area - 58.7% owner occupied, 19.7% renter occupied, and 21.6% vacant. The annual rate of change in housing units since 2010 is 0.00%. Median home value in the area is \$52,092, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 6.09% annually to \$70,000.



TRAFFIC COUNT MAP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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