



2844 SF Automotive Repair Building Paragould, AR

For Additional Information Contact:

Jason Gazaway

Gazaway Realty, Inc.

2210 W Kingshighway

Suite 9

Paragould, AR 72450

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(870) 236-1115 Office

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FOR SALE OR LEASE

1413 E Kingshighway, Paragould, AR

Features

2844 sq ft building

0.59 acres

Lease \$1500/Mo

\$125,000

3 Bays + Office

2006 Traffic Count
15,000 CPD

For more information,
please contact:

Jason Gazaway

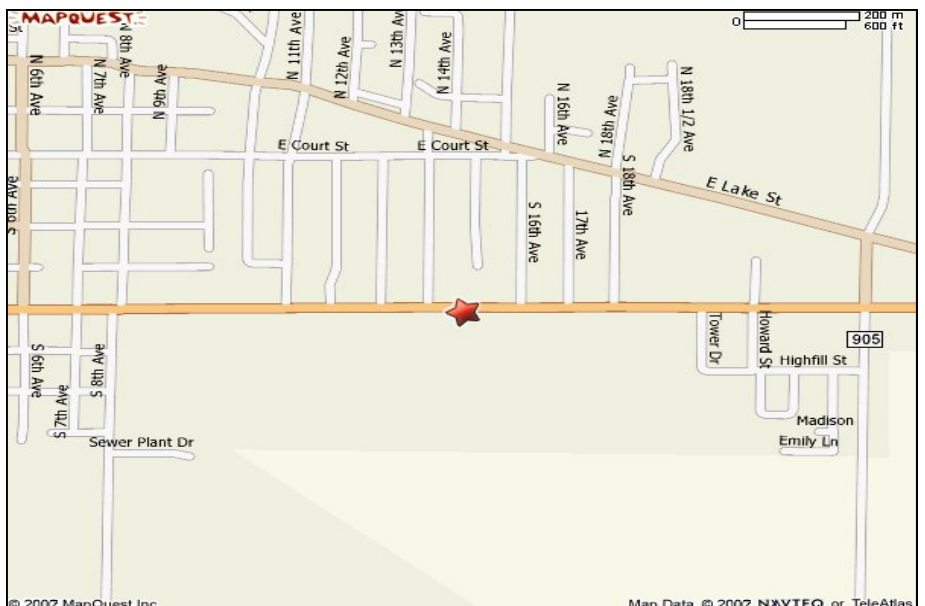
Principal Broker

870.236.1115 Office

870-215-1300 Cell

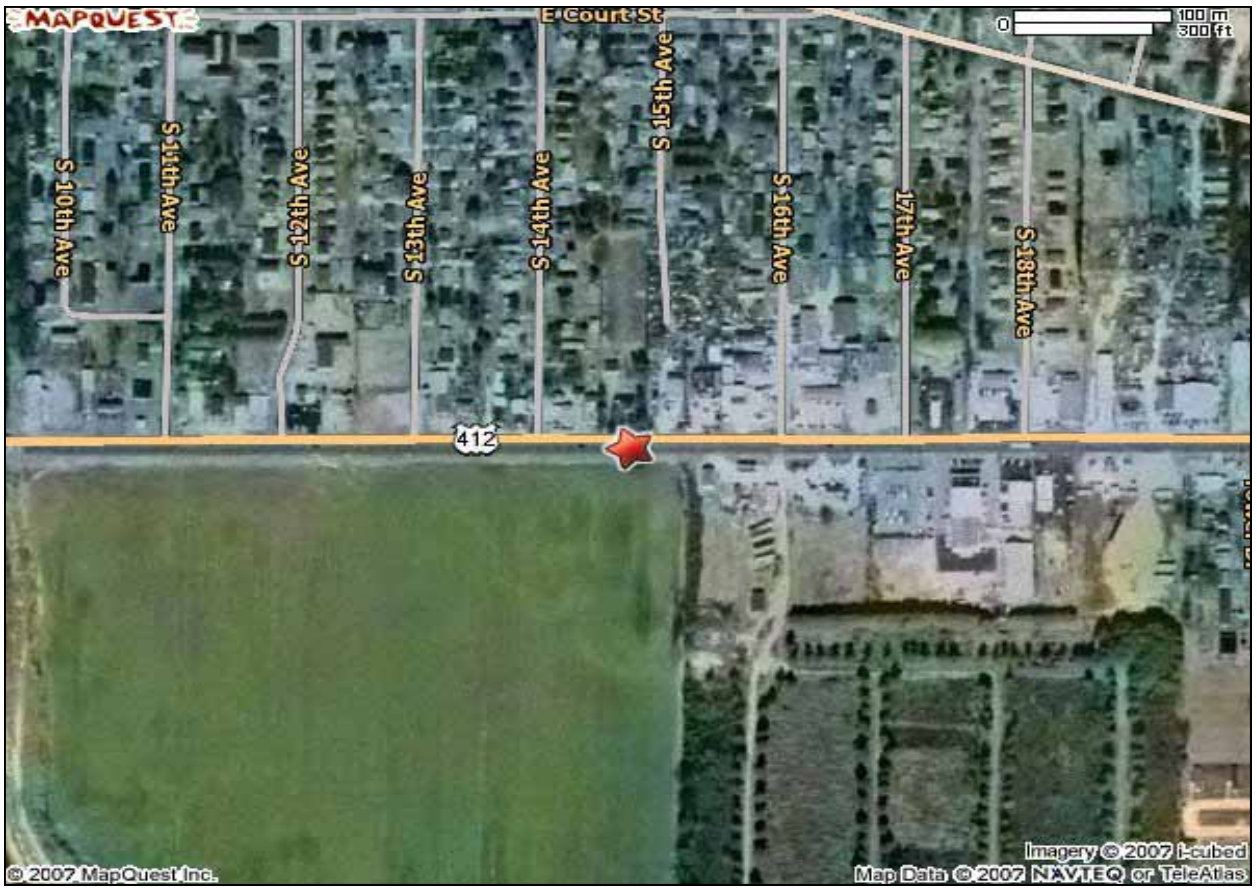
jgazaway@gazawayrealty.com

2210 W. Kingshighway, Ste 9
Paragould, AR 72450



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Description of Survey for: Jason Gazaway

OF:

The following described lands in Greene County, Arkansas, to-wit:

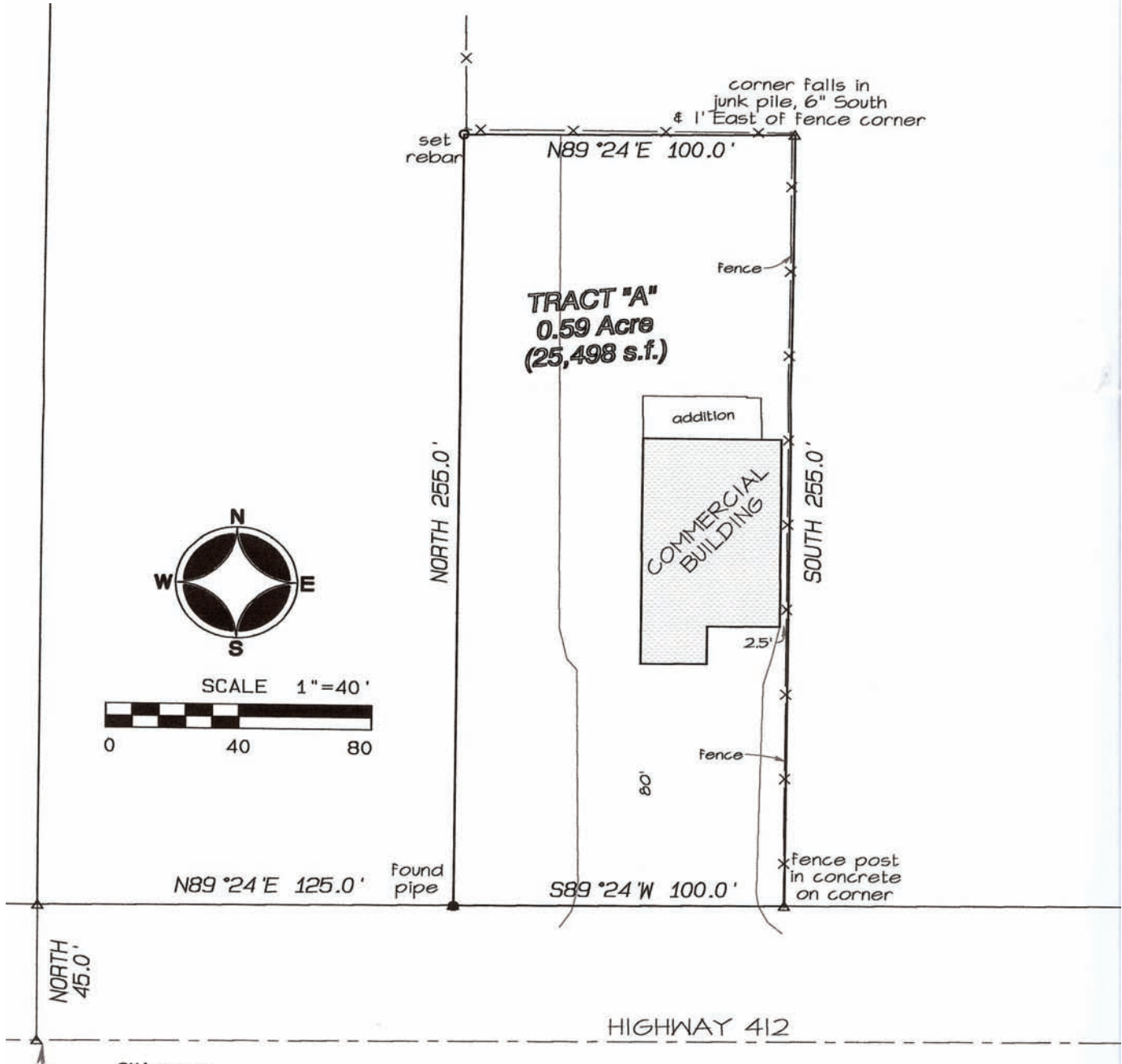
Tract "A":

That part of Block "L" of Castleberry's Addition to the City of Paragould, Arkansas, being more particularly described as follows: Beginning at the Southwest corner of said Block "L", run thence North 45.0 feet to the North right-of-way line of Highway 412, run thence N89°24'E 125.0 feet to the true point of beginning, run thence North 255.0 feet, run thence N89°24'E 100.0 feet, run thence South 255.0 feet, run thence S89°24'W 100.0 feet to the true point of beginning, containing 0.59 acres, more or less, SUBJECT TO all utility easements.

Notes:

1.) Bearings assumed.

Dated: December 5, 2006



SW corner
Block "L"
Castleberry's Addition
to Paragould



Bradley P. Hancock
Surveying & Mapping
120 North Second Street
Paragould, Arkansas
1-870-236-7673

Traffic Counts 2006





Site Type: Radius

1413 E Kingshighway
Paragould, AR 72450
Radius: 1.0 mile

1413 E Kingshighway
Paragould, AR 72450
Radius: 3.0 mile

1413 E Kingshighway
Paragould, AR 72450
Radius: 5.0 mile

2007 Population

Total Population	3,971	15,934	24,230
Male Population	47.9%	47.9%	48.4%
Female Population	52.1%	52.1%	51.6%
Median Age	33.6	37.2	37.5

2007 Income

Median HH Income	\$26,276	\$34,669	\$38,104
Per Capita Income	\$14,157	\$20,959	\$21,448
Average HH Income	\$33,559	\$49,327	\$51,735

2007 Households

Total Households	1,635	6,746	9,998
Average Household Size	2.40	2.33	2.37
1990-2000 Annual Rate	0.76%	1.07%	1.62%

2007 Housing

Owner Occupied Housing Units	48.3%	54.4%	60.3%
Renter Occupied Housing Units	41.6%	34.6%	30.0%
Vacant Housing Units	10.1%	11.0%	9.6%

Population

1990 Population	3,344	13,295	19,219
2000 Population	3,609	14,722	22,215
2007 Population	3,971	15,934	24,230
2012 Population	4,207	16,811	25,653
1990-2000 Annual Rate	0.77%	1.02%	1.46%
2000-2007 Annual Rate	1.54%	1.27%	1.4%
2007-2012 Annual Rate	1.16%	1.08%	1.15%

In the identified market area, the current year population is 24,230. In 2000, the Census count in the market area was 22,215. The rate of change since 2000 was 1.4 percent annually. The five-year projection for the population in the market area is 25,653, representing a change of 1.15 percent annually from 2007 to 2012. Currently, the population is 48.4 percent male and 51.6 percent female.

Households

1990 Households	1,370	5,575	7,734
2000 Households	1,478	6,200	9,086
2007 Households	1,635	6,746	9,998
2012 Households	1,737	7,135	10,627
1990-2000 Annual Rate	0.76%	1.07%	1.62%
2000-2007 Annual Rate	1.63%	1.36%	1.54%
2007-2012 Annual Rate	1.22%	1.13%	1.23%

The household count in this market area has changed from 9,086 in 2000 to 9,998 in the current year, a change of 1.54 percent annually. The five-year projection of households is 10,627, a change of 1.23 percent annually from the current year total. Average household size is currently 2.37, compared to 2.39 in the year 2000. The number of families in the current year is 6,648 in the market area.

Housing

Currently, 60.3 percent of the 11,065 housing units in the market area are owner occupied; 30.0 percent, renter occupied; and 9.6 percent are vacant. In 2000, there were 9,948 housing units— 58.6 percent owner occupied, 32.7 percent renter occupied and 8.7 percent vacant. The rate of change in housing units since 2000 is 1.72 percent. Median home value in the market area is \$98,516, compared to a median home value of \$181,127 for the U.S. In five years, median home value is projected to change by 3.33 percent annually to \$116,066. From 2000 to the current year, median home value changed by 6.53 percent annually.



Site Type: Radius	1413 E Kingshighway Paragould, AR 72450 Radius: 1.0 mile	1413 E Kingshighway Paragould, AR 72450 Radius: 3.0 mile	1413 E Kingshighway Paragould, AR 72450 Radius: 5.0 mile
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Median Household Income

1990 Median HH Income	\$12,877	\$17,587	\$19,748
2000 Median HH Income	\$20,847	\$27,255	\$30,088
2007 Median HH Income	\$26,276	\$34,669	\$38,104
2012 Median HH Income	\$31,230	\$40,274	\$44,669
1990-2000 Annual Rate	4.94%	4.48%	4.3%
2000-2007 Annual Rate	3.77%	3.92%	3.85%
2007-2012 Annual Rate	3.51%	3.04%	3.23%

Per Capita Income

1990 Per Capita Income	\$6,334	\$10,058	\$10,239
2000 Per Capita Income	\$11,888	\$17,503	\$17,855
2007 Per Capita Income	\$14,157	\$20,959	\$21,448
2012 Per Capita Income	\$17,208	\$25,354	\$25,737
1990-2000 Annual Rate	6.5%	5.7%	5.72%
2000-2007 Annual Rate	2.83%	2.92%	2.98%
2007-2012 Annual Rate	3.98%	3.88%	3.71%

Average Household Income

1990 Average Household Income	\$15,548	\$23,565	\$25,148
2000 Average Household Income	\$28,018	\$42,095	\$43,811
2007 Average HH Income	\$33,559	\$49,327	\$51,735
2012 Average HH Income	\$40,729	\$59,609	\$61,880
1990-2000 Annual Rate	6.07%	5.97%	5.71%
2000-2007 Annual Rate	2.93%	2.57%	2.7%
2007-2012 Annual Rate	3.95%	3.86%	3.65%

Households by Income

Current median household income is \$38,104 in the market area, compared to \$51,546 for all U.S. households. Median household income is projected to be \$44,669 in five years. In 2000, median household income was \$30,088, compared to \$19,748 in 1990.

Current average household income is \$51,735 in this market area, compared to \$71,092 for all U.S. households. Average household income is projected to be \$61,880 in five years. In 2000, average household income was \$43,811, compared to \$25,148 in 1990.

Current per capita income is \$21,448 in the market area, compared to the U.S. per capita income of \$27,084. The per capita income is projected to be \$25,737 in five years. In 2000, the per capita income was \$17,855, compared to \$10,239 in 1990.

Population by Employment

Total Businesses	97	671	860
Total Employees	1,199	6,798	8,378

Currently, 91.9 percent of the civilian labor force in the identified market area is employed and 8.1 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 92.5 percent of the civilian labor force, and unemployment will be 7.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 61.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 50.3 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 13.8 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 35.9 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

In 2000, 83.2 percent of the market area population drove alone to work, and 1.9 percent worked at home. The average travel time to work in 2000 was 16.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 27.5 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 38.8 percent were high school graduates only (28.6 percent in the U.S.)
- 2.9 percent had completed an Associate degree (6.3 percent in the U.S.)
- 8.7 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 4.2 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)