



**1.19 Acres on Hwy 49S
Paragould, AR
PRICE REDUCED**

For Additional Information Contact:

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GRU

Gazaway Realty, Inc.

FOR SALE

1.19 Acres on Hwy 49S, Paragould, AR

Features

1.19 Acres

Price Reduced To
\$199,900

Great Location
On Hwy 49 S

272.6 ft Highway
Frontage

Property has been filled

2009 Traffic Count
19,000 CPD

For more information,
please contact:

Jason Gazaway

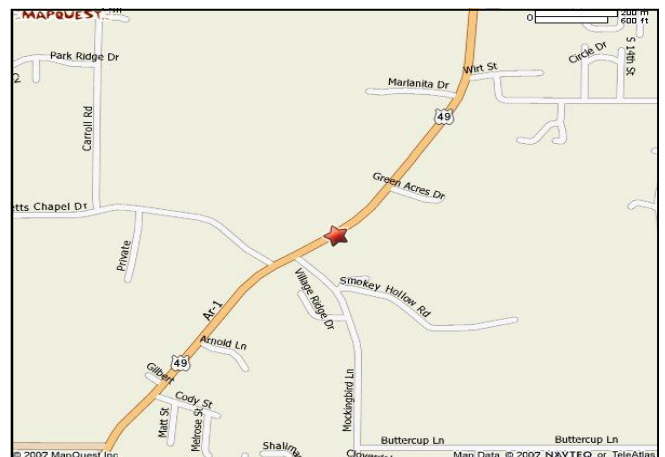
Principal Broker

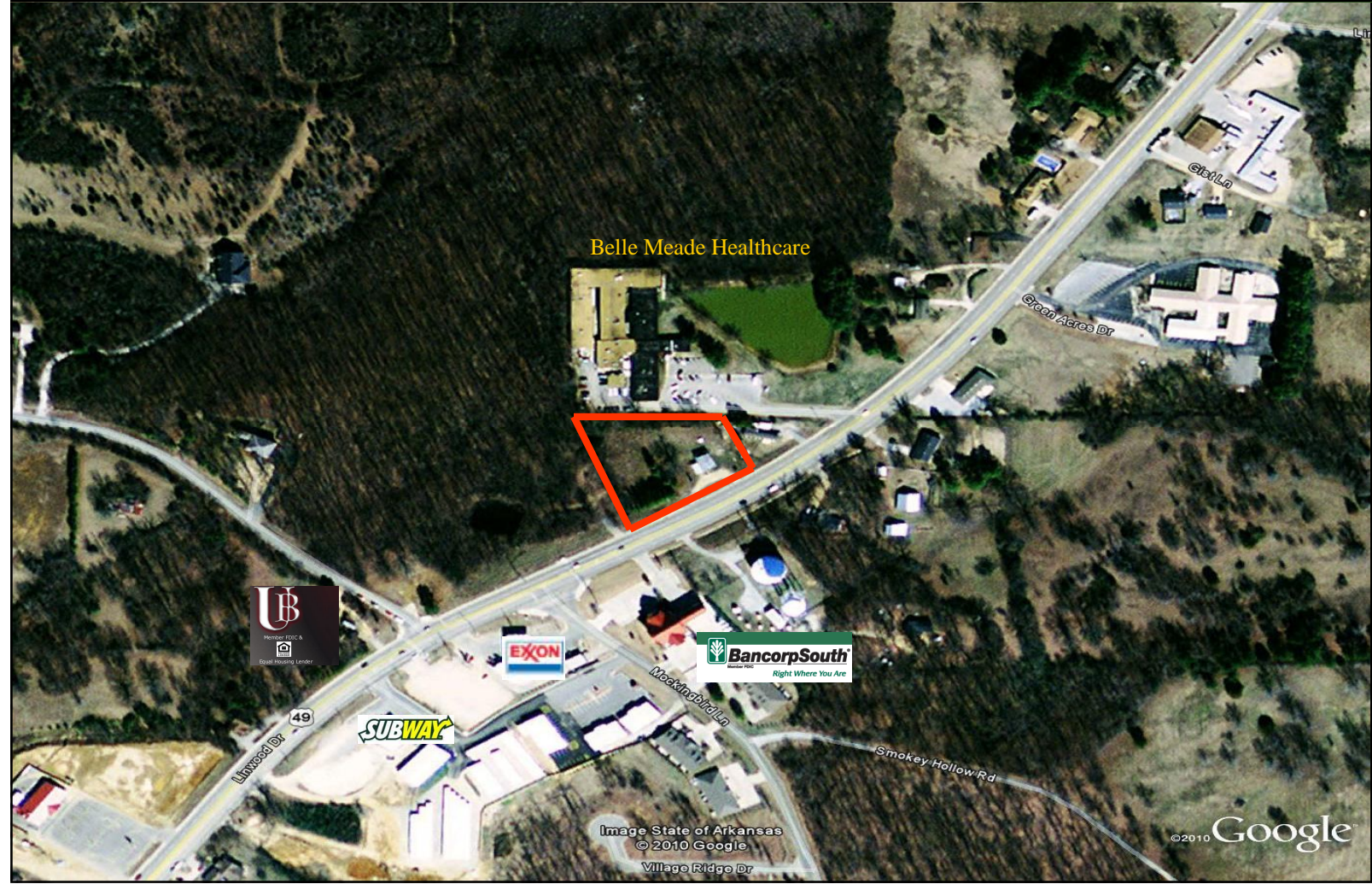
870.236.1115 Office

870-215-1300 Cell

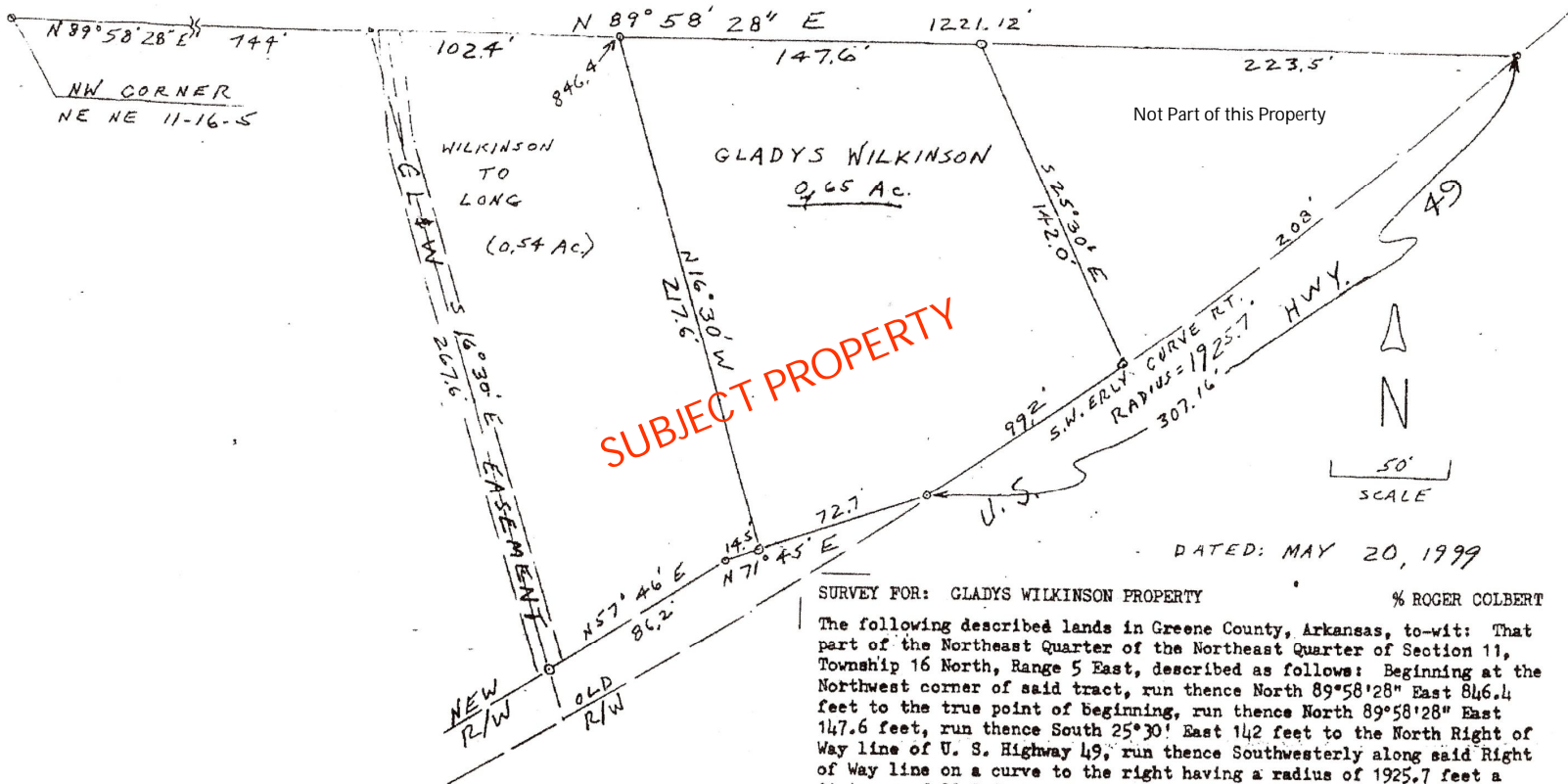
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2210 W. Kingshighway, Ste 9
Paragould, AR 72450





0005



SUBJECT PROPERTY

SURVEY FOR: GLADYS WILKINSON PROPERTY % ROGER COLBERT

The following described lands in Greene County, Arkansas, to-wit: That part of the Northeast Quarter of the Northeast Quarter of Section 11, Township 16 North, Range 5 East, described as follows: Beginning at the Northwest corner of said tract, run thence North 89°58'28" East 846.4 feet to the true point of beginning, run thence North 89°58'28" East 147.6 feet, run thence South 25°30' East 142 feet to the North Right of Way line of U. S. Highway 49, run thence Southwesterly along said Right of Way line on a curve to the right having a radius of 1925.7 feet a distance of 99.2 feet, run thence South 71°45' West along said Right of Way line 72.7 feet, run thence North 16°30' West 217.6 feet to the true point of beginning, containing 0.65 acres, more or less.

GREEN COUNTY, ARKANSAS



Site Type: Radius	1806 Linwood Dr Paragould, AR 72450 Radius: 1.0 mile	1806 Linwood Dr Paragould, AR 72450 Radius: 3.0 mile	1806 Linwood Dr Paragould, AR 72450 Radius: 5.0 mile
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2008 Population

Total Population	3,689	20,129	26,384
Male Population	46.9%	47.9%	48.3%
Female Population	53.1%	52.1%	51.7%
Median Age	41.7	38.6	37.9

2008 Income

Median HH Income	\$50,267	\$39,876	\$39,890
Per Capita Income	\$28,815	\$23,093	\$21,933
Average HH Income	\$69,447	\$54,840	\$53,130

2008 Households

Total Households	1,523	8,483	10,791
Average Household Size	2.32	2.32	2.39
1990-2000 Annual Rate	3.78%	1.61%	1.7%

2008 Housing

Owner Occupied Housing Units	61.7%	58.6%	60.2%
Renter Occupied Housing Units	23.6%	30.4%	29.6%
Vacant Housing Units	14.8%	11.0%	10.2%

Population

1990 Population	2,288	16,098	20,986
2000 Population	3,199	18,621	24,440
2008 Population	3,689	20,129	26,384
2013 Population	4,032	21,373	28,094
1990-2000 Annual Rate	3.41%	1.47%	1.54%
2000-2008 Annual Rate	1.74%	0.95%	0.93%
2008-2013 Annual Rate	1.79%	1.21%	1.26%

In the identified market area, the current year population is 26,384. In 2000, the Census count in the market area was 24,440. The rate of change since 2000 was 0.93 percent annually. The five-year projection for the population in the market area is 28,094, representing a change of 1.26 percent annually from 2008 to 2013. Currently, the population is 48.3 percent male and 51.7 percent female.

Households

1990 Households	892	6,601	8,320
2000 Households	1,293	7,743	9,848
2008 Households	1,523	8,483	10,791
2013 Households	1,675	9,048	11,548
1990-2000 Annual Rate	3.78%	1.61%	1.7%
2000-2008 Annual Rate	2%	1.11%	1.11%
2008-2013 Annual Rate	1.92%	1.3%	1.37%

The household count in this market area has changed from 9,848 in 2000 to 10,791 in the current year, a change of 1.11 percent annually. The five-year projection of households is 11,548, a change of 1.37 percent annually from the current year total. Average household size is currently 2.39, compared to 2.43 in the year 2000. The number of families in the current year is 7,190 in the market area.

Housing

Currently, 60.2 percent of the 12,012 housing units in the market area are owner occupied; 29.6 percent, renter occupied; and 10.2 percent are vacant. In 2000, there were 10,770 housing units— 60.0 percent owner occupied, 31.4 percent renter occupied and 8.6 percent vacant. The rate of change in housing units since 2000 is 1.33 percent. Median home value in the market area is \$98,232, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.82 percent annually to \$102,303. From 2000 to the current year, median home value changed by 4.72 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income			
1990 Median HH Income	\$27,174	\$20,059	\$20,152
2000 Median HH Income	\$37,637	\$30,353	\$30,745
2008 Median HH Income	\$50,267	\$39,876	\$39,890
2013 Median HH Income	\$59,690	\$46,800	\$46,694
1990-2000 Annual Rate	3.31%	4.23%	4.31%
2000-2008 Annual Rate	3.57%	3.36%	3.21%
2008-2013 Annual Rate	3.5%	3.25%	3.2%
Per Capita Income			
1990 Per Capita Income	\$13,668	\$10,734	\$10,252
2000 Per Capita Income	\$23,787	\$18,712	\$17,710
2008 Per Capita Income	\$28,815	\$23,093	\$21,933
2013 Per Capita Income	\$35,174	\$27,343	\$25,776
1990-2000 Annual Rate	5.7%	5.71%	5.62%
2000-2008 Annual Rate	2.35%	2.58%	2.63%
2008-2013 Annual Rate	4.07%	3.44%	3.28%
Average Household Income			
1990 Average Household Income	\$35,149	\$26,008	\$25,425
2000 Average Household Income	\$58,733	\$45,256	\$43,736
2008 Average HH Income	\$69,447	\$54,840	\$53,130
2013 Average HH Income	\$84,671	\$64,680	\$62,205
1990-2000 Annual Rate	5.27%	5.7%	5.57%
2000-2008 Annual Rate	2.05%	2.36%	2.39%
2008-2013 Annual Rate	4.04%	3.36%	3.2%

Households by Income

Current median household income is \$39,890 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$46,694 in five years. In 2000, median household income was \$30,745, compared to \$20,152 in 1990.

Current average household income is \$53,130 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$62,205 in five years. In 2000, average household income was \$43,736, compared to \$25,425 in 1990.

Current per capita income is \$21,933 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$25,776 in five years. In 2000, the per capita income was \$17,710, compared to \$10,252 in 1990.

Population by Employment

Total Businesses	138	1,174	1,438
Total Employees	913	11,255	15,882

Currently, 91.8 percent of the civilian labor force in the identified market area is employed and 8.2 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 92.4 percent of the civilian labor force, and unemployment will be 7.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 62.4 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:

- 51.5 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 13.7 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 34.8 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 83.1 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 17.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 22.4 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 40.3 percent were high school graduates only (29.6 percent in the U.S.)
- 3.7 percent had completed an Associate degree (7.2 percent in the U.S.)
- 9.9 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 4.6 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)