



Lot 2 at 1200 Linwood Dr Paragould, AR

For Additional Information Contact:

Jason Gazaway

Gazaway Realty, Inc.

2210 W Kingshighway

Suite 9

Paragould, AR 72450

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GRU

Gazaway Realty, Inc.

FOR SALE

Lot 2 @ 1200 Linwood Dr.

Features

.98 Acres
with more acreage available

Zoned C-1
General Commercial

\$385,000

Hwy 49 Access Allowed

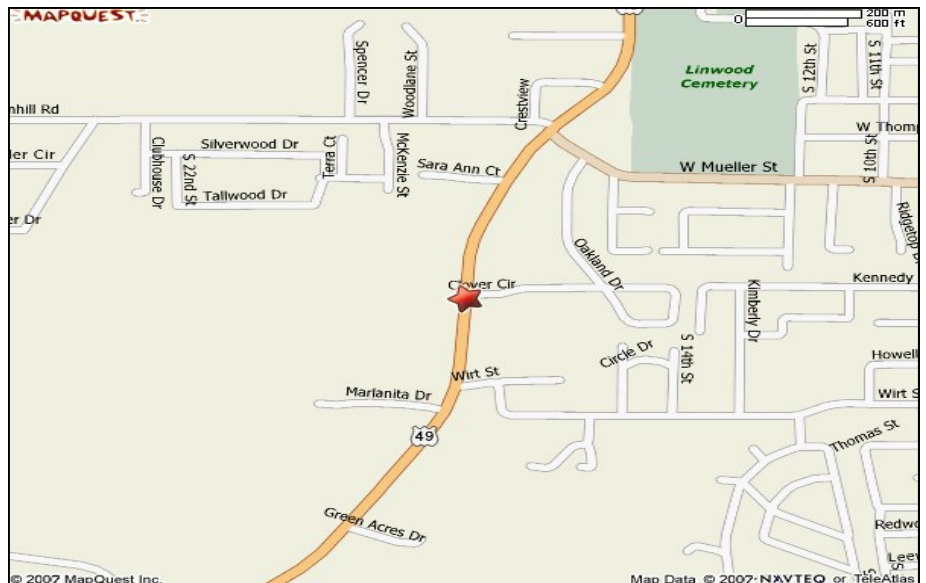
2007 Traffic Count
18,700 CPD

Seller to Improve Center Drive

148.66' Highway Frontage

8" Water Line on Site
Natural Gas on Site
8" Sewer on Site

Site Graded at 1%



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





Pointer 36°02'51.04" N 90°30'30.04" W

Streaming 100%

Eye alt 9043 ft

LOT-SPLIT FOR: JASON GAZAWAY

LOT-SPLIT SURVEY FOR: Jason Gazaway

OF: 1200 Linwood Drive
Paragould, Arkansas

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

ORIGINAL TRACT:

That part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, more particularly described as follows: Beginning at the Northwest corner of said NW1/4 SW1/4, run thence S1°21'11"W 199.00 feet to the Southwest corner of the cemetery property of St. Mary's Catholic Church for the true point of beginning, run thence S1°21'11"W 349.62 feet to the Northwest corner of the Alfred Harget property, run thence N89°48'43"E along said property line as shown by record survey 0-1434 a distance of 565.83 feet to the west right-of-way line of Highway 49, thence N3°19'54"E along said west right-of-way line 347.43 feet to the Southeast corner of the cemetery property of St. Mary's Catholic Church, thence S89°58'07"W along said property line a distance of 997.76 feet to the point of beginning, containing 7.93 acres, more or less, SUBJECT TO all utility easements.

DITO:

LOT 1

That part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, more particularly described as follows: Beginning at the Northwest corner of said NW1/4 SW1/4, run thence S1°21'11"W 199.00 feet to the Southwest corner of the cemetery property of St. Mary's Catholic Church for the true point of beginning, run thence S0°06'32"E 158.80 feet, run thence N89°53'E 156.9 feet, run thence N78°25'E 51.0 feet, run thence N89°53'E 75.0 feet, run thence N3°19'54"E 148.67 feet, run thence S89°58'07"W 290.65 feet to the point of beginning, containing 1.02 acres, more or less, SUBJECT TO a 50-foot utility easement off the South side thereof, ALONG WITH AN INGRESS/EGRESS EASEMENT as described hereon.

LOT 2

That part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, more particularly described as follows: Beginning at the Northwest corner of said NW1/4 SW1/4, run thence S1°21'11"W 199.00 feet, run thence N89°48'43"E 715.83 feet to the true point of beginning, run thence N89°48'43"E 270.00 feet, run thence N3°19'54"E 148.65 feet, run thence S89°53'W 72.0 feet, run thence N78°25'E 51.0 feet, run thence S89°53'W 156.9 feet, run thence S0°06'32"E 158.77 feet to the point of beginning, containing 0.98 acre, more or less, SUBJECT TO a 50-foot utility easement off the North side thereof, ALSO SUBJECT TO the following described sign easement: Beginning at the Northwest corner of said NW1/4 SW1/4, run thence S1°21'11"W 548.62 feet, run thence N89°48'43"E 965.83 feet, run thence N3°19'54"E 139.54 feet to the true point of beginning, run thence N3°19'54"E 10.02 feet, run thence S89°53'W 25.0 feet, run thence S0°07'E 30.0 feet, run thence N89°53'E 24.4 feet to the true point of beginning, ALONG WITH AN INGRESS/EGRESS EASEMENT as described hereon.

LOT 3

That part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, more particularly described as follows: Beginning at the Northwest corner of said NW1/4 SW1/4, run thence S1°21'11"W 199.00 feet, run thence N89°56'07"E 506.91 feet to the true point of beginning, run thence N89°56'07"E 200.00 feet, run thence S0°06'32"E 158.80 feet, run thence N89°53'E 156.9 feet, run thence N78°25'E 51.0 feet, run thence N89°53'E 75.0 feet, run thence S3°19'54"W 50.10 feet, run thence S89°53'W 72.0 feet, run thence N78°48'W 51.0 feet, run thence S89°53'W 156.9 feet, run thence S0°06'32"E 158.77 feet, run thence S89°48'43'W 200.00 feet, run thence N0°06'32'E 348.11 feet to the true point of beginning, containing 1.84 acres, more or less, SUBJECT TO the following described ingress/egress easement: Beginning at the Northwest corner of said NW1/4 SW1/4, run thence S1°21'11"W 199.00 feet, run thence N89°56'07"E 706.91 feet, run thence S0°06'32"E 158.80 feet to the true point of beginning, run thence N89°53'E 156.9 feet, run thence N78°25'E 51.0 feet, run thence S3°19'54"W 50.10 feet, run thence S89°53'W 72.0 feet, run thence N78°48'W 51.0 feet, run thence S89°53'W 156.9 feet, run thence N0°06'32'W 30.00 feet to the true point of beginning.

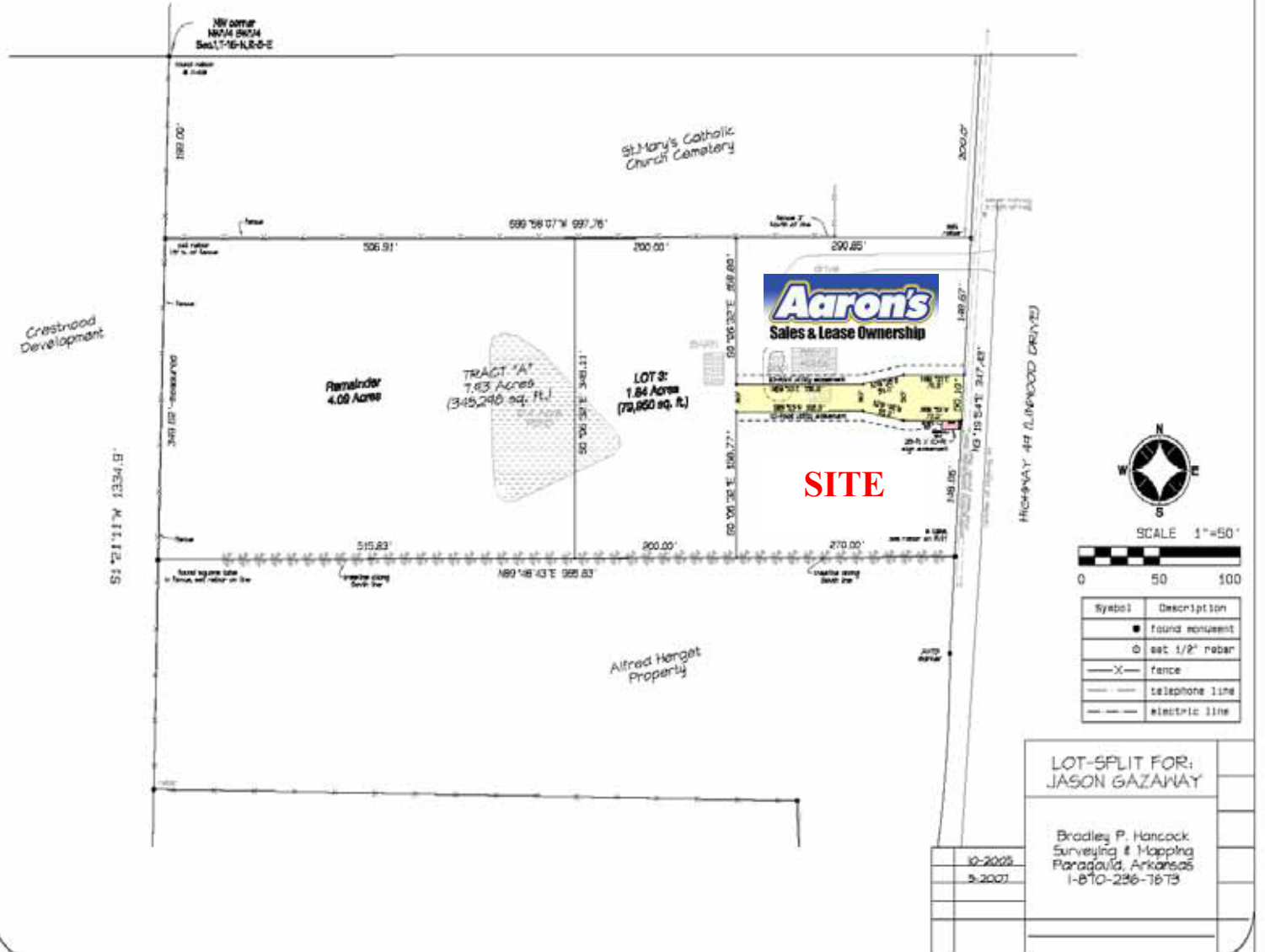
Ingress/egress easement (hatched area):


That part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, more particularly described as follows: Beginning at the Northwest corner of said NW1/4 SW1/4, run thence S1°21'11"W 199.00 feet, run thence N89°56'07"E 706.91 feet, run thence S0°06'32"E 158.80 feet to the true point of beginning, run thence N89°53'E 156.9 feet, run thence N78°25'E 51.0 feet, run thence N89°53'E 75.0 feet, run thence S3°19'54"W 50.10 feet, run thence S89°53'W 72.0 feet, run thence N78°48'W 51.0 feet, run thence S89°53'W 156.9 feet, run thence N0°06'32'W 30.00 feet to the true point of beginning.

Remaining lands:

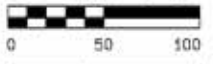
That part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, more particularly described as follows: Beginning at the Northwest corner of said NW1/4 SW1/4, run thence S1°21'11"W 199.00 feet to the true point of beginning, run thence S1°21'11"W 349.62 feet, run thence N89°48'43"E 515.83 feet, run thence N0°06'32"E 348.11 feet, run thence S89°58'07"W 506.91 feet to the point of beginning, containing 4.08 acres.

Dated May 26, 2007





SCALE 1"=50'



Symbol	Description
●	found monument
○	east 1/2" rebar
—X—	fence
---	telephone line
---	electric line

**LOT-SPLIT FOR:
JASON GAZAWAY**

Bradley P. Hancock
Surveying & Mapping
Paragould, Arkansas
1-800-296-7673

10-2006
5-2007



Site Type: Radius

1200 Linwood Dr
Paragould, AR 72450
Radius: 1.0 mile

1200 Linwood Dr
Paragould, AR 72450
Radius: 3.0 mile

1200 Linwood Dr
Paragould, AR 72450
Radius: 5.0 mile

2008 Population

	1200 Linwood Dr Paragould, AR 72450 Radius: 1.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 3.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 5.0 mile
Total Population	4,921	21,263	26,625
Male Population	47.1%	47.9%	48.3%
Female Population	52.9%	52.1%	51.7%
Median Age	41.3	38.2	37.9

2008 Income

	1200 Linwood Dr Paragould, AR 72450 Radius: 1.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 3.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 5.0 mile
Median HH Income	\$46,690	\$39,202	\$39,928
Per Capita Income	\$27,332	\$22,617	\$21,901
Average HH Income	\$63,853	\$53,865	\$53,124

2008 Households

	1200 Linwood Dr Paragould, AR 72450 Radius: 1.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 3.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 5.0 mile
Total Households	2,150	8,887	10,876
Average Household Size	2.22	2.34	2.40
1990-2000 Annual Rate	2.16%	1.61%	1.72%

2008 Housing

	1200 Linwood Dr Paragould, AR 72450 Radius: 1.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 3.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 5.0 mile
Owner Occupied Housing Units	59.1%	57.7%	60.3%
Renter Occupied Housing Units	26.9%	31.6%	29.5%
Vacant Housing Units	13.9%	10.7%	10.2%

Population

	1200 Linwood Dr Paragould, AR 72450 Radius: 1.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 3.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 5.0 mile
1990 Population	3,623	17,134	21,127
2000 Population	4,413	19,821	24,639
2008 Population	4,921	21,263	26,625
2013 Population	5,270	22,518	28,337
1990-2000 Annual Rate	1.99%	1.47%	1.55%
2000-2008 Annual Rate	1.33%	0.85%	0.94%
2008-2013 Annual Rate	1.38%	1.15%	1.25%

In the identified market area, the current year population is 26,625. In 2000, the Census count in the market area was 24,639. The rate of change since 2000 was 0.94 percent annually. The five-year projection for the population in the market area is 28,337, representing a change of 1.25 percent annually from 2008 to 2013. Currently, the population is 48.3 percent male and 51.7 percent female.

Households

	1200 Linwood Dr Paragould, AR 72450 Radius: 1.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 3.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 5.0 mile
1990 Households	1,537	6,968	8,365
2000 Households	1,904	8,176	9,918
2008 Households	2,150	8,887	10,876
2013 Households	2,313	9,458	11,634
1990-2000 Annual Rate	2.16%	1.61%	1.72%
2000-2008 Annual Rate	1.48%	1.02%	1.12%
2008-2013 Annual Rate	1.47%	1.25%	1.36%

The household count in this market area has changed from 9,918 in 2000 to 10,876 in the current year, a change of 1.12 percent annually. The five-year projection of households is 11,634, a change of 1.36 percent annually from the current year total. Average household size is currently 2.40, compared to 2.43 in the year 2000. The number of families in the current year is 7,259 in the market area.

Housing

Currently, 60.3 percent of the 12,112 housing units in the market area are owner occupied; 29.5 percent, renter occupied; and 10.2 percent are vacant. In 2000, there were 10,852 housing units— 60.1 percent owner occupied, 31.3 percent renter occupied and 8.6 percent vacant. The rate of change in housing units since 2000 is 1.34 percent. Median home value in the market area is \$98,169, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.81 percent annually to \$102,228. 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.



Site Type: Radius	1200 Linwood Dr Paragould, AR 72450 Radius: 1.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 3.0 mile	1200 Linwood Dr Paragould, AR 72450 Radius: 5.0 mile
Median Household Income			
1990 Median HH Income	\$23,079	\$19,677	\$20,171
2000 Median HH Income	\$35,447	\$29,848	\$30,786
2008 Median HH Income	\$46,690	\$39,202	\$39,928
2013 Median HH Income	\$54,687	\$45,912	\$46,702
1990-2000 Annual Rate	4.38%	4.25%	4.32%
2000-2008 Annual Rate	3.4%	3.36%	3.2%
2008-2013 Annual Rate	3.21%	3.21%	3.18%
Per Capita Income			
1990 Per Capita Income	\$13,553	\$10,484	\$10,238
2000 Per Capita Income	\$21,096	\$18,255	\$17,685
2008 Per Capita Income	\$27,332	\$22,617	\$21,901
2013 Per Capita Income	\$33,017	\$26,780	\$25,734
1990-2000 Annual Rate	4.52%	5.7%	5.62%
2000-2008 Annual Rate	3.19%	2.63%	2.63%
2008-2013 Annual Rate	3.85%	3.44%	3.28%
Average Household Income			
1990 Average Household Income	\$31,585	\$25,454	\$25,403
2000 Average Household Income	\$51,752	\$44,350	\$43,736
2008 Average HH Income	\$63,853	\$53,865	\$53,124
2013 Average HH Income	\$76,978	\$63,511	\$62,159
1990-2000 Annual Rate	5.06%	5.71%	5.58%
2000-2008 Annual Rate	2.58%	2.38%	2.38%
2008-2013 Annual Rate	3.81%	3.35%	3.19%

Households by Income

Current median household income is \$39,928 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$46,702 in five years. In 2000, median household income was \$30,786, compared to \$20,171 in 1990.

Current average household income is \$53,124 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$62,159 in five years. In 2000, average household income was \$43,736, compared to \$25,403 in 1990.

Current per capita income is \$21,901 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$25,734 in five years. In 2000, the per capita income was \$17,685, compared to \$10,238 in 1990.

Population by Employment

Total Businesses	333	1,225	1,453
Total Employees	2,276	12,412	15,995

Currently, 91.7 percent of the civilian labor force in the identified market area is employed and 8.3 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, 62.5 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:

- 51.3 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 13.8 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 34.9 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:

- 22.5 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 40.4 percent were high school graduates only (29.6 percent in the U.S.)
- 3.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 9.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 4.5 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)



About Paragould, Arkansas:

Paragould, Arkansas is the only Paragould in the world and the Arkansas Crime and Information Center (ACIC) recorded Paragould as the “Safest City in Arkansas” in 2004. Paragould is one of the most progressive, vibrant communities in Northeast Arkansas with its community investing over \$163 million in itself since 1995. The citizens of Paragould have an acute awareness about being pro-active for the development of a better quality of life. Paragould is a community that has seen the restoration of historic landmarks, the construction of new facilities and numerous commercial and industrial investments. Paragould’s investment in its history and new construction represent a long-term belief in the future of the community.

Paragould’s infrastructure is served by a municipal-owned utility, which allows the city to provide some of the lowest electrical cost among the state of Arkansas and the United States. Low property tax rates, availability of skilled, semi-skilled and unskilled workers, competitive state and local incentives packages and availability of services related to industries adequately support new and expanded economic development opportunities. These are only a few of several advantages to locate in Paragould.

Affordable housing is available within various subdivisions, rural settings, historic district or custom built. Residential living in Paragould is surrounded with convenience of eight city parks, two state parks, schools, churches, and sports recreational complexes. Paragould boasts a \$15,000,000 recreation project showcasing a 52,000 square foot Community Center, four swimming pools and a new skateboard park. Paragould has something for everyone!

Paragould’s recruiting area covers a 30 mile radius and includes Clay, Craighead, Greene, Lawrence, Mississippi, Poinsett and Randolph counties in Arkansas and draws Pemiscott and Dunklin counties in Missouri. There are over 200,000 people residing within the recruiting area.

Paragould/Greene County host two Fortune 500 companies and a total of 35 industrial plants or facilities. These industries are supported by a progressive transportation system. Two rail systems, two major interstates and future I-555, two major U.S. Highways and ten Arkansas Highways.

Currently \$30,000,000 of highway improvements are being conducted and another \$30,000,000 is designated for the next three years (2005-2007).

Paragould is strategically located in Northeast Arkansas approximately 90 miles northwest of Memphis, TN, 214 miles south of St. Louis, MO and 475 miles northeast of Dallas, TX. The community is located at the intersection of US Highway 412 and US Highway 49. Today a foundation for a professional business environment has been carefully mapped and all roads lead to Paragould!

Visit Paragould, the “Friendly City” on the web at www.paragould.org or call the Paragould/Greene County Chamber of Commerce for more information 870-236-7684.