



In Association With ParaSell, Inc. | A Licensed Arkansas Broker #PB00078916

## VACANT AUTO DEALERSHIP (FORMER GREGG ORR EXTREME CHEVROLET)

RETAIL; AUTO DEALERSHIP | ASHDOWN, AR

# DISCLOSURE



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by B Plus E LLC in compliance with all applicable fair housing and equal opportunity laws.

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## NEW PRICING

### OFFERING PRICE

\$599,000

### EXECUTIVE SUMMARY

ADDRESS	921 & 941 N. Constitution Ave., Ashdown, AR
BUILDING SIZE	± 13,655 SF
LAND AC	± 4.52 AC
PARKING	± 74 Spaces
PROPERTY TYPE	Retail; Auto Dealership
YEAR BUILT	1962
CONSTRUCTION	Steel frame w/ ACM panels & metal panel exterior
ZONING	C - Commercial
CLEAR HEIGHT	24'

### FOR SALE OR FOR LEASE

PLEASE CONTACT BROKER FOR MORE INFORMATION



## HIGHLIGHTS

### CAR DEALERSHIP & SERVICE CENTER ASSET

This investment features a formerly successful dealership with new and used automobiles, along with a comprehensive service center. The service center has the capability of performing collision repair, oil changes, brake service, tire replacement, and beyond.

### ADAPTIVE REUSE OPPORTUNITY

Should there not be a need for the current use of this asset, it can easily be repositioned into retail, industrial, self-storage, or other uses due to the high-quality structure and ample land and parking.

### LOWER COST OF OPERATIONS

Car dealerships in smaller cities benefit from lower property costs, property taxes, and expenses. Then these lower costs can be passed onto prospective buyers, resulting in lower prices for cars in the small cities.

### TEXARKANA MARKET | RISING RENTAL RATES

This investment asset is located within the Texarkana market, which is home to +/- 149,482 residents as of the 2020 census. Retail rental rates within the Texarkana market have risen at an annual rate of +/- 6.4% during the second quarter of 2022.

### LOW VACANCY MARKET | +/- 4.2%

The Texarkana market boasts a vacancy rate that is +/- 0.2% below that of the national average of +/- 4.4%. Additionally, this market averages a lease-up period that is +/- 2.3 months faster than the national average, giving investors the opportunity to fill the vacancy sooner.

### HIGH VISIBILITY ALONG STATE HWY 71 | +/- 12,000 VPD

This asset has excellent visibility along State Highway 71 and favorable ingress and egress. State Highway 71 experiences +/- 12,000 VPD, providing this investment with excellent exposure.

### COMPLEMENTARY TENANT MIX

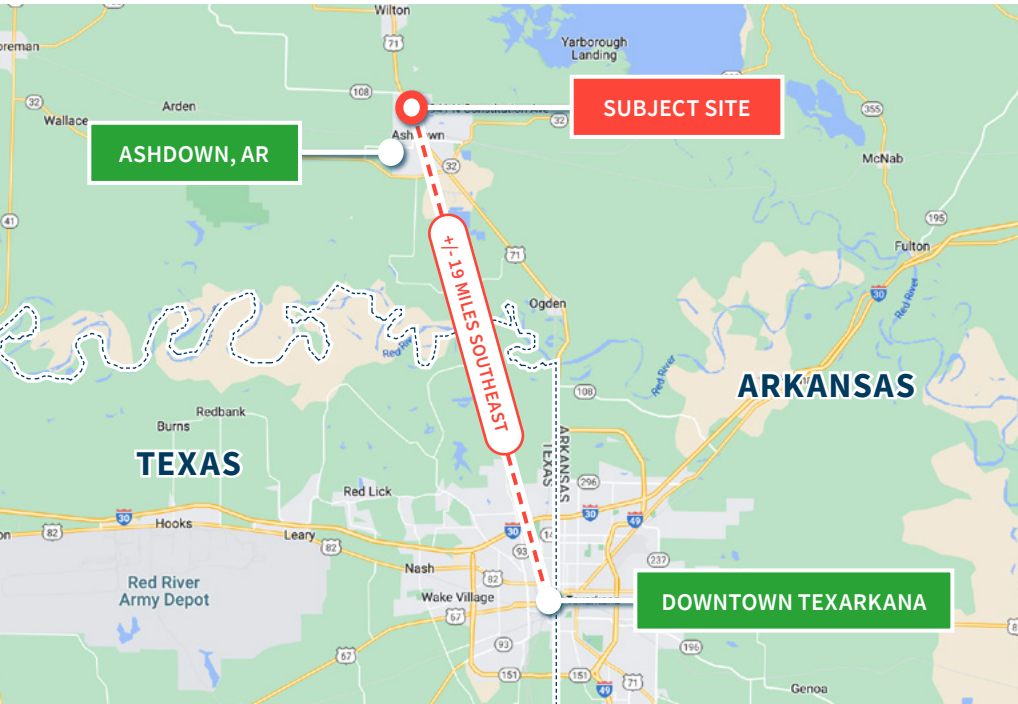
A complementary mixture of tenants surrounds the asset along North Constitution Avenue. These tenants include Walgreens, O'Reilly Auto Parts, Tractor Supply Co., True Value Hardware, ExxonMobil, Sonic Drive-In, McDonald's, Walmart Supercenter, Dollar General, Regions Bank, NAPA Auto Parts, and others.

### AUTO SALES INDUSTRY | STRONG RECENT PERFORMANCE

Skyrocketing per-vehicle prices have driven record-setting dealership profits. As of Q2 2022, dealerships were earning +/- \$5,123 in profit per vehicle sold, an over 200% increase from pre-pandemic levels.

### LOW COST OF LIVING | ARKANSAS

Compared to the rest of the country, the residents in the state of Arkansas enjoy a lower-than-average cost of living. Arkansas has a buyer-friendly housing market, affordable utilities, and ranks +/- 14% lower than that of the rest of the nation, according to C2ER's Cost of Living Index.



**ASHDOWN** is a city in Little River County, Arkansas, with a population of +/- 4,261. Ashdown is located +/- 15 miles northwest of Texarkana and benefits from direct access to the city via U.S. Route 71. Since 1906, the city of Ashdown has served as the county seat for Little River County. Ashdown hosts specialty shops, the Two Rivers Museum Gallery, Ashdown City Park, restaurants, and places to stay. The scenic area surrounding the town includes Millwood Lake and Millwood State Park, which are well-known destinations for fishing and camping. Historically, the area's economic driver has been directly related to the timber industry. This is true to this day, with a major Canadian corporation, Domtar, having a large paper mill located in Ashdown. Ashdown is centrally located and is situated at the intersection of two major state highways, U.S. Route 71 and Arkansas Highway 32. The Little River County area is considered to be an area full of small towns and quiet living. Despite the small-town atmosphere, there are advantages, including a low cost of living and a low cost of doing business.

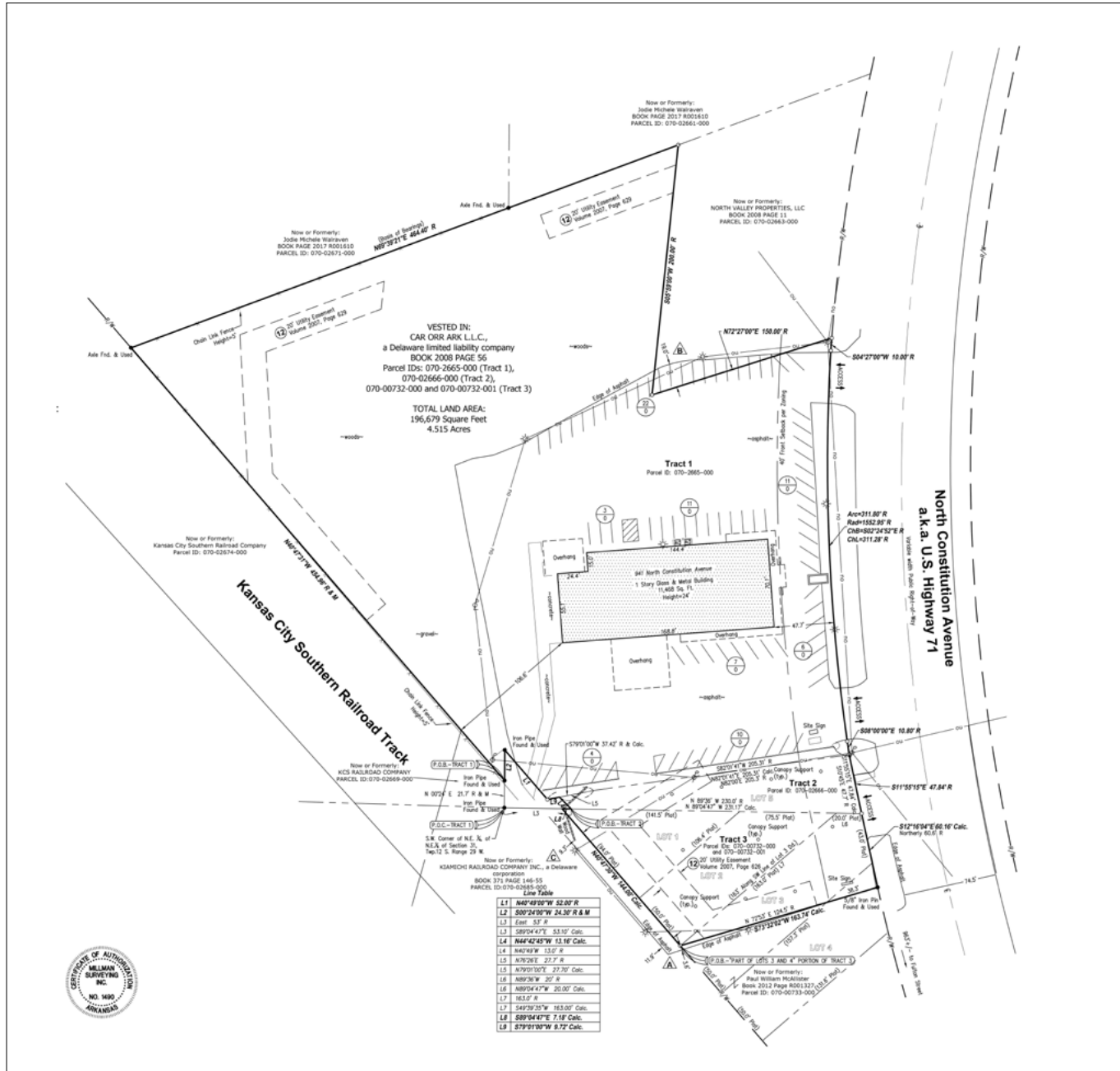
**THE TEXARKANA METROPOLITAN STATISTICAL AREA (MSA)** is a two-county region anchored by the twin cities of Texarkana, Texas (population +/- 37,333), and Texarkana, Arkansas (population +/- 30,259), with a total population of +/-150,098. Texarkana is more than a great place to do business, it's a great place to call home. Residents enjoy affordable housing, safe neighborhoods, high-quality health care, and excellent schools. The scenic landscape is a natural match for outdoor recreation, and its historic downtown offers an array of shopping, dining and entertainment options, without the hassle of big-city traffic jams. Texarkana offers a comprehensive collection of health and wellness services, including two acute care hospitals, retirement and assisted living facilities, emergency centers, specialty clinics, and more. With two community colleges, a four-year public university, and a state medical school, the Texarkana region is well prepared to respond to the training needs of today's employers. Together, these educational institutions award more than +/- 2,700 degrees and certificates annually, with an enrollment of nearly +/- 10,000, providing a pipeline of possibilities.



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# SURROUNDING TENANT MAP





**millman**  
National Land Services

Transforming the Industry  
Real Estate Due Diligence  
Zoning  
Environmental  
Real Support - Title Review

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4111 Bradley Circle NW  
Canton, Ohio 44718  
Phone: 800-520-1010  
Fax: 330-342-0834  
www.millmanland.com  
landsurveyors@millmanland.com

**SYMBOL LEGEND**

- R/W - Right-of-Way
- € - Centerline
- P.O.B. - Place/Point of Beginning
- P.O.C. - Place/Point of Commencement
- (A) - Surveyor's Observation
- (X) - Schedule B-Section II Item
- R - Record
- M - Measured
- L# - Line Table
- Calc. - Calculated
- Arc - Arc Length
- Rod - Radius
- ChB - Chord Bearing
- ChL - Chord Length
- - Monumentation Found as Noted
- o - 5/8" Iron Pin w/Cap Set  
Stamped "MILLMAN 3303420723"
- (XX) - No. of Regular Parking Spaces
- (XX) - No. of Handicap Parking Spaces
- ACU - Air Condition Unit
- Wall (As Noted)
- Utility Pole
- Utility Pole & Light
- Light Pole
- Fence (As Noted)
- Overhead Utilities
- No Parking Area
- Building Area
- (typ.) - Typical
- o - Canopy Support

921 & 941 North Constitution Avenue  
City of Ashdown  
County of Little River  
State of Arkansas

**NORTH**  
GRAPHIC SCALE  
0 40 80  
1 INCH = 40 FT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF ARKANSAS  
NO. 1156  
CRAIG D. WILSON

Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 45981  
Prior MSI Project No. 44482  
PC: ERF  
PM: ATK  
Drafter: JLO





## POPULATION

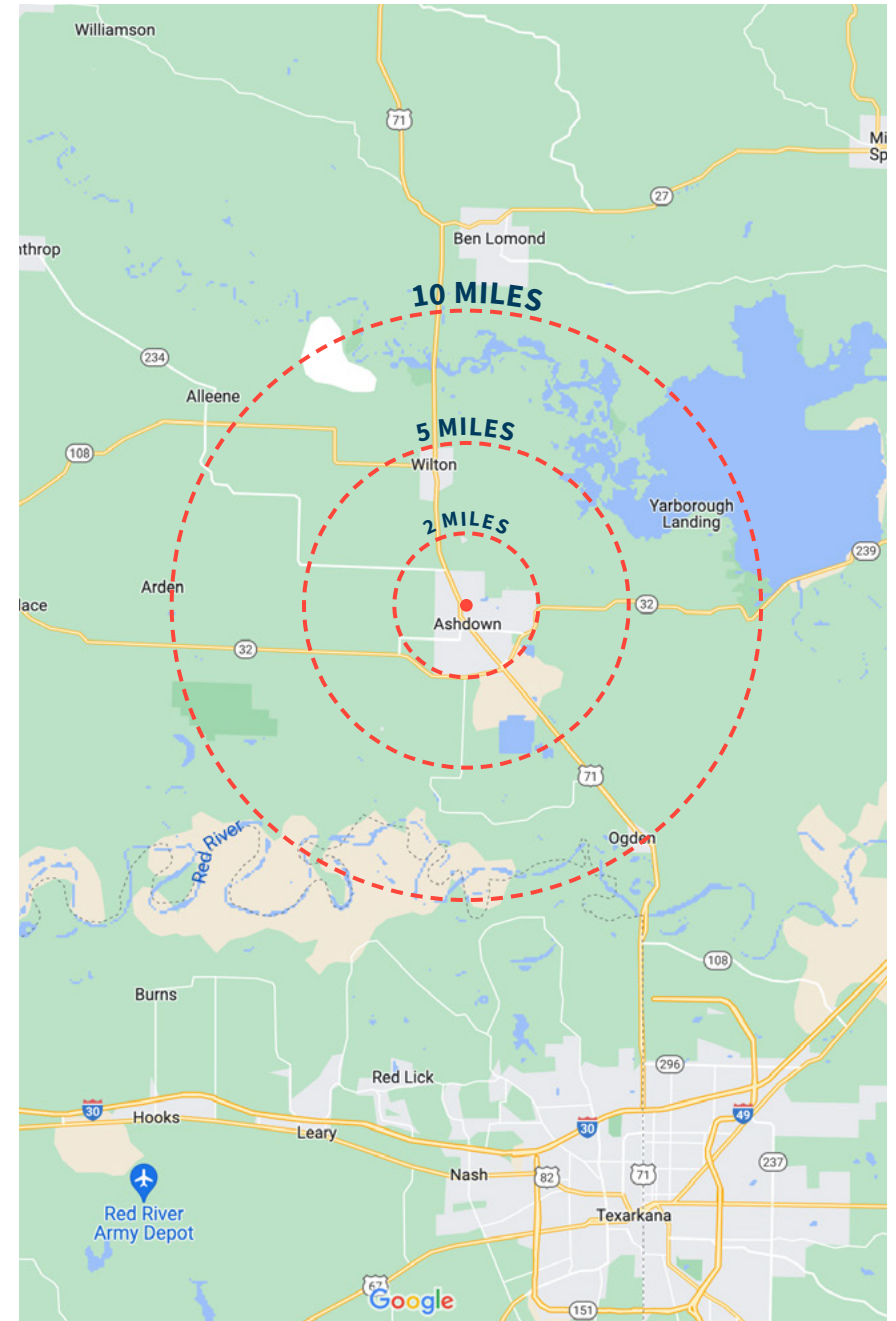
	2 MILES	5 MILES	10 MILES
2022 TOTAL POPULATION	4,575	6,219	8,795
MEDIAN AGE	41.00	41.90	43.60

## HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2022 TOTAL HH	1,846	2,506	3,583
MEDIAN HH INCOME	\$34,830	\$40,529	\$44,537
AVG HOUSEHOLD SIZE	2.40	2.40	2.40
AVERAGE HH VEHICLES	2.00	2.00	2.00

## HOUSING

	2 MILES	5 MILES	10 MILES
MEDIAN HOME VALUE	\$85,934	\$91,242	\$88,918
MEDIAN YEAR BUILT	1974	1975	1976





B + E

**B+E HOW B+E WORKS**

# OUR STORY

B+E is a modern investment brokerage firm, specializing in net lease real estate and 1031 exchanges. We help clients buy and sell single tenant real estate. Founded by deeply experienced brokers, B+E redefines trading through an intuitive end-to-end transaction platform comprising of user-friendly dashboards and an AI-driven exchange — all leveraging the largest data set in the net lease industry.

## B+E ALLOWS VIRTUALLY ANYONE TO CONFIDENTLY TRADE NET LEASE REAL ESTATE.

- ✓ 8+ Offices Across the Nation
- ✓ +\$32B in Combined Trades
- ✓ Real-Time Database of 3,000+ NNN On-Market Properties
- ✓ 125 Days to Closing on Average

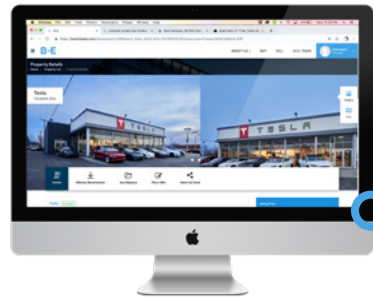


## BRINGING THE NATIONAL MARKET TO TIME-SENSITIVE BUYERS.

B+E’s brokers use new technologies like artificial intelligence to track all active net lease listings on the U.S. market in real-time. Currently, there are roughly 3,000 to 4,000 NNN listings on the market. The B+E platform enables buyers to review the entire net lease market in real-time and compare properties, deal terms, and overall value of a trade. B+E’s seasoned brokers help high net-worth individuals, families, and institutions to build portfolios that satisfy their acquisition criteria and long-term investment objectives.

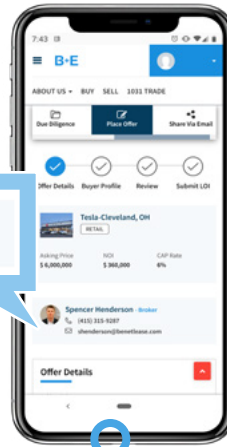
*“This is the first brokerage platform designed to help buyers sweep the national NNN market and match properties to their specific criteria,” said B+E’s CEO Camille Renshaw. “Using collaborative dashboards and AI-driven tools, a seasoned broker personally assists every buyer from search to close.”*





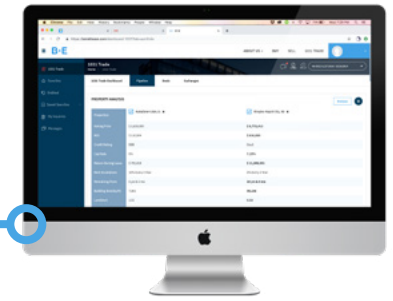
### TRADING PLATFORM

- End-to-End Trading Platform
- Buy + Sell NNN Real Estate
- Transaction Management Tools
- Seller Dashboards



**Spencer Henderson - Broker**  
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 shenderson@benetlease.com

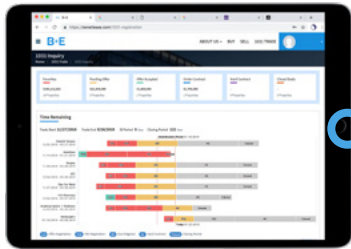
## INSTANT DEAL MAKING WITH A LIVE BROKER



### LARGEST NNN DATA SET

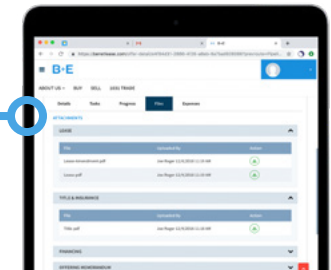
- Entire U.S. NNN Market Online
- +/- 5,000 Real-Time Listings
- Robust Data Collection

# B+E THE NNN ECOSYSTEM



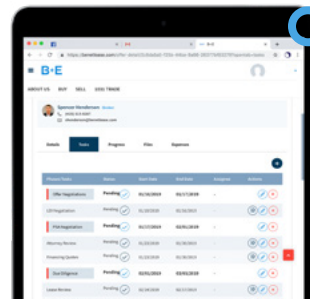
### BUYER 1031TRADE

- Only Platform Tailored to 1031Trade Process
- Instantly Search Entire Real-Time NNN Market
- Manage Acquisition Pipeline
- Collaborate With Broker and Team Members



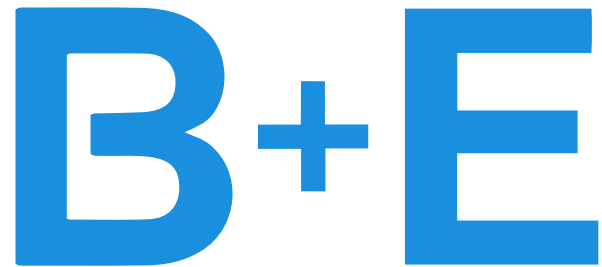
### MYPORTFOLIO MANAGEMENT

- Only Online NNN Portfolio Management Platform
- Data Correlatives Similar to Online Stock Account
- Portfolio Analysis Tools
- Valuation Insights Leveraging B+E Data
- Credit and Financial News



### SELLER DASHBOARDS

- Centralized Disposition Pipeline
- Real-Time Buyer Feedback
- Built-in Process Management Tools



## TRADE NET LEASE WITH CONFIDENCE

646.770.0659 | [info@tradenetlease.com](mailto:info@tradenetlease.com)

NEW YORK | CHICAGO | ATLANTA | TAMPA | SAN FRANCISCO | CHARLOTTE | ORANGE COUNTY | DALLAS  
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