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# INDUSTRIAL BUILDING

## 500 Rhinehart, Pine Bluff, AR



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## OFFERING SUMMARY

Offering	For Sale
Address	500 Rhinehart, Pine Bluff, AR 71601
Property Type	Industrial
Sale Price	\$2,000,000
Building Size	±81,050 SF
Lot Size	±4.84 Acres
Year Built	1957
Class	C
Zoning	I-2

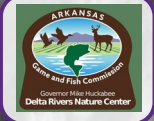
## PROPERTY HIGHLIGHTS

- New roof in 2023
- Updated offices and restrooms
- New HVAC in offices
- New electrical transformer
- Paint on inside/outside





500 Rinehart





Rhinehart Rd  
2,400 VPD

DALE'S CAMPING  
CENTER

Martha Mitchell Expy  
15,000 VPD



## PINE BLUFF, ARKANSAS



Pine Bluff is the largest city and county seat of Jefferson County, Arkansas, United States. It is also the principal city of the Pine Bluff Metropolitan Statistical Area and part of the Little Rock-North Little Rock-Pine Bluff, Arkansas Combined Statistical Area.

The city is located in the *southeast* section of the state in the Arkansas Delta with the Arkansas Timberlands region to its immediate west. Its topography is largely flat with wide expanses of farmland surrounding it.

Pine Bluff has seen substantial growth recently with the completion of Saracen Casino Resort in 2019 with a 300-unit hotel, restaurants, lounges and spas and employs over 1,100 people.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
Population	26,183	42,913	55,798
Households	9,707	16,720	22,166
Average Age	38.5	39.7	41.0
Average Household Income	\$49,721	\$55,085	\$58,702
Businesses	978	1,581	1,803

*\*Demographic details based on property location*

## MAJOR EMPLOYERS

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Pine Bluff, Arkansas, is home to many major employers including:

- Tyson Foods – one of the world’s leading food companies, with more than \$42 billion in annual sales. Tyson operates a large poultry manufacturing plant in Pine Bluff, employing more than 1,600 people in the area.
- Jefferson Regional Medical Center (JRMC) - JRMC provides a wide range of healthcare services, including emergency care, surgical services, maternity care, imaging and diagnostic services, rehabilitation, and more.
- Evergreen Packaging Inc - Evergreen Packaging Inc. is a global packaging company that produces paper and paperboard products, with a focus on sustainable packaging solutions.
- University of Arkansas at Pine Bluff – a public research university, with an enrollment of over 3,500 students and over 900 faculty and staff.
- Pine Bluff School District - The district includes several schools covering various grade levels. Some of the schools in the Pine Bluff School District include Pine Bluff High School, Jack Robey Junior High School, Belair Middle School, Forrest Park/Greenville Elementary School, Southwood Elementary School, Thirty-Fourth Avenue Elementary School, W.T. Cheney Elementary School, and others.
- Pine Bluff Arsenal Department – Army - A key facility for the U.S. Army's Chemical Materials Activity (CMA), responsible for the storage and demilitarization of chemical weapons.





# THANK YOU

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PARTNERS

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## DISCLAIMER

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