

Bluff View

(SE Quad of I-40 and Bekaert Dr)
Van Buren, Arkansas




JIMMY BELL
Real Estate Company

1031 Fayetteville Road
Van Buren, AR 72956
Office – 479-474-9200
Fax – 479-474-3909

jimmybell.com

Site Analysis Summary

SITE ANALYSIS SUMMARY

ADDRESS:	Bekaert Road, Van Buren, AR 72956
LOCATION:	South & East of I-40 & Lee Creek Road Interchange
TOTAL ACREAGE:	53 +/- acres
PUBLIC UTILITIES:	Buyer shall be responsible for utility extensions.
STREET IMPROVEMENTS:	Streets are asphalt surfaced, two lanes and are publicly maintained.
LANDSCAPING:	None
TOPOGRAPHY:	Level with slope to South, East & North
DRAINAGE (FLOOD ZONE)	According to the FEMA Flood Zone Map #05033C0360H, March 16, 2009, it appears that a portion of the subject property is located in the 100 year flood plain. See the attached FEMA map for details.
ENVIRONMENTAL:	No known or observed adverse environmental elements observed in or around the subject property.
ZONING:	Industrial Two (2)
ZIP CODE	72956
CONFORMING USE:	Yes. The present uses are conforming uses under the present zoning
NON-CONFORMING USE:	None
RESTRICTIVE COVENANTS:	Yes
EASEMENTS:	Those of record
SPECIAL EASEMENTS:	Those of record

SUMMARY OF IMPORTANT FACTS

OWNERSHIP:	Bluff View Developers, Inc.
FEE SIMPLE PRICE:	\$2,900,000
LAND LEASE PRICE:	Negotiate Term and Conditions
BUILD TO SUIT:	Seller will Build to Suit For Lessee, if requested
TERMS:	All cash at closing
EARNEST MONEY:	\$10,000.00
DUE DILIGENCE:	Purchaser will have One Hundred Twenty (120) days from the execution of a contract to complete its Due Diligence Period, the Purchaser shall either elect to proceed with transaction or terminate the contract and the Earnest Money will be refunded.
CLOSING:	No more than Thirty (30) days after the expiration of the Due Diligence Period..
CLOSING COSTS:	Seller will pay their customary portion of the title insurance, revenue stamps, closing fee and document preparation which is one-half each. Buyer to pay for updated survey, environmental audit, etc.
COMMISSIONS:	Seller will pay a 6% Real Estate Commission
RESERVATIONS:	Mineral Rights do not convey.
DISCLOSURE:	J. Kevin Bell, Operating Manager of Bluff View Developers, Inc. (Seller) is a licensed Real Estate Broker in Arkansas and represents the Seller & himself in this transaction.
SUB-DIVIDE:	10 Acre Minimum Site shall be sub-divided from the South to the North or North to South
COMMENTS:	Seller shall approve the Architectural Plan & Site Plan. No gravel parking is allowed.

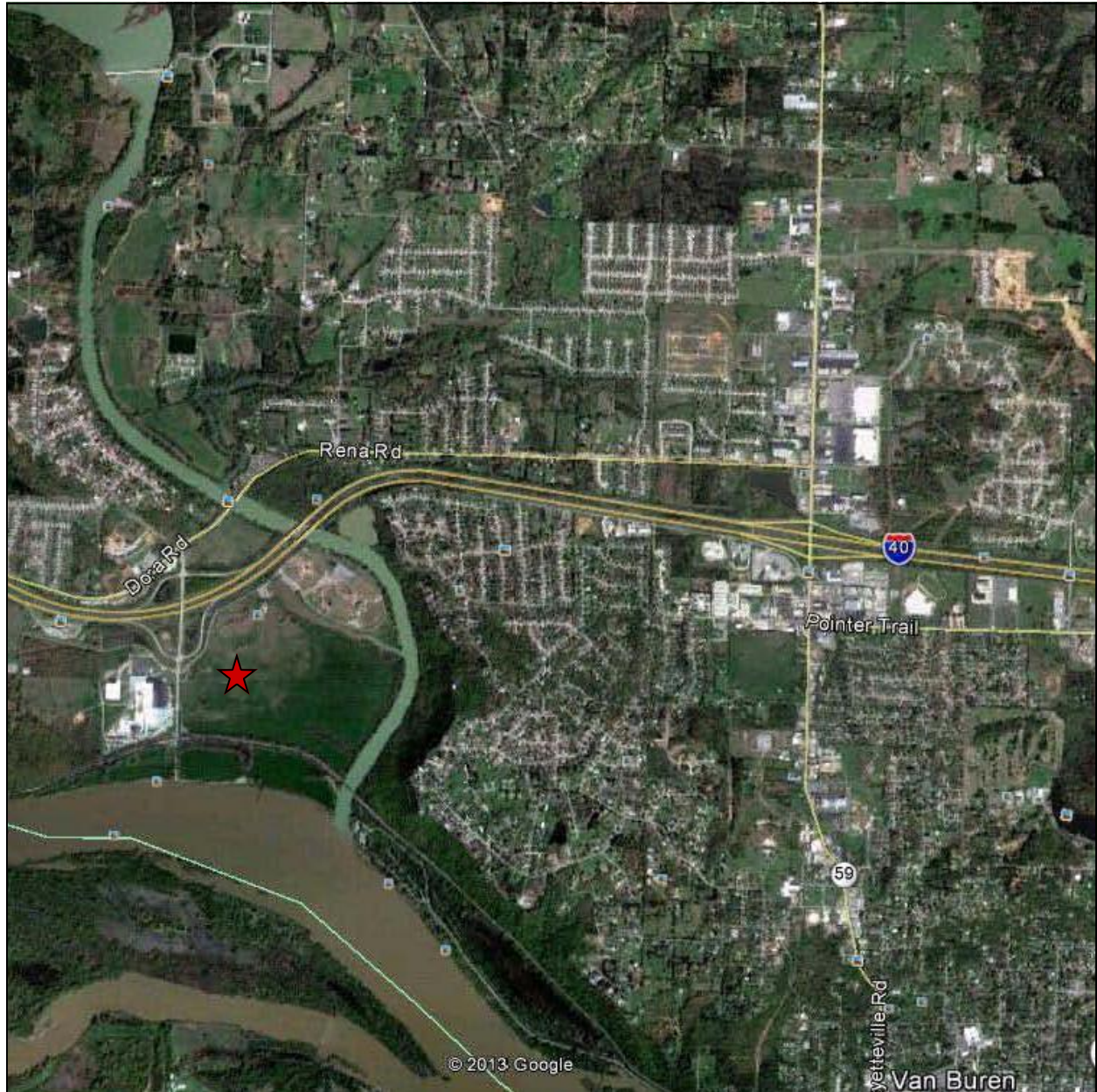
Utility, Soil Test & Preliminary Plat Information

- FIRE FLOW:** Information provided by James Griffin, former Van Buren Fire Marshall (6-23-03)
Phone #479-471-5042 (Office)
Fire Hydrant #762 - 1547 Gallons Per Minute
#763 - 1547 Gallons Per Minute
- SEWER:** Information provided by Gary Smith, former Superintendent, VB Municipal Utilities (6-18-03) Phone #479-474-5067
Sewer Treatment Plant that services subject property has an excess capacity of 25,000 gallons per day. For sanitary use only, sewer use is approximately 33.3gallons per employee per day.
- SOIL TEST:** Information provided by Delores Shelby, Owner, Data Testing, Inc.
Phone #479-649-8378
Report is enclosed in the proposal.

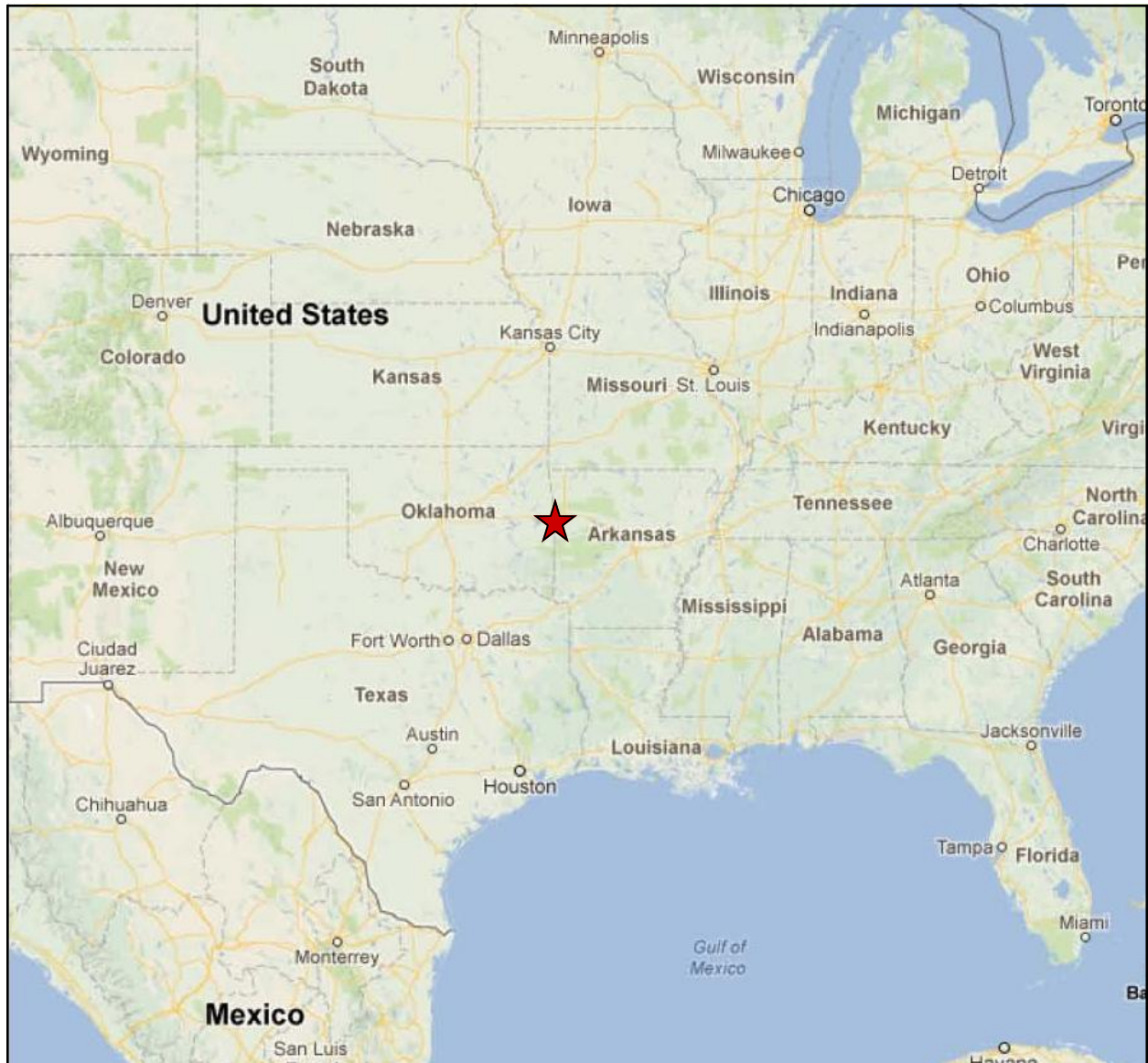
Aerial



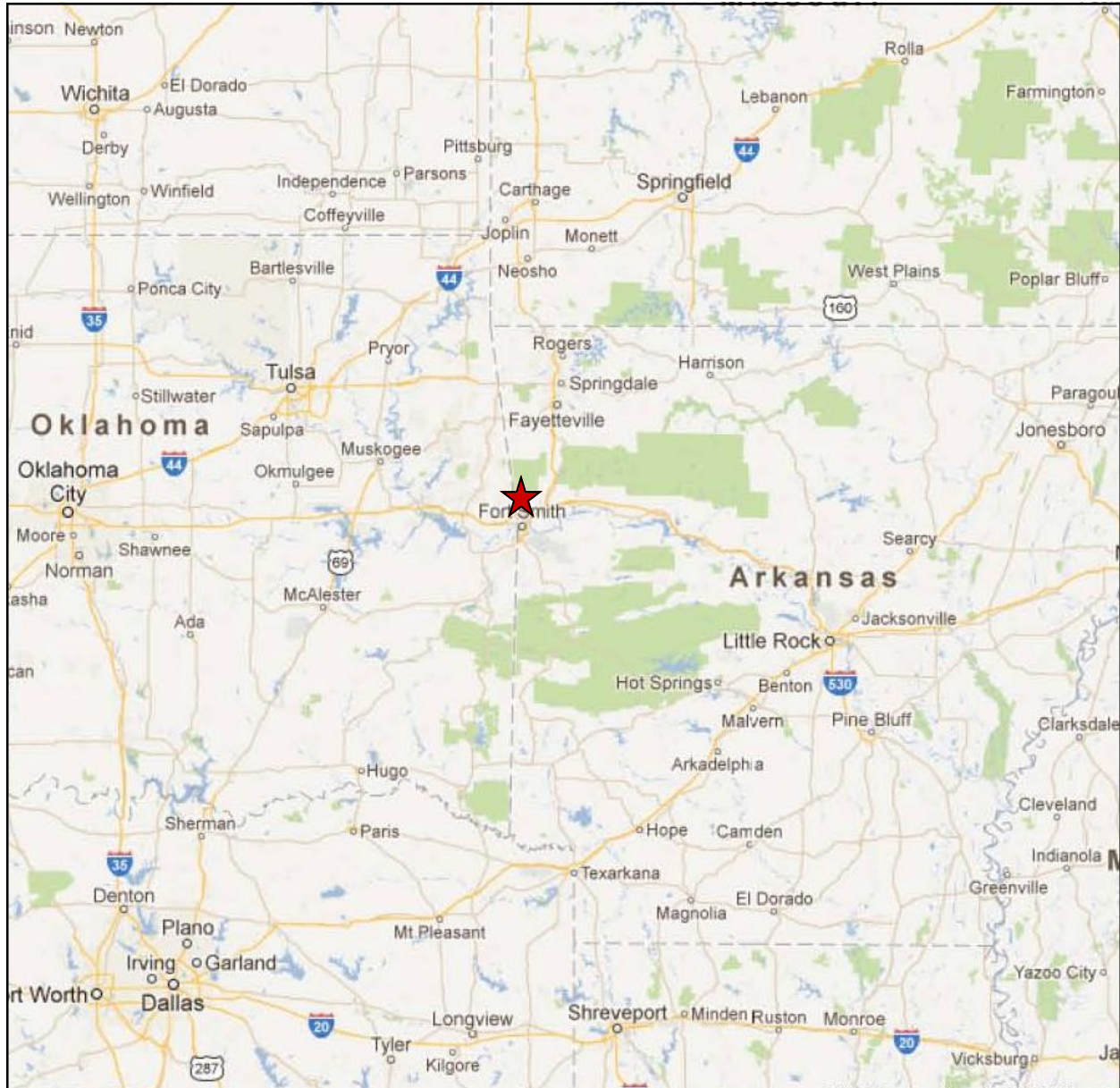
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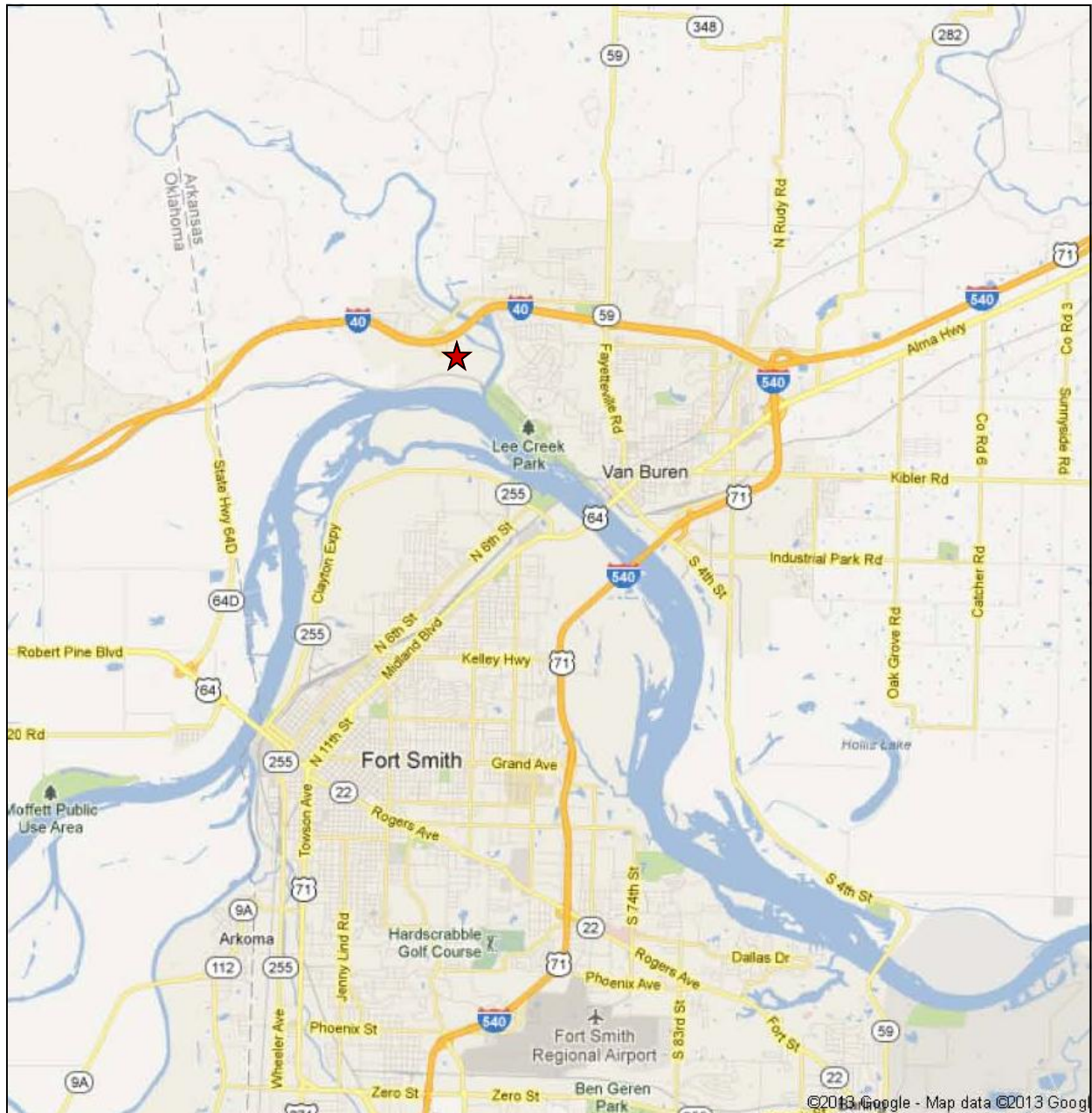
National Map - Location



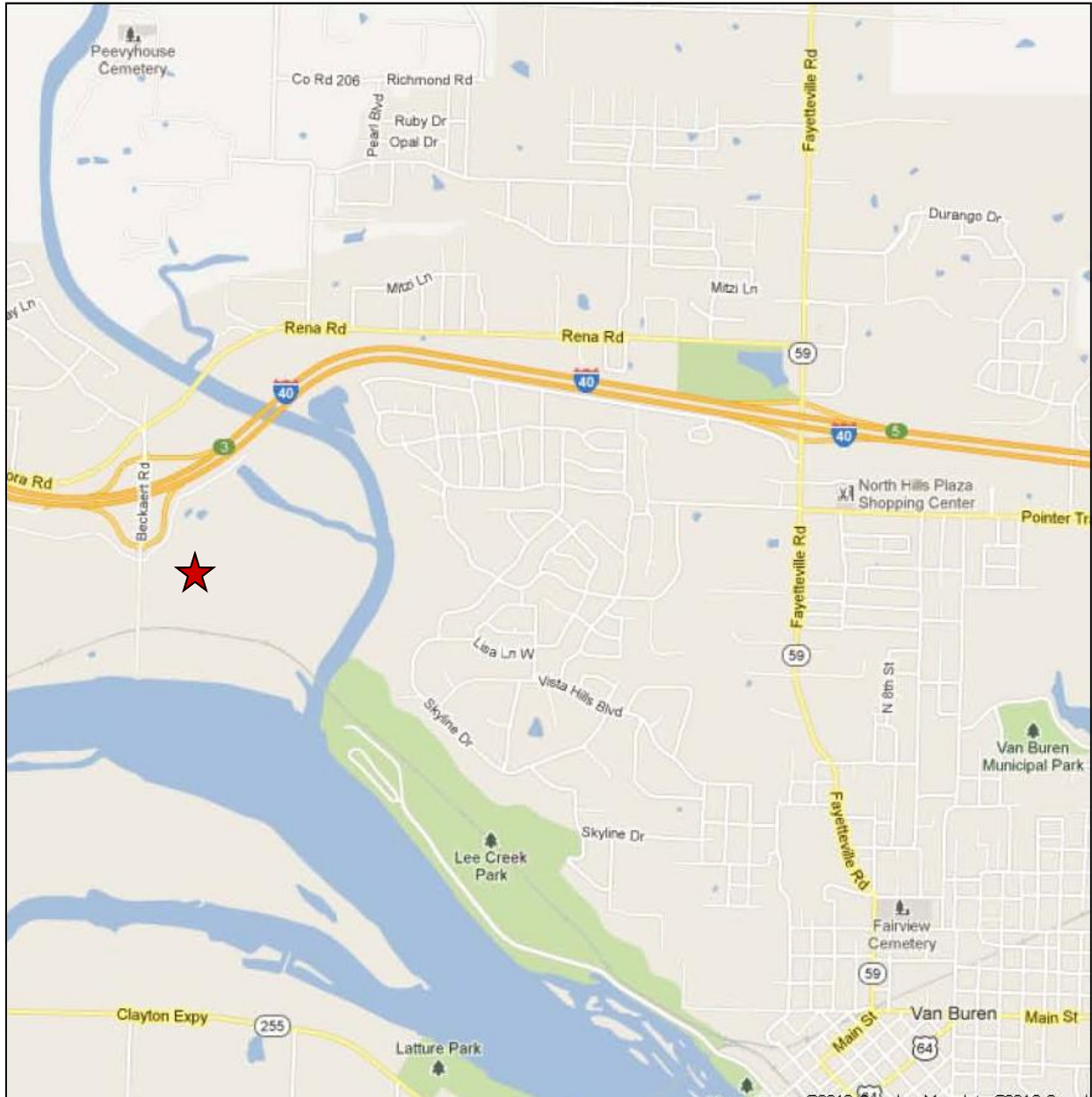
Regional Map - Location



Local Map - Location



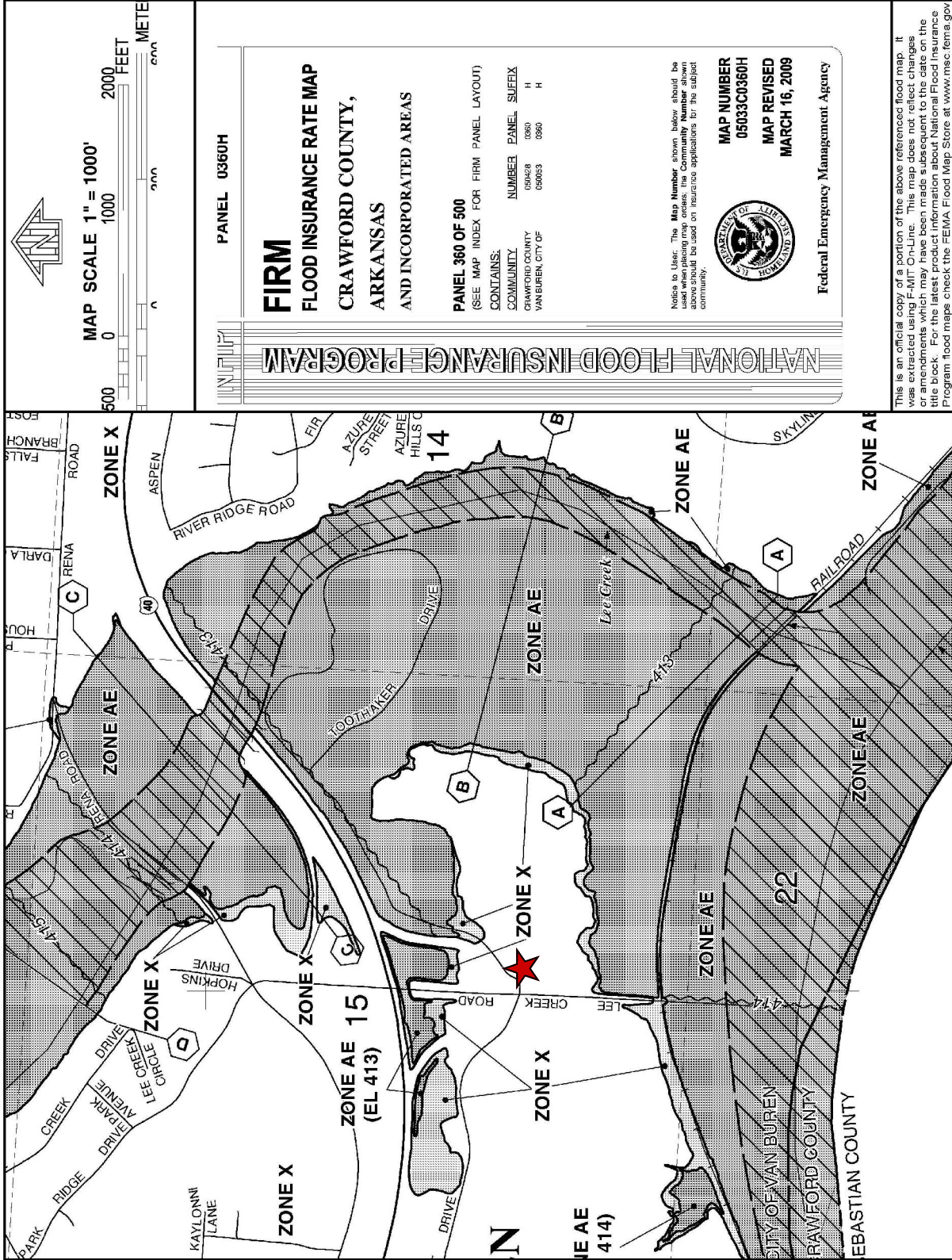
Van Buren Location Map



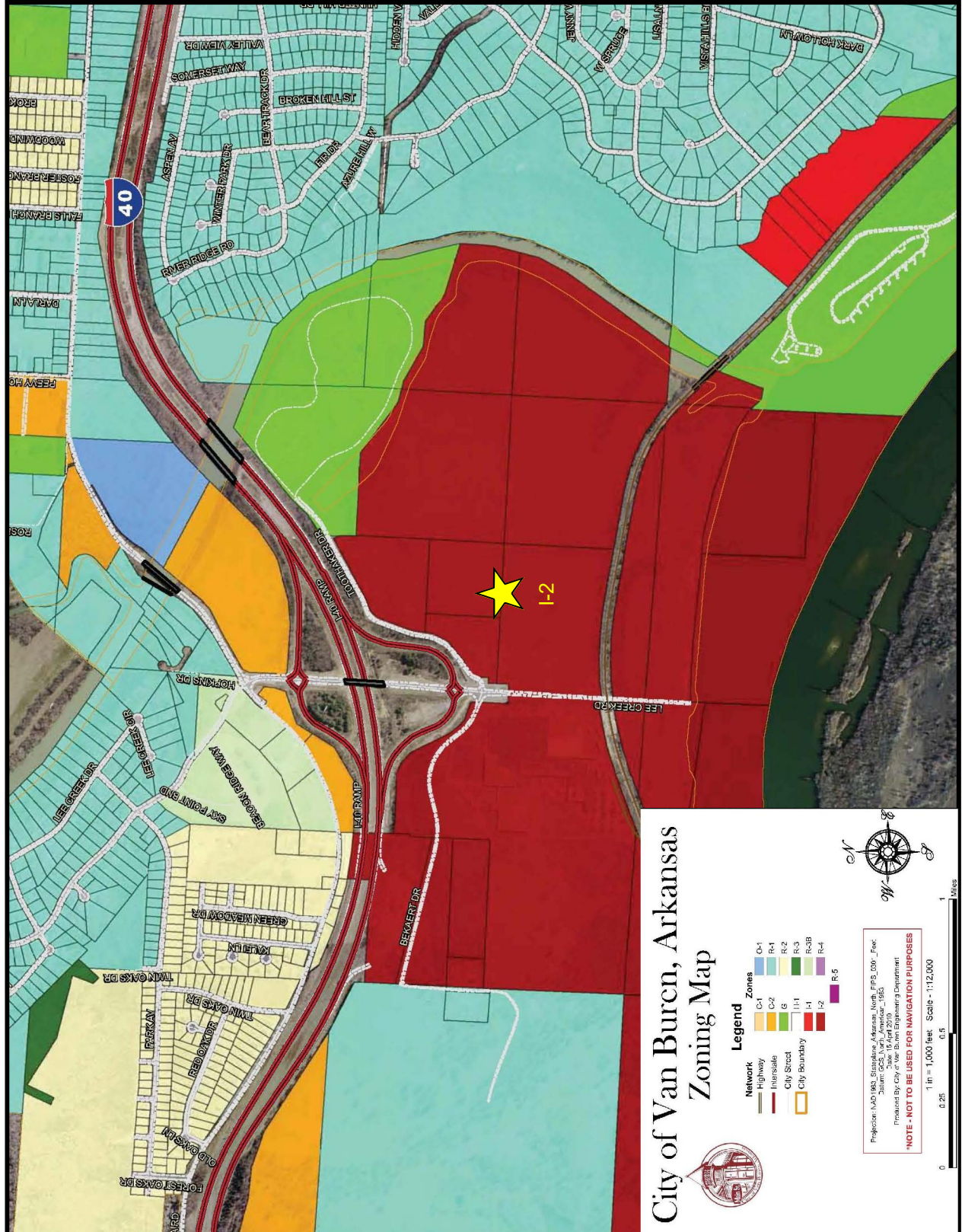
Topo Map



Flood Zone Map



Zoning Map



Photos - Bluff View



From the Field of Dreams entrance looking East



From the Field of Dreams entrance looking South

Photo's—Street View



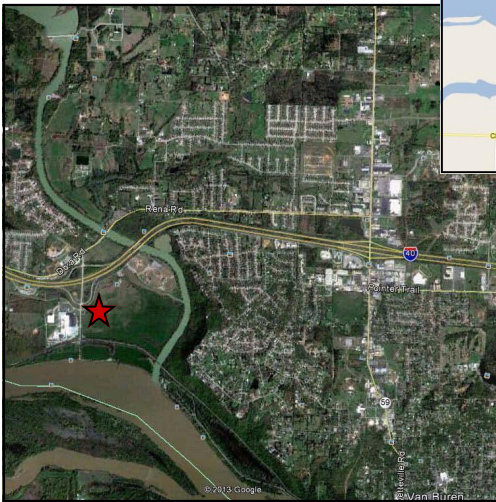
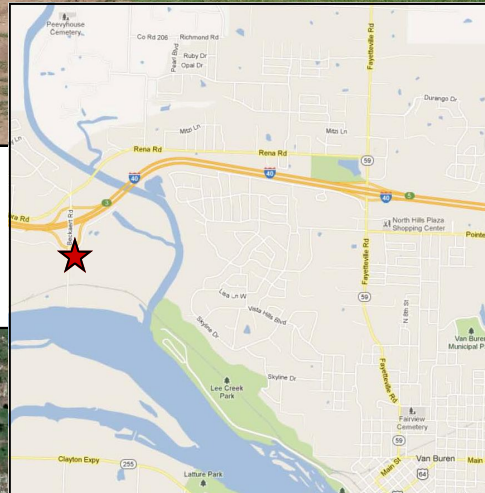
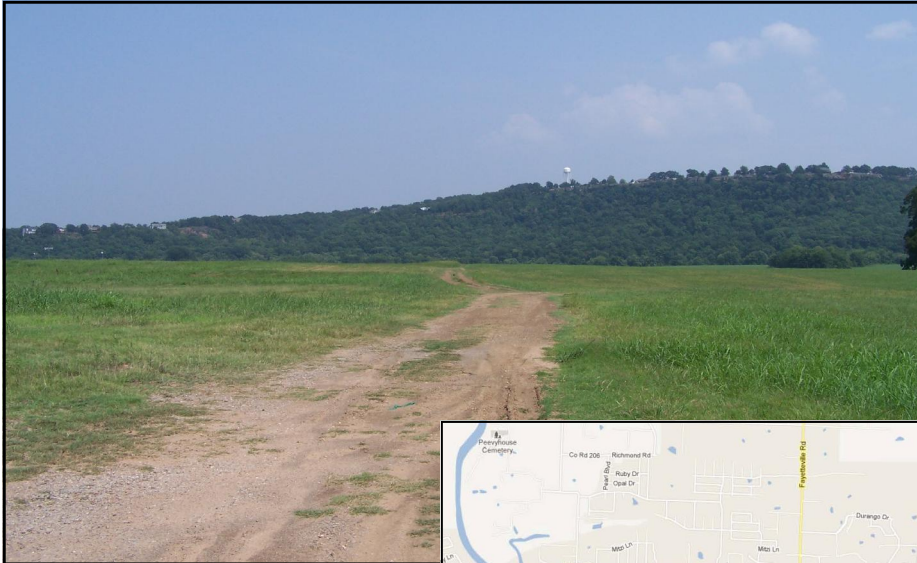
*Looking South towards Bluff View
(photo taken from the Interstate Overpass)*



Looking North from the Railroad Tracks



For Sale Bluff View, Van Buren



Features

- 53 +/- Acres
- For Sale - \$2,900,000.00
- Will subdivide
- \$2.30 SF & UP
- Easy Interstate Access to I-40 and I-540
- Major East-West & North-South Crossroads
- Excellent Location for Major Distribution Center, Truck Terminal, Convenience Store/Truck Stop, Motel
- Rail access
- Close proximity to Arkansas River and Lee Creek
- Utilities Available
- Van Buren City Limits, Fire and Police Protection
- Build to Suit

*For more information,
please contact:*

J. Kevin Bell

Office: 479-474-9200

Mobile: 479-651-5318

Fax: 479-474-3909

kevin@jimmybell.com

jimmybell.com



J. Kevin Bell is a licensed Real Estate Agent in the State of Arkansas and represents himself in this transaction.

Located in Van Buren, Arkansas with easy access to I-40 & I-540