

SARACEN
CASINO RESORT

Holiday Inn
EXPRESS

Best
Western

KFC

Red
Lobster

Wendy's

PINE BLUFF MALL

VALUE-ADD | REDEVELOPMENT OPPORTUNITY



01. INVESTMENT
02. PROPERTY
03. MARKET

PINE BLUFF, AR

PINE BLUFF MALL REDEVELOPMENT

2901 PINES MALL DRIVE | PINE BLUFF, ARKANSAS 71601

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01. INVESTMENT



INVESTMENT HIGHLIGHTS

Pine Bluff Mall

SARACEN CASINO

- Newly constructed \$350M Casino directly adjacent to the property.
- Currently under construction and scheduled for completion in 2025; a \$250M, 13-story, 320-room Casino Resort Hotel driving the amount of visitors who stay for extended periods of time.
- Saracen Pine Bluff Casino is the newest casino in the state.
- The Casino sees over 1-Million visitors per year, which is over 1/3 of the entire population of Arkansas

REDEVELOPMENT OPPORTUNITY

- 486,015 SF vacant mall redevelopment opportunity priced at \$20 PSF.
- Numerous undeveloped outparcels available for Ground Lease or BTS opportunities
- Strategic positioning near area demand drivers, including Saracen Casino and the University of Arkansas Pine Bluff.
- Neighboring national tenants include Lowe's, Staples, McDonalds, KFC, Red Lobster, Dollar Tree, Goodwill, etc.

LOCATION

- Downtown Redevelopment: Efforts such as the **Go Forward Pine Bluff** initiative are revitalizing the downtown with new businesses, restored buildings, and public spaces to attract investment and tourism.
- The property has direct access from the Interstate 530 interchange and access from E. Harding Drive (Highway 190) and Highway 65, with combined traffic counts above 46,000 vehicles per day.
- In 2019, CNBC voted Arkansas as the #3 state for overall cost of doing business. Statewide and local incentives and programs, as well as low operating costs, and great logistics infrastructure, Jefferson County leads the state in new development.



02. PROPERTY

INVESTMENT SUMMARY



OFFERING PRICE

\$8,000,000.



BUILDING
SQUARE FOOTAGE

+/- 347,860 SF former Mall
+/- 70,000 SF former Sears
+/- 68,155 SF former JC Penny *
486,015 SF Total



OCCUPANCY

0% (Fully Vacant)



LOT SIZE

37.88 +/- Acres: Main Parcel
5.19 +/- Acres: Sears Parcel
6.89 +/- Acres: JC Penny Parcel *
49.96 Total Acres



ZONING

Zoned B-2, Shopping Center
Zoning allows for adaptive reuses



TRAFFIC COUNTS

26,000 VPD – Interstate 530
9,900 VPD – Highway 65
11,000 VPD – E. Harding Avenue



PARCEL NUMBERS

APN# 931-53607-004
APN# 931-53607-002
APN# 931-56112-000 *



* OWNED SEPARATELY – ASK AGENT FOR PRICING

ANCHOR NET LEASE

INVESTMENT OFFERING

Anchor Net Lease and David B Zacharia, Arkansas Broker is pleased to present 2901 Pines Mall Drive in Pine Bluff, Arkansas. The 486,015 SF Vacant Mall sits on nearly 50 acres, is an ideal Redevelopment Opportunity for someone looking to capitalize on the newly developed \$350M Saracen Casino and \$250M Saracen Hotel located directly across the street.

Situated in the southeastern portion of Pine Bluff, the property is located just north of Interstate 530 with ingress and egress from Highway 65 and East Harding Avenue. The property is zoned B-2, a shopping center district, which is intended to allow for diverse, large-scale commercial development in a planned and coordinated site. The property comes with ample parking and numerous undeveloped outparcels.

Neighboring national credit tenants include Lowe's Home Improvement, McDonalds, Wendy's, Staples, KFC, Red Lobster, Fresenius and Dillard's. Hotels in the immediate area include the Executive Inn, Super 8, Best Western, Holiday Inn and Quality Inn.

Pine Bluff, the tenth-largest city in Arkansas and the county seat of Jefferson County, blends small-town affordability with Southern charm. It is home to the University of Arkansas at Pine Bluff (UAPB), and serves as a vital educational and cultural hub for the region. The city also offers excellent multimodal connectivity through the Port of Pine Bluff, Pine Bluff Airport, Union Pacific Railroad, and Interstate 530, making it a key logistics and transportation center. Pine Bluff benefits from competitive statewide and local incentives, low operating costs, and strong infrastructure. Major employers in the area include Tyson, US Food & Drug, Evergreen Packaging, Twin Rivers Paper Company, Saracen Casino Resort, and Pine Bluff Arsenal. Strategically positioned within the region's primary commercial corridor, the property is located across from the \$550 million Saracen Casino Resort.





02. LOCATION



Dillard's
CLEARANCE

SARACEN
CASINO RESORT

\$350M Casino
\$250M Hotel
40 min from Little Rock

VACANT WALMART PAD
AVAILABLE FOR PURCHASE
THROUGH SEPARATE OWNER.
CALL FOR DETAILS

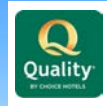


E HARDING AVENUE



AERIALS

AERIALS



STAPLES



E HARDING AVENUE



VACANT WALMART PAD
AVAILABLE FOR PURCHASE
THROUGH SEPARATE OWNER.
CALL FOR DETAILS

SARACEN
CASINO RESORT

\$350M Casino
\$250M Hotel
40 min from Little Rock





190 E HARDING AVENUE

VACANT WALMART PAD
AVAILABLE FOR PURCHASE
THROUGH SEPARATE OWNER.
CALL FOR DETAILS

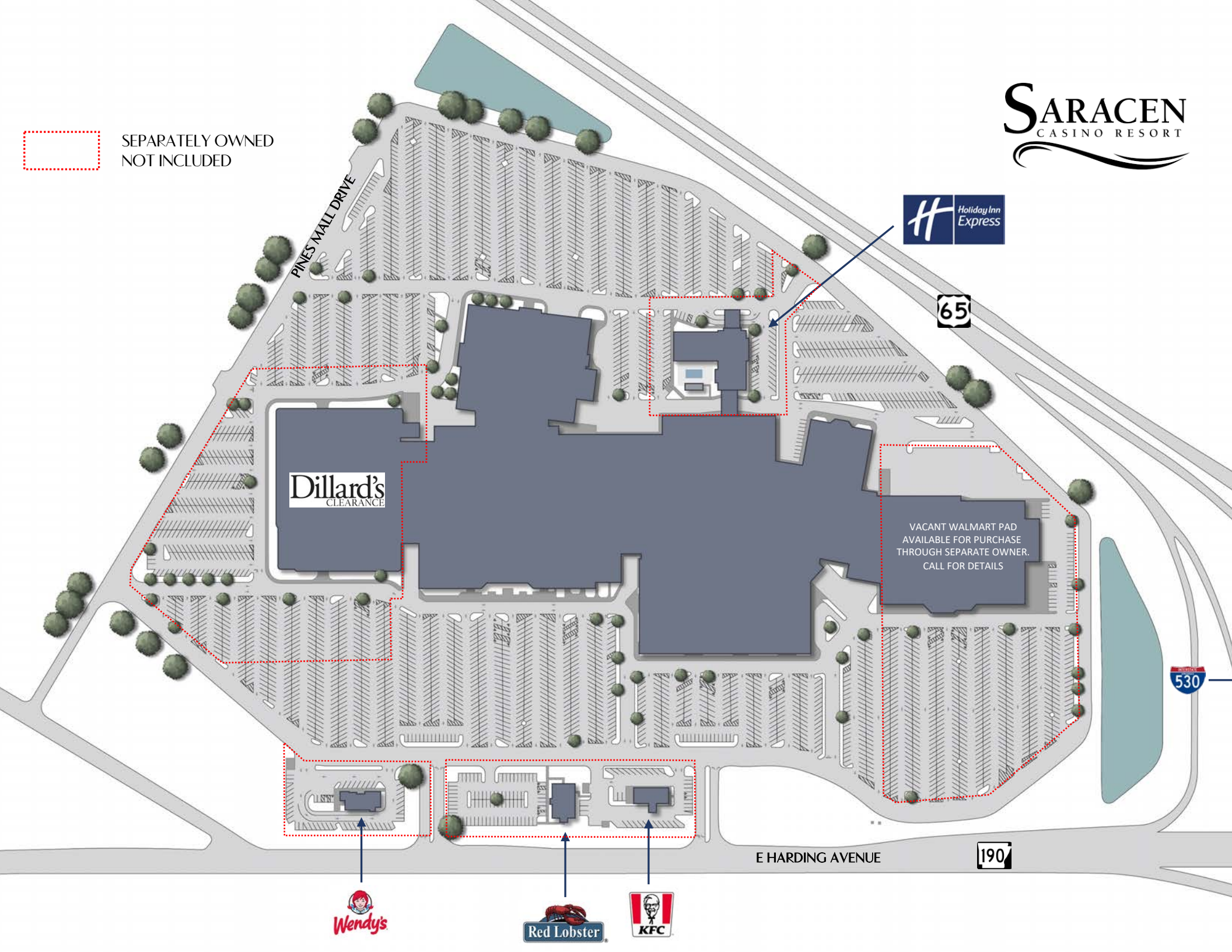
65

SARACEN
CASINO RESORT

\$350M Casino
\$250M Hotel
40 min from Little Rock

AERIALS

SEPARATELY OWNED
NOT INCLUDED



E HARDING AVENUE



Dillard's
CLEARANCE

VACANT WALMART PAD
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THROUGH SEPARATE OWNER.
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04. MARKET



Pine Bluff, Arkansas, located in Jefferson County, lies 128 miles southwest of Memphis, Tennessee. Perched on high bluffs overlooking the Arkansas River, it is the 10th largest city in Arkansas, with a population of 39,123 and 84,629 within the Pine Bluff MSA. The city serves as a hub for industry, rail transport, marketing, and river commerce. Its economy is driven by poultry processing, cotton, paper production, lumber, soybeans, entertainment and cattle. Prominent employers in the area include Jefferson Regional Medical Center, Simmons First National Corp., Tyson Foods, Evergreen Packaging, the Pine Bluff Arsenal, Union Pacific Railroad and the Saracen Casino Resort.

Pine Bluff is home to numerous cultural and recreational attractions, including the Jefferson County Historical Museum, Arkansas Railroad Museum, and the Arts and Science Center for Southeast Arkansas. The Band Museum offers a unique glimpse into musical history, while art enthusiasts can visit the University of Arkansas Pine Bluff Fine Art Gallery and the Old Town Theater Center. The city also boasts outdoor recreation, such as the Harbor Oaks Golf Club and various amusement parks, as well as shopping venues like Magic Mart Shopping Center and Oak Park Village Shopping Center.

Pine Bluff hosts several local festivals, including the BBQ Cook-Off and Music Festival, Mudbug Madness Crawfish Festival, and Smoke on the Water Festival. Higher education is accessible through institutions such as the University of Arkansas at Pine Bluff, University of Arkansas at Little Rock, University of Arkansas at Monticello, Arkansas State University-Beebe Branch, University of Central Arkansas, and Harding University.

The Saracen Casino Resort, which opened in Pine Bluff, Arkansas, in 2020, has significantly impacted the local economy through substantial investments, job creation, and increased tax revenues. The Quapaw Nation invested approximately \$350 million to develop the Saracen Casino Resort, marking it as the largest commercial construction project in Arkansas at the time. This investment underscores the commitment to revitalizing Pine Bluff's economy and enhancing its tourism appeal.

Upon opening, the casino provided over 1,100 full-time positions, offering diverse employment opportunities in gaming, hospitality, and administration. The Saracen Casino Resort has become a significant contributor to local tax revenues. For instance, the Saracen Annex generated an additional \$100,000 in monthly tax revenue for Pine Bluff.

Looking ahead, the Saracen Casino Resort plans to open a 13-story hotel with over 300 rooms by fall 2025. This expansion is anticipated to attract more visitors, further boosting the local economy through increased spending in hospitality, retail, and other sectors. In summary, the Saracen Casino Resort has played a pivotal role in Pine Bluff's economic development by creating jobs, generating substantial tax revenues, and attracting investments, thereby contributing to the city's ongoing revitalization efforts.

Notably, Pine Bluff was recently awarded a \$548,492 grant from the U.S. Department of Transportation's 2024 Reconnecting Communities and Neighborhood Grant Program.

LOCATION MAP



LITTLE ROCK TO PINE BLUFF
1 HOUR DRIVE



AREA DEMOGRAPHICS

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>	<u>7 Mile Radius</u>
2024 Estimated Population:	1,687	13,849	30,703	40,637
2029 Estimated Population:	1,550	12,962	28,717	38,189
2024 Estimated Households:	688	5,827	12,634	16,010
2029 Projected Households:	625	5,344	11,531	14,637
2024 Estimated Average Household Income:	\$56,918	\$57,273	\$59,272	\$62,756



Anchor Net Lease

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