



COMMERCIAL PROPERTY REPORT

305 Saint Francis Ave, Forrest City, AR 72335



Presented by

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**KELLER WILLIAMS REALTY LR BRANCH**

12814 Cantrell Rd  
Little Rock, AR 72223

## 305 Saint Francis Ave, Forrest City, AR 72335

 **FOR SALE**  
• New, Active: 10/15/2019

List Price  
**\$250,000**  
List Date: 10/15/2019  
List Price / sq ft:  
**\$58**

### Property Facts

### Public Facts

### Listing Facts

Property Type	Retail	Commercial
Property Subtype	Retail Stores ( Personal Services, Photography, Travel)	Building And Land
Number of Stories	1	One Story
Building Area (sq ft)	4,300	4,300
Lot Size	4,356 sq ft	4,356 sq ft
Lot Dimensions	4356 SF	0.10
Style	—	Built To Suit
Year Built	1991	1996
Roofing	Composition Shingle	Architectural Shingle
Heating	—	Central Cool - Electric, Central Heat - Electric
Foundation	Piers	Slab
Exterior Walls	Wood Siding	—

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## Extended Property Facts

### Structure Details

<b>Style</b>	Built To Suit
<b>Roofing</b>	Architectural Shingle
<b>Levels Features</b>	One Story
<b>Foundation Features</b>	Slab

### Interior Features

<b>Floor</b>	Wood, Other - See Remarks
<b>Heating</b>	Central Cool - Electric, Central Heat - Electric
<b>Utilities</b>	Sewer - Public, Water - Public, Municipal Electricity, Gas/Natural
<b>Special</b>	Legal Description

### Interior Details

<b>Interior Walls</b>	Gypsum Board (Drywall, Sheetrock, etc.)
<b>Floor Cover</b>	Carpet

### Exterior Features

<b>Roof</b>	Architectural Shingle
<b>Style Features</b>	Built To Suit
<b>Lot Size Dimensions</b>	0.10
<b>Levels</b>	One Story

### Exterior Details

<b>Lot Size - Square Feet</b>	4356 sq ft
<b>Lot Size - Acres</b>	0.100 ac
<b>Roof Type</b>	Wood Truss

### Other Details

<b>BILLBOARD/SIGN</b>	1
<b>Paving (only used when Asphalt or Concrete not specified)</b>	6900

### Miscellaneous Details

<b>Business Type</b>	None
<b>Expenses Include</b>	None
<b>Lot</b>	Level, Corner Lot
<b>Tenant Expenses</b>	All Utilities

## Public Facts

### Owner Information

<b>Owner Name</b>	L & L Lasset Management & Rehabs Service
<b>Mailing Address</b>	1025 Alameda De Las Pulgas# 301 Belmont CA 94002-3507
<b>Vesting</b>	,LC

### Legal Description

<b>APN:</b> 0800-00361-0000	<b>Tax ID:</b> —	<b>Zoning:</b> —	<b>Census Tract:</b> 051239605.004007	<b>Abbreviated Description:</b> SEC/TWN/RNG/MER:SEC 28 TWN 05 RNG 03E WPT LOT N 1/2 28-5-3E & LOT 94 X 50 N 1/2 NE 28-5-3 .10 ACRES PROPERTY LOCATION: 313 ST FRANCIS	<b>City/Municipality/Township:</b> Forrest City, AR 72335
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### Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$17,110	\$2,180	\$19,290	\$893
2017	\$17,110	\$2,180	\$19,290	\$893
2016	\$18,850	\$2,180	\$21,030	\$974
2015	\$18,850	\$2,180	\$21,030	\$974
2014	\$18,850	\$2,180	\$21,030	\$974
2013	\$17,860	\$2,180	\$20,040	—
2012	\$16,040	\$2,180	\$18,220	\$928
2011	\$16,040	\$2,180	\$18,220	—
2009	\$16,040	\$2,180	\$18,220	—

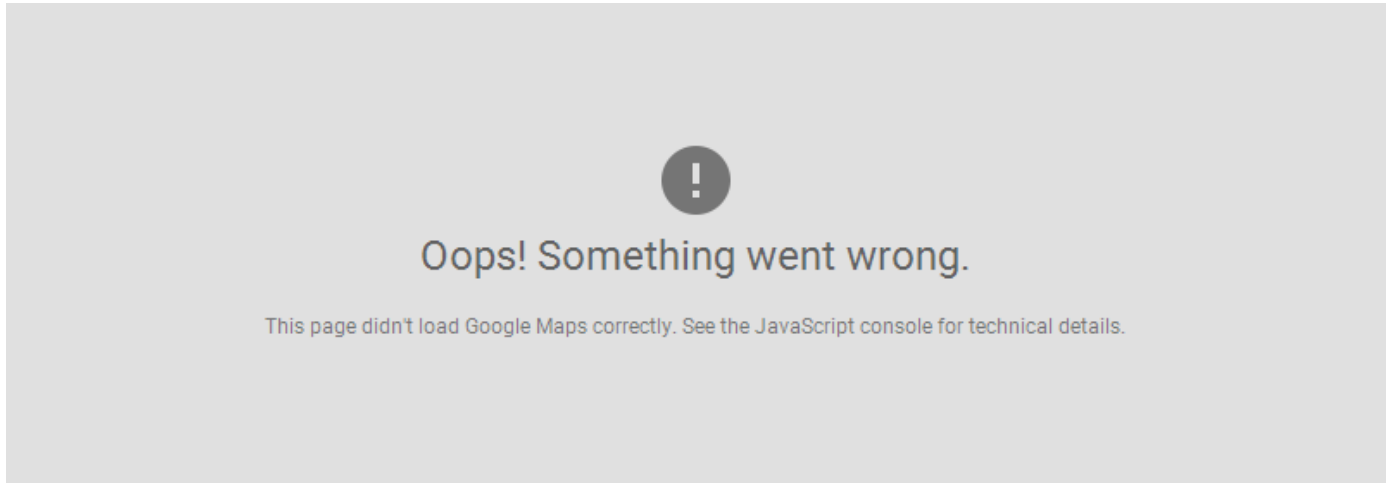
### Deed Records

<b>Recording Date</b>	8/17/2018	11/4/1996
<b>Document Type</b>	Public Action - Common in Florida (Clerks Tax Deed or Tax Deeds). Also when property sold for taxes.	Warranty Deed
<b>Sales Price</b>	\$5,332	\$135,000
<b>Sales Price Code</b>	Full amount stated on Document.	Full amount from assessment file, when available, Full amount from assessment file, when available
<b>Buyer Name</b>	L & L LASSET MANAGEMENT & REHABS SERVICE	THE UNPAINTED FURNITURE GALLERY
<b>Buyer ID</b>	Limited Liability Company	—
<b>Seller Name</b>	COMMISSIONER OF STATE LANDS	NOT PROVIDED
<b>Seller ID</b>	Government	—
<b>Book #</b>	904	575
<b>Page #</b>	0008	319
<b>Contract Date</b>	8/13/2018	—

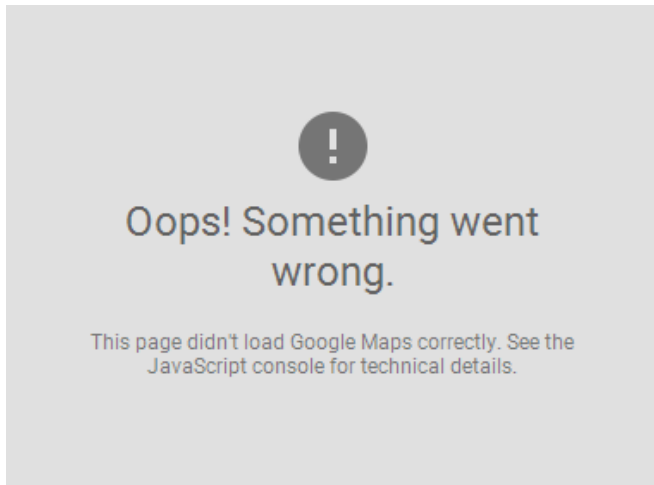
## Mortgage Records

Recording Date	1/25/2016
Borrower Name	ELLEN REBECCA DUNN
Lender Name	LINDA RENEE JUMPER
Lender Type	Private Party (individual)
Loan Amount	\$15,191
Loan Type	Commercial
Contract Date	1/19/2016

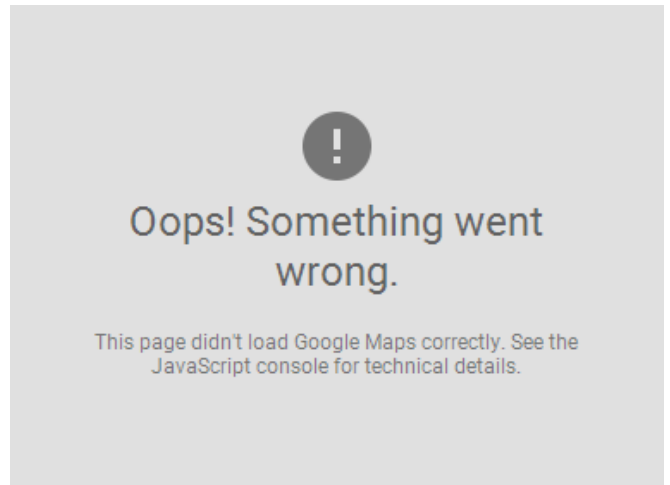
# Maps



Legend:  Subject Property

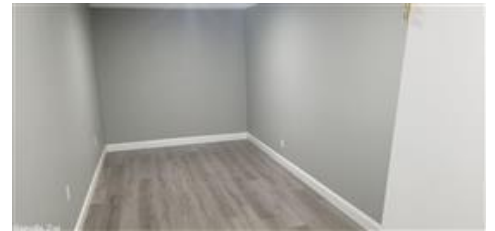


Legend:  Subject Property



Legend:  Subject Property

## Property Photos









## Traffic Counts



Oops! Something went wrong.

This page didn't load Google Maps correctly. See the JavaScript console for technical details.

Daily Traffic Counts:  Up 6,000 / day  6,001 – 15,000  15,001 – 30,000  30,001 – 50,000  50,001 – 100,000  Over 100,000 / day

1

**12,579**

2018 Est. daily traffic counts

Street: N Hwy 1  
Cross: Stone Ave  
Cross Dir: S  
Dist: 0.02 miles

Historical counts

Year	Count	Type
2002	 14,000	AADT
1999	 12,000	AADT
1998	 1,500	AADT
1997	 15,000	ADT

2

**13,185**

2018 Est. daily traffic counts

Street: N Hwy 1  
Cross: McDaniel Ave  
Cross Dir: NW  
Dist: 0.03 miles

Historical counts

Year	Count	Type
2002	 15,000	AADT
1999	 14,000	AADT
1998	 17,000	AADT




3

**16,137**

2018 Est. daily traffic counts

Street: N Hwy 1  
Cross: N Division  
Cross Dir: SE  
Dist: 0.01 miles

Historical counts

Year	Count	Type
2002	 20,000	AADT
1999	 18,000	AADT
1998	 21,000	AADT



4

**7,079**

2018 Est. daily traffic counts

Street: E Broadway Ave  
Cross: N Forrest St  
Cross Dir: W  
Dist: 0.09 miles

Historical counts

Year	Count	Type
2002	 7,900	AADT
1999	 6,900	AADT
1998	 6,600	AADT




5

**8,477**

2018 Est. daily traffic counts

Street: Hwy 70 W  
Cross: Beale St  
Cross Dir: E  
Dist: 0.01 miles

Historical counts

Year	Count	Type
2002	 9,100	AADT
1999	 9,400	AADT
1998	 8,500	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)