

OWNER-USER C-STORE PORTFOLIO

Alexander & Melbourne - AR

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale a 2-unit Owner-User C-Store Portfolio located in Arkansas. This portfolio is delivered with an open fuel supply contract, giving the new owner full control. The strategic mix of rural and suburban locations offers both strong community loyalty potential and higher-density revenue opportunities, providing for an excellent investment.

Portfolio Price

\$1,150,000

PROPERTY INFORMATION

Property Address #1: 13325 E 1st St, Alexander, AR 72202

Building Size: 2,801 SF

Acres: 0.63 Acres

Property Address #2: 515 E Main St, Melbourne, AR 72556

Building Size: 2,560 SF

Acres: 0.58 Acres

TOTALS

Total Building Size: 5,361 SF

Total Acres: 1.21 Acres



13325 E 1st St, Alexander, AR 72202



515 E Main St, Melbourne, AR 72556

INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Two sites are temporarily closed and ready for reactivation.
- The two currently closed locations represent affordable acquisition opportunities in small communities with few competing retailers, supporting strong repositioning potential. Delivered with an open fuel supply contract, allowing the new owner complete control.
- Existing canopies, dispensers (besides the Alexander location), UST systems, and store facilities enable rapid re-opening and faster time to cash flow.
- A blend of rural and suburban locations offers both community-loyalty potential and higher-density revenue opportunities.
- 13325 E 1st Street in Alexander, AR, offers ample space to develop an attached restaurant, aligning with strong interest from the town and the mayor.

13325 E 1ST ST, ALEXANDER, AR



Actual Property Image



Actual Property Image

Portfolio Price	\$1,150,000
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TRAFFIC COUNTS	
N Alexander Way	9,400 VPD
I-30	113,000 VPD
Stagecoach Rd	17,000 VPD

LOCATION INFORMATION

Street Address:	13325 1st St., Alexander, AR 72202		
County:	Pulaski		
Building Size:	2,801 SF		
Lot Size:	0.63 Acre		

DEMOGRAPHICS	3 MILES	5 MILES	10 MILE
2024 Population	25,736	59,331	231,341
2024 Households	9,928	23,193	93,414
2024 Average Household Income	\$85,366	\$82,952	\$77,548

RETAILER MAP - ALEXANDER, AR



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CITY OVERVIEW



Little Rock, AR



University of Arkansas for Medical Sciences

ALEXANDER, AR

Nestled in the gently rolling hills of central Arkansas just southeast of Little Rock, Alexander is a small city that often feels more like a quiet, close-knit town. As part of Saline County, it shares in the region's reputation for strong community ties and a family-friendly atmosphere. Alexander maintains a rural charm, where neighbors know each other and life moves at a more relaxed pace. The city is strategically positioned with convenient access to the major employment and retail hubs of the state capital, making it a popular bedroom community for those seeking a quieter place to call home while commuting to Little Rock. Alexander has a 2025 population of 3,884.

providing residents with access to diverse employment opportunities in healthcare, manufacturing, logistics, retail, and government services. While the town itself has a small commercial base consisting of local businesses, service providers, and light industrial operations, its proximity to major economic hubs like Little Rock, Bryant, and Benton supports strong commuter activity. Easy access to I-30 and nearby distribution corridors further enhances connectivity for employers and workers, contributing to steady economic growth and a stable labor market in the region. Key employment hubs include major healthcare systems such as the University of Arkansas for Medical Sciences (UAMS), Baptist Health, and Arkansas Children's Hospital, along with large public-sector employers like the State of Arkansas and the Central Arkansas Veterans Healthcare System.

Alexander, AR, offers convenient access to a variety of recreational and cultural attractions found throughout Central Arkansas. While the town itself maintains a quiet, small-community feel, residents are just minutes from popular regional destinations such as the outdoor trails, fishing areas, and scenic landscapes of nearby Saline County parks. Its close proximity to Little Rock provides easy access to major attractions, including the Little Rock Zoo, Pinnacle Mountain State Park, the Arkansas River Trail, and a wide range of museums, entertainment venues, and shopping districts. This blend of local charm and nearby metropolitan amenities makes Alexander an appealing place for both outdoor enthusiasts and families seeking accessible leisure options.

515 E MAIN ST - MELBOURNE, AR



Actual Property Image



Actual Property Image

Portfolio Price	\$1,150,000
TRAFFIC COUNTS	
State Hwy 69	6,067 VPD
Hwy 9	4,964 VPD

LOCATION INFORMATION	
Street Address:	515 E Main St, Melbourne, AR 72556
County:	Pulaski
Building Size:	2,560 SF
Lot Size:	0.58 Acre

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2024 Population	1,877	2,507	5,288
2024 Households	762	1,026	2,207
2024 Average Household Income	\$65,594	\$64,994	\$63,139

RETAILER MAP - MELBOURNE, AR



CITY OVERVIEW



Little Rock, AR



Bill and Hillary Clinton National Airport (LIT)

MELBOURNE, AR

Melbourne, AR, is a small and friendly community located in Izard County in north-central Arkansas. Known for its rural charm and relaxed pace of life, the town serves as a local hub for surrounding agricultural areas and offers essential services, schools, and small businesses that support the region. Residents enjoy a close-knit atmosphere, scenic Ozark landscapes, and convenient access to outdoor recreation, making Melbourne a welcoming and peaceful place to live or work. Melbourne has a 2025 population of 1,890. The nearest major city to Melbourne, Arkansas, is Little Rock, the state capital.

The economy of Melbourne, AR, is primarily supported by agriculture, small businesses, education, and healthcare services that serve the broader Izard County region. Local farms and agricultural operations play a steady role in employment and economic activity, while the presence of schools and county facilities provides stable public-sector jobs. Small retail, service-oriented businesses, and light industry contribute to the local business environment, with many residents also commuting to nearby towns for additional employment opportunities. Overall, Melbourne's economy reflects the characteristics of a rural Arkansas community with a strong reliance on local services and regional support industries. The nearest major commercial airport to Melbourne, AR—Bill and Hillary Clinton National Airport (LIT) in Little Rock—plays an important role in supporting the local economy by providing reliable commercial air service that connects the region to national business centers. Local businesses benefit from easier travel for clients, suppliers, and employees, while residents gain access to broader job markets and services.

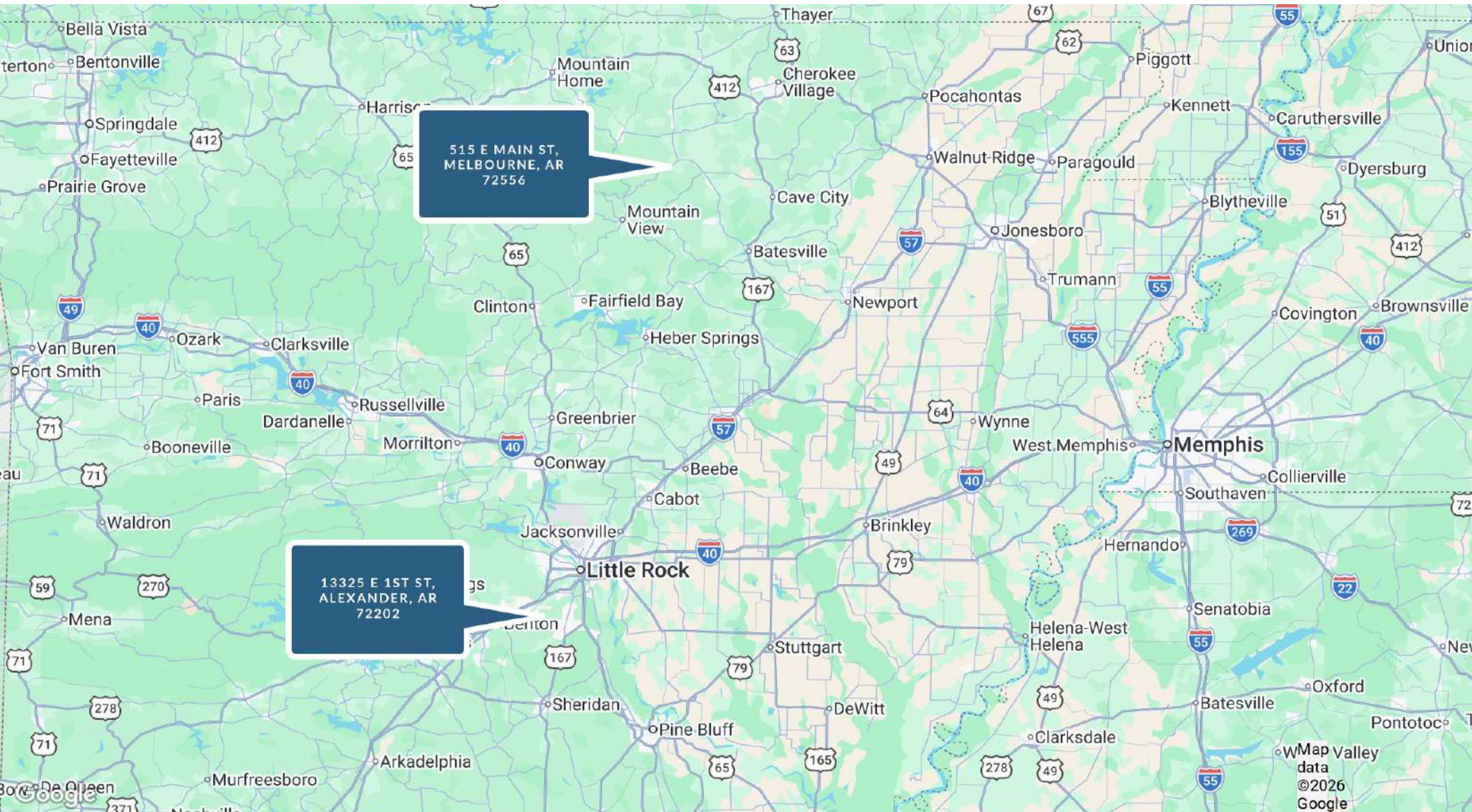
Melbourne, AR, offers visitors and residents access to the natural beauty of the Ozark Mountains, with outdoor recreation being one of its main attractions. Nearby attractions such as the White River, popular for fishing, kayaking, and boating, draw outdoor enthusiasts from across the region. The area also features scenic hiking and camping opportunities in the surrounding national forest lands. Cultural points of interest include the historic downtown area, local shops, community events, and the campus of Ozarka College, which hosts educational and cultural activities throughout the year. Together, these attractions contribute to Melbourne's welcoming small-town charm and appeal.



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



GET FINANCING



Scan QR Code
to Learn More

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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