Marcus & Millichap

±4,183 SQUARE FEET

FORMER RED LOBSTER

FREE-STANDING RESTAURANT/ RETAIL REPOSITIONING OPPORTUNITY

3000 PINES MALL DRIVE
PINE BLUFF, AR 71601

ABSOLUTE $1 AUCTION

FIRST BID MEETS RESERVE

RI MARKETPLACE

ONLINE AUCTION

OCTOBER 19-21, 2026

±4,183 SF, FREESTANDING, VALUE ADD RETAIL/ RESTAURANT (FORMER RED LOBSTER) ON ±1.2 ACRES OFFERED AT A SUBSTANTIAL DISCOUNT BELOW REPLACEMENT COST

VALUE-ADD OPPORTUNITY THROUGH STRATEGIC LEASE-UP AT MARKET RATES, REPOSITIONING, OR ADAPTIVE REUSE; ZONED B-2 SHOPPING CENTER, THE SITE ALLOWS FOR A WIDE VARIETY OF RETAIL AND SERVICE USES

HARD CORNER LOCATION FRONTING E HARDING AVENUE WITH ±6,522 VPD AT THE ENTRANCE TO THE FORMER PINES MALL; STRONG RETAIL SYNERGY ACROSS LOWE'S, WENDY'S, MCDONALD'S, KFC, AND SARACEN CASINO NEARBY

FORMER RED LOBSTER

3000 PINES MALL DRIVE, PINE BLUFF, AR 71601

ONLINE AUCTION: OCTOBER 19-21, 2026 | ABSOLUTE $1 AUCTION

BUILDING: ±4,183 SF

PARCEL NUMBER: 931-53607-016

LOT SIZE: ±1.2 AC (±52,500 SF)

PARKING: ±78 SPACES

PROPERTY TYPE: RESTAURANT/RETAIL

STORIES: ONE

TENANCY: SINGLE

OCCUPANCY: VACANT

YEAR BUILT: 1995

FREESTANDING

ZONING: B-2, SHOPPING CENTER

MONUMENT SIGN

HARD CORNER

IMMEDIATE ACCESS TO US-65

±0.5-MI TO I-530

±1-MI TO SARACEN CASINO RESORT

±4-MI TO JEFFERSON REG'L HOSPITAL (300-BEDS)

±45-MI TO LITTLE ROCK, AR

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area, building size, zoning, and number of parking spaces. Survey incorrectly lists address as '3000 Pine Mall Drive' at bottom right, the address we used '3000 Pines Mall Drive' is correct and found in other sources. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing restaurant/QSR building located at 3000 Pines Mall Drive in Pine Bluff, AR 71601 (the "Property"). Formerly occupied by Red Lobster, the Property is offered significantly below replacement cost, presenting an attractive opportunity for owner-users, investors, or developers to acquire a highly visible retail asset positioned at the entrance to the former Pines Mall at an exceptional basis. **FIRST BID MEETS RESERVE!**

Constructed in 1995, the Property consists of a ±4,183 SF single-story restaurant building situated on a ±1.2-acre parcel (±52,500 SF) within the Arkansas South Area Submarket. Strategically fronting E Harding Avenue (±6,522 vehicles per day (VPD)), the Property benefits from a hard-corner location at the entrance to the former Pines Mall, which is planned for redevelopment, providing excellent visibility and exposure to established traffic flows. Ingress and egress via Pines Mall Drive provides convenient access and efficient site circulation, while approximately 78 surface parking spaces further enhance the Property's functionality and customer accessibility. Previously occupied by Red Lobster under a triple-net (NNN) lease, the Property presents an attractive value-add leasing opportunity, with CoStar retail market rents ranging from $8-$10 PSF NNN. Existing improvements include a commercial kitchen, dining area, walk-in cooler/freezer, restaurant infrastructure, exterior pole lighting, building signage, and concrete sidewalks, substantially reducing the time and capital required for an owner-user or new operator to commence operations. Zoned B-2 (Shopping Center), the Property accommodates a broad range of retail, restaurant, commercial, and service-oriented uses, providing flexibility for re-tenanting, owner occupancy, or future redevelopment.

Strategically located in Pine Bluff, the county seat of Jefferson County, Arkansas, the Property benefits from a prominent hard-corner location fronting E Harding Avenue at the entrance to the former Pines Mall, providing excellent visibility and exposure within one of the city's established commercial corridors. The immediate area features a strong concentration of national and regional retailers, restaurants, hotels, and entertainment uses, including Lowe's, Dillard's Clearance Center, Staples, McDonald's, Wendy's, KFC, Best Western, Super 8, Holiday Inn Express & Suites, Quality Inn & Suites, and additional commercial users, creating complementary retail synergy and recurring consumer traffic. Positioned near US-65 and I-530, the Property offers convenient regional connectivity throughout Pine Bluff and north toward Little Rock, while nearby Saracen Casino Resort provides an additional major regional demand generator. The Property also benefits from its position at the former Pines Mall, a substantial commercial site being marketed for redevelopment, creating the potential for renewed investment and activity within the surrounding corridor. Pine Bluff and Jefferson County are supported by a diverse economic base spanning manufacturing, healthcare, education, government, gaming, and institutional employment. Within a 5-mi area, the Property serves ±30,407 residents with an average household income exceeding $68k, providing an established customer base for restaurant, retail, automotive, medical, and service-oriented users. Combined with the Property's Harding Ave visibility, substantial on-site parking, established retail synergy, highway accessibility, proximity to major regional demand generators, and potential surrounding redevelopment activity, the location is well positioned for owner-users, investors, or developers seeking to capitalize on the growing trade area.


VIEW ONLINE AUCTION
OCTOBER 19-21, 2026
PROPERTY AERIAL
INTERSTATE
ARKANSAS
530
±12,764
VPD (2026)
QUALITY
INN & SUITES
LOWE'S
±6,522
VPD (2026)
STAPLES
McDONALD'S
Wendy's
KFC
E HARDING AVE
PINES MALL
±486k SF | ±37 AC
$63M PLANNED
REDEVELOPMENT
$1
ABSOLUTE
AUCTION

FREESTANDING BUILDING
EXTERIOR/BUILDING PHOTOS

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

$1
ABSOLUTE AUCTION

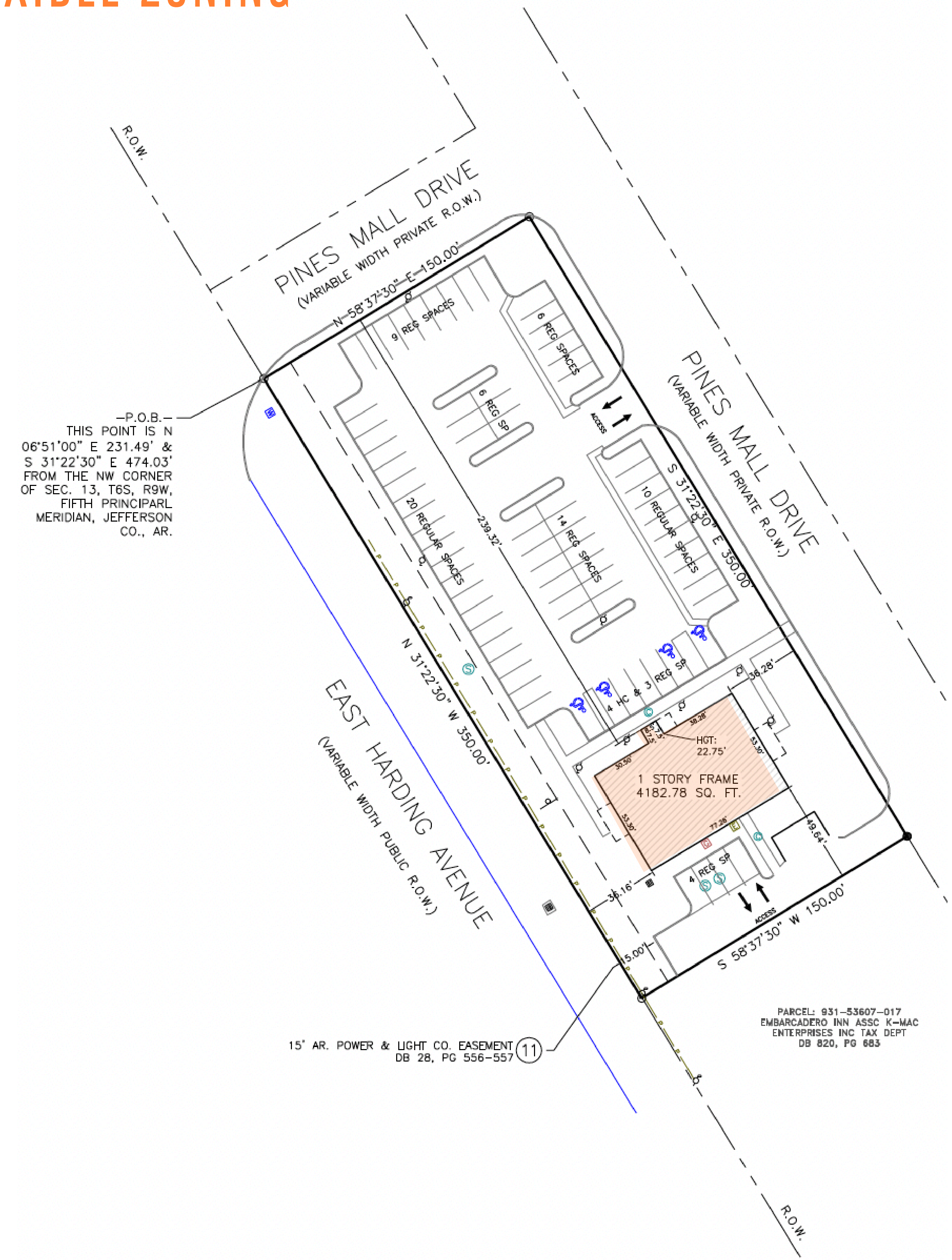
FREESTANDING BUILDING
EXTERIOR/BUILDING PHOTOS

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

$1
ABSOLUTE AUCTION

FREE-STANDING BUILDING
FLEXIBLE ZONING

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026



FORMER RED LOBSTER

PINE BLUFF, AR

JEFFERSON COUNTY
PINE BLUFF, ARKANSAS

Located in southeast Arkansas along the Arkansas River, Pine Bluff serves as the county seat of Jefferson County and a regional center for commerce, healthcare, education, manufacturing, government, and entertainment. Strategically positioned along I-530 and US-65, the city provides direct connectivity to the Little Rock-Pine Bluff Designated Market Area (DMA) and communities throughout SE Arkansas, supporting a broad regional area.

Jefferson County maintains a diverse employment base anchored by healthcare, food processing, manufacturing, government, defense, education, gaming, transportation, and financial services. Major employers include Jefferson Regional Medical Center, Tyson Foods, the Arkansas Department of Corrections, Saracen Casino Resort, Suzano, Pine Bluff Arsenal, the FDA's Jefferson Laboratories, University of Arkansas at Pine Bluff, Union Pacific Railroad, and Simmons Bank. Jefferson Regional Medical Center and Tyson Foods each support ±1,500 employees, while several additional major employers maintain substantial local workforces.

Pine Bluff also benefits from significant institutional and entertainment demand generators. The University of Arkansas at Pine Bluff provides a major higher-education presence, while Saracen Casino Resort represents one of the area's largest private investments and employment centers. Jefferson County's industrial base is complemented by agriculture, logistics, rail infrastructure, and manufacturing, with the county serving as a major producer of cotton, soybeans, rice, poultry, and timber.

Continued public and private investment supports economic development throughout Pine Bluff and Jefferson County, including food processing, manufacturing, gaming, technology, and industrial projects. Collaboration between the Pine Bluff-Jefferson County Port Authority and the Port of Little Rock further strengthens regional logistics and transportation connectivity along the Arkansas River corridor. Supported by established infrastructure, major employers, institutional anchors, commercial amenities, and proximity to Little Rock, Pine Bluff remains an important economic center for southeast Arkansas, generating recurring employment, consumer activity, and commercial demand.

SOURCES: Jefferson Economic Development (www.jeffersoncountyalliance.com); U.S. Census Bureau (www.census.gov); Atlas Van Lines (www.atlasvanlines.com); Arkansas Economic Development Commission (www.arkansasedc.com).

JEFFERSON COUNTY OFFERS A STRONG FOUNDATION OF INDUSTRY, AGRICULTURE, AND SMALL BUSINESS WITHIN ONE OF ARKANSAS'S MOST CENTRALLY LOCATED REGIONS

JEFFERSON COUNTY OFFERS A DIVERSE REGIONAL ECONOMY ANCHORED BY MANUFACTURING, AGRICULTURE, TRANSPORTATION, HEALTHCARE, EDUCATION AND GOVERNMENT EMPLOYMENT

CENTRALLY LOCATED WITHIN LITTLE ROCK-PINE BLUFF DESIGNATED MARKET AREA (DMA) PROVIDING ACCESS TO A GROWING REGIONAL WORKFORCE AND MAJOR EMPLOYMENT CENTERS

WHY ARKANSAS

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

$1 ABSOLUTE AUCTION

#1 STATE FOR INBOUND MOVERS

ATLAS VAN LINES, 2025

Arkansas ranked #1 nationally for inbound moves in '25 according to the Atlas Van Lines Migration Patterns Study. Affordability remained a leading factor influencing relocation decisions, reinforcing Arkansas's appeal to households seeking lower housing and living costs. Continued inbound migration supports workforce availability, consumer demand, and long-term economic activity throughout the state.

STRATEGIC CENTRAL U.S. LOCATION

Arkansas occupies a strategic position in the central United States, providing businesses with access to major population centers and commercial markets throughout the South and Midwest. An extensive interstate highway network, Class I rail service, commercial airports, and navigable waterways support manufacturing, distribution, agriculture, and logistics operations throughout the state.

ARKANSAS RANKED #3 LEAST EXPENSIVE STATE TO START A NEW BUSINESS

Arkansas continues to rank among the nation's most cost-effective states to launch and operate a business. According to SimplifyLLC, the state ranks as the #3 least expensive in the country to start a new business, driven by low startup costs, affordable taxes, and a pro-business regulatory environment. Recent tax reforms have further strengthened Arkansas's competitive position, including reductions to both corporate and personal income tax rates. Combined with low operating expenses, affordable utilities, and strong access to capital, Arkansas continues to attract manufacturers, logistics providers, entrepreneurs, and growing businesses seeking a lower-cost environment for long-term success.

COMPETITIVE COST OF DOING BUSINESS

Arkansas offers a competitive operating environment supported by comparatively low business costs, affordable utilities, available industrial infrastructure, and a business-friendly regulatory environment. Continued reductions in corporate and individual income tax rates have further strengthened the state's competitive position for manufacturers, logistics providers, entrepreneurs, and expanding businesses.

GROWING EMPLOYMENT BASE

Arkansas continues to expand its employment base, supported by growth across service, trade, healthcare, construction, and other industries. State employment was projected to reach ±1.38 million jobs in FY 2025, an increase of approximately 17,800 jobs, while private-sector employment was projected to increase 1.5%. This broad employment base supports household income, consumer spending, and continued demand for retail and service-oriented businesses throughout the state.

TAX

INCOME TAXES CUT 25% SINCE 2023

Personal: 3.7% | Corporate: 4.1%

BALANCED BUDGET SINCE 1945

TOP TEN HIGHEST MANUFACTURING EMPLOYMENT BY PERCENTAGE

Lightcast, 2025

#4 FOR LOWEST UNION MEMBERSHIP RATES

Bureau of Labor Statistics, 2025

THE ARKANSAS ADVANTAGE
A DYNAMIC CONSUMER ECONOMY

TOURISM + VISITOR ECONOMY

71,860 DIRECT TOURISM JOBS | 2025

Arkansas welcomed a record 54.3 million visitors in 2025, generating $10.2 billion in direct visitor spending and a total statewide economic impact of $17.4 billion. Arkansas tourism directly supported 71,860 jobs in 2025, extending the visitor economy's impact across restaurants, lodging, retail, recreation, transportation, and other service industries. The scale of tourism-related employment reinforces the sector's importance to Arkansas communities while generating recurring workforce and consumer activity throughout the state.

RETAIL + RECREATION SPENDING

Arkansas's visitor economy generates substantial spending beyond lodging and transportation, directly benefiting retailers, restaurants, attractions, and entertainment businesses. Food and beverage represents one of the state's largest visitor-spending categories, while retail and recreation spending have continued to expand, providing additional demand for consumer-oriented businesses throughout Arkansas. Arkansas Tourism reported continued gains across food and beverage, retail, and recreation spending in its recent economic impact reporting.

OUTDOOR RECREATION ECONOMY

Arkansas's extensive outdoor recreation assets provide another important source of visitor and consumer demand. The state's outdoor recreation economy generated $7.3 billion in GDP and supported 68,000 jobs, representing 2.5% of statewide GDP. Arkansas also added more than 2,300 outdoor recreation jobs in 2024, expanding employment across tourism, retail, hospitality, manufacturing, and supporting industries.

RESTAURANT + HOSPITALITY DEMAND

$3.0B RESTAURANT + LOCAL BUSINESS SPENDING | 2025

Arkansas's restaurant and hospitality sectors benefit from spending generated by residents, workers, travelers, and visitors throughout the state. In 2025, visitors spent $3.0 billion at restaurants and local businesses, while tourism supported more than 71,800 direct jobs statewide. Employment centers, universities, healthcare facilities, entertainment destinations, and highway travel provide additional recurring demand for dining, lodging, and service-oriented businesses.

FOOD + BEVERAGE (F+B)

59K+ WORKERS | 460+ F+B COMPANIES | 6% INDUSTRY GROWTH, 2019–2024

Arkansas has established itself as a major food and beverage production center, with 59,000+ workers employed by more than 460 food and beverage companies statewide. Seven of the world's top ten food and beverage companies by revenue maintain manufacturing operations in Arkansas, including major industry names such as Tyson Foods, PepsiCo, Nestlé, JBS USA, and Kraft Heinz. Tyson Foods is headquartered in Springdale, further reinforcing the state's position within the industry. Arkansas also benefits from a substantial agricultural base, producing 49% of U.S. rice and ranking among the nation's leading states for poultry, eggs, food grains, catfish, cotton, and other agricultural products. From 2019-2024, Arkansas's food and beverage industry grew 6%, supporting an established supply chain spanning agriculture, processing, manufacturing, distribution, and retail.

FORTUNE 500 COMPANIES FOUNDED IN ARKANSAS

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

$1 ABSOLUTE AUCTION

STATE ACCOLADES

1ST FOR AFFORDABILITY
U.S. News and World Report, 2025

2ND FOR BEST CONSTRUCTION ENVIRONMENT
Associated Builders and Contractors, 2025

STRONG TOURISM ECONOMY

54.3 MILLION
2025 ARKANSAS VISITORS

$10.2 BILLION
DIRECT VISITOR SPENDING 2025

$17.4 BILLION
TOTAL TOURISM ECONOMIC IMPACT 2025

$3.0 BILLION
SPENT AT RESTAURANTS + LOCAL BUSINESSES 2025

STRATEGIC MID-SOUTH LOCATION

NAVIGABLE WATERWAYS
1,000 miles

CLASS I RAILROAD
2,542 miles

STATE AND U.S. HIGHWAYS
16,418 miles

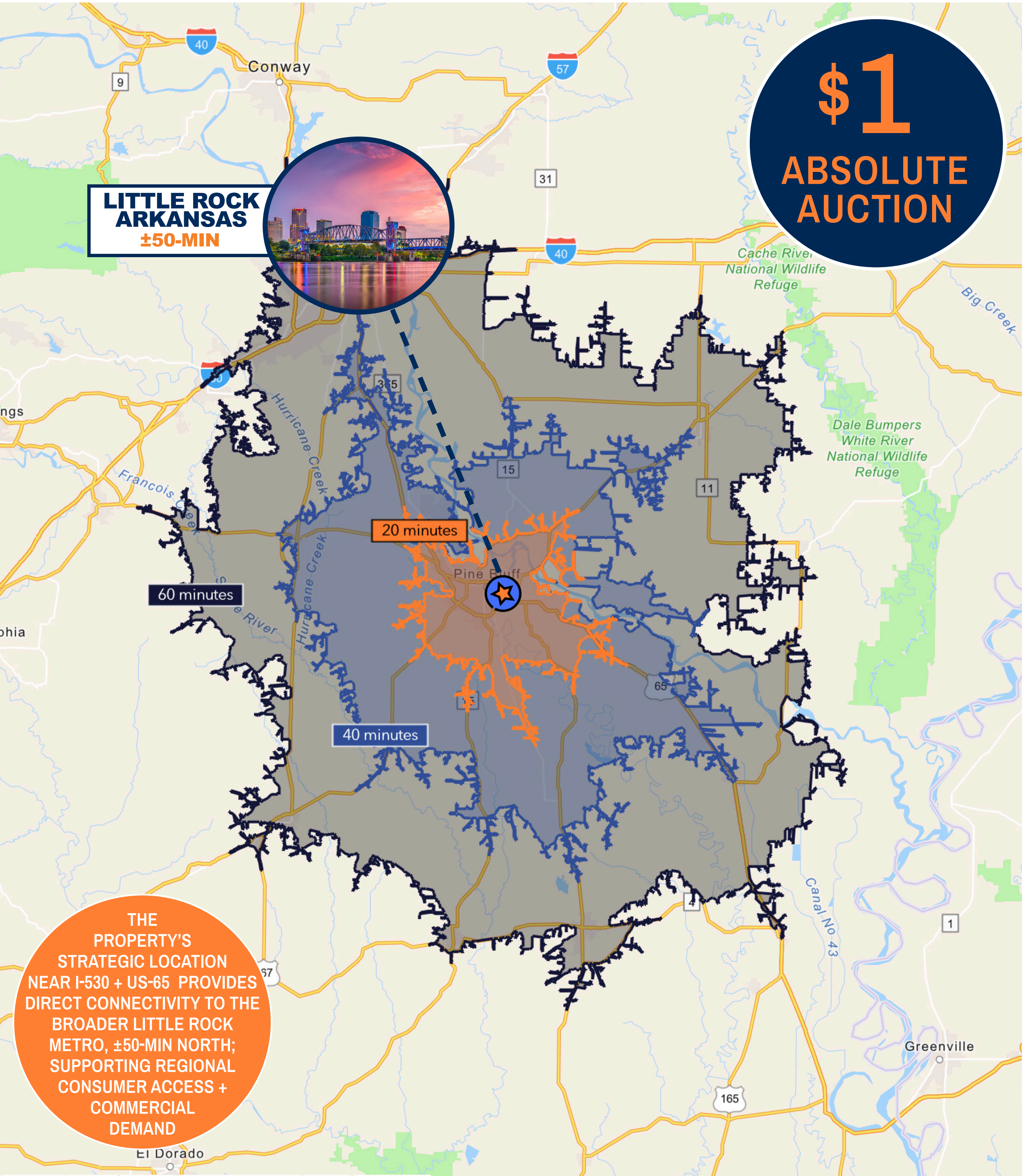
PUBLIC AIRPORTS
approximately 100
39 Cities with direct flights out of Arkansas from LIT and XNA

SOURCES: Arkansas Department of Parks, Heritage and Tourism, 2025 Economic Impact Report (www.arkansas.com) and https://www.arkansasedc.com

FORMER RED LOBSTER

PINE BLUFF, AR

LITTLE ROCK-PINE BLUFF, AR DESIGNATED MARKET AREA (DMA)
DRIVE TIME MAP (20, 40, 60-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

FORMER RED LOBSTER

PINE BLUFF, AR

Households

In 2018, there were **12,741** households with an average size of **2.24** people per household.

Household expenditure is **$59,916** per year, with **$2,443** spent eating out, **$7,013** on transport and **$19,256** on retail.

Household Income

Disposable income averages **$47,599** per household or **$29,302** per capita.

An estimated **24.4%** households live below the poverty line while **2.8%** have $200,000 or more in disposable income.

Population

30,407 people live in the area, **14,263** men and **16,144** women.

With growth of **-0.8%**, the population is expected to reach **29,246** by 2026.

Home Value

The median home value is **$115,109** with home ownership at **53.0%**.

Of the **15,670** homes **6,746** are owner occupied and **2,929** (**18.7%**) vacant.

Age

The median age is **38.8**.

21.6% are under 18, **59.9%** 18-65 and **18.5%** 65 or older.

KEY FACTS

- 30,407 — Population
- 38.8 — Median Age
- 2.2 — Average Household Size
- $68,404 — 2022 Average Household Income (Esri)

EDUCATION

- 12% — No High School Diploma
- 38% — High School Graduate
- 25% — Some College
- 26% — Bachelor's/Grad/Prof Degree

BUSINESS

- 1,384 — 2026 Total Businesses (NAICS)
- 23,155 — 2026 Total Employees (NAICS)

EMPLOYMENT

- 53% — White Collar
- 27% — Blue Collar
- 20% — Services
- 9.9% — Unemployment Rate

INCOME

- $47,599 — Median Household Income
- $29,302 — Per Capita Income
- $74,785 — Median Net Worth

ANNUAL HOUSEHOLD SPENDING

- $1,458 — Apparel & Services
- $123 — Computers & Hardware
- $2,500 — Eating Out
- $4,846 — Groceries
- $4,959 — Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2024, 2027.

NON-ENDORSEMENT & DISCLAIMER NOTICES

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID # ZAH1240204

ONLINE AUCTION

STARTING BID $1
FIRST BID MEETS RESERVE
AUCTION DATES: OCTOBER 19-21, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://marketplace.realinsight.com/legal-sale-terms). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://marketplace.realinsight.com/faq-bid-registration).

AUCTION DATE

The Auction end date is set for OCTOBER 19-21, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a $1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (https://marketplace.realinsight.com/faq-bidding).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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