



VACANT WALMART PAD  
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# PINE BLUFF MALL

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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All properties visits are by appointment only.





# 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

\$10,000,000.



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

RDO INVESTMENTS



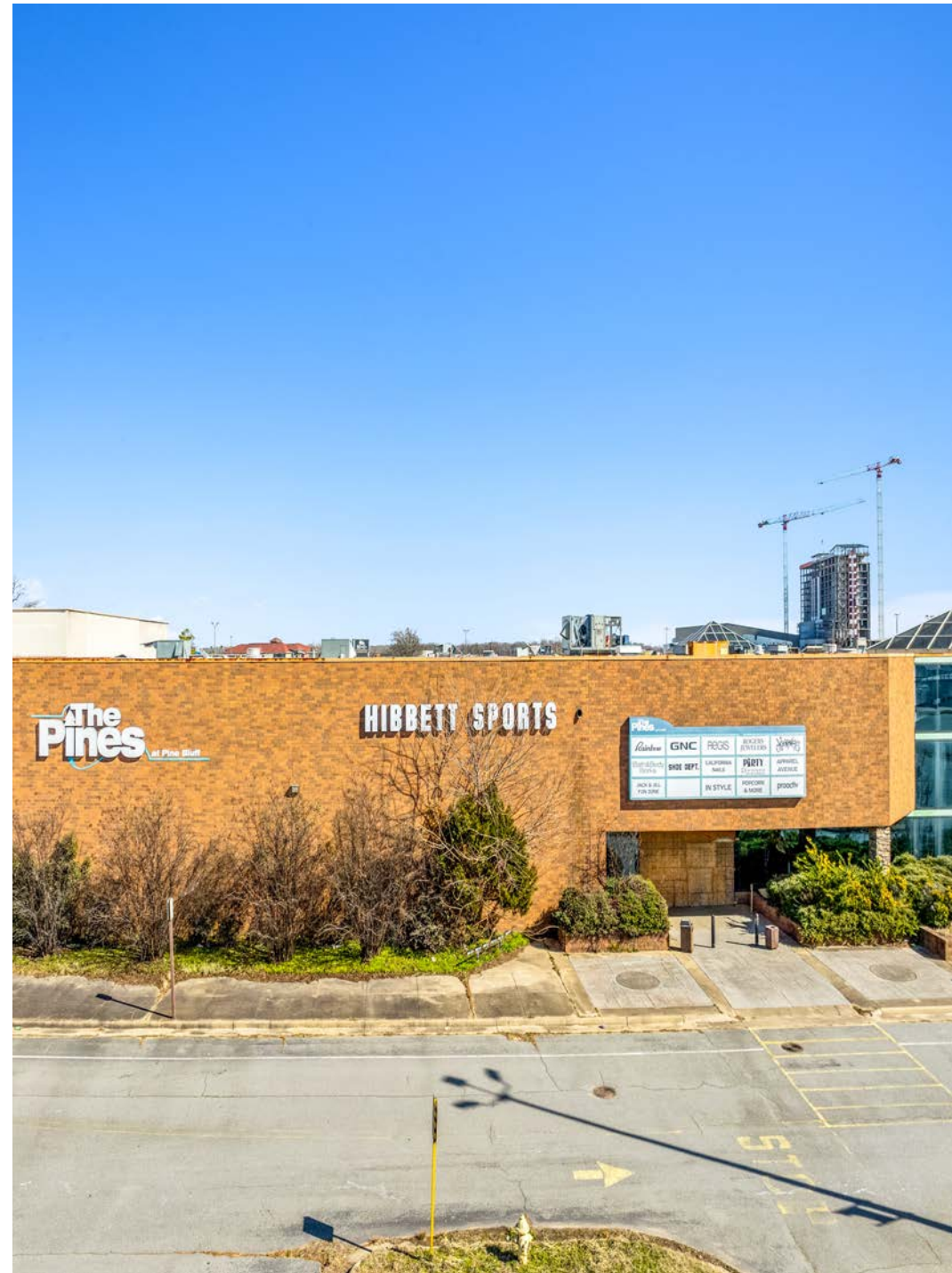
# INVESTMENT OFFERING

RDO Investments 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.







Little  
Rock

Pine  
Bluff

# 02. LOCATION





Dillard's  
CLEARANCE

**SARACEN**  
CASINO RESORT

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

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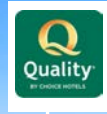
E HARDING AVENUE



AERIALS



# AERIALS



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190

E HARDING AVENUE

STAPLES

65

## SARACEN CASINO RESORT

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







190 E HARDING AVENUE

VACANT WALMART PAD  
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65

**SARACEN**  
CASINO RESORT

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

AERIALS



 SEPARATELY OWNED  
NOT INCLUDED

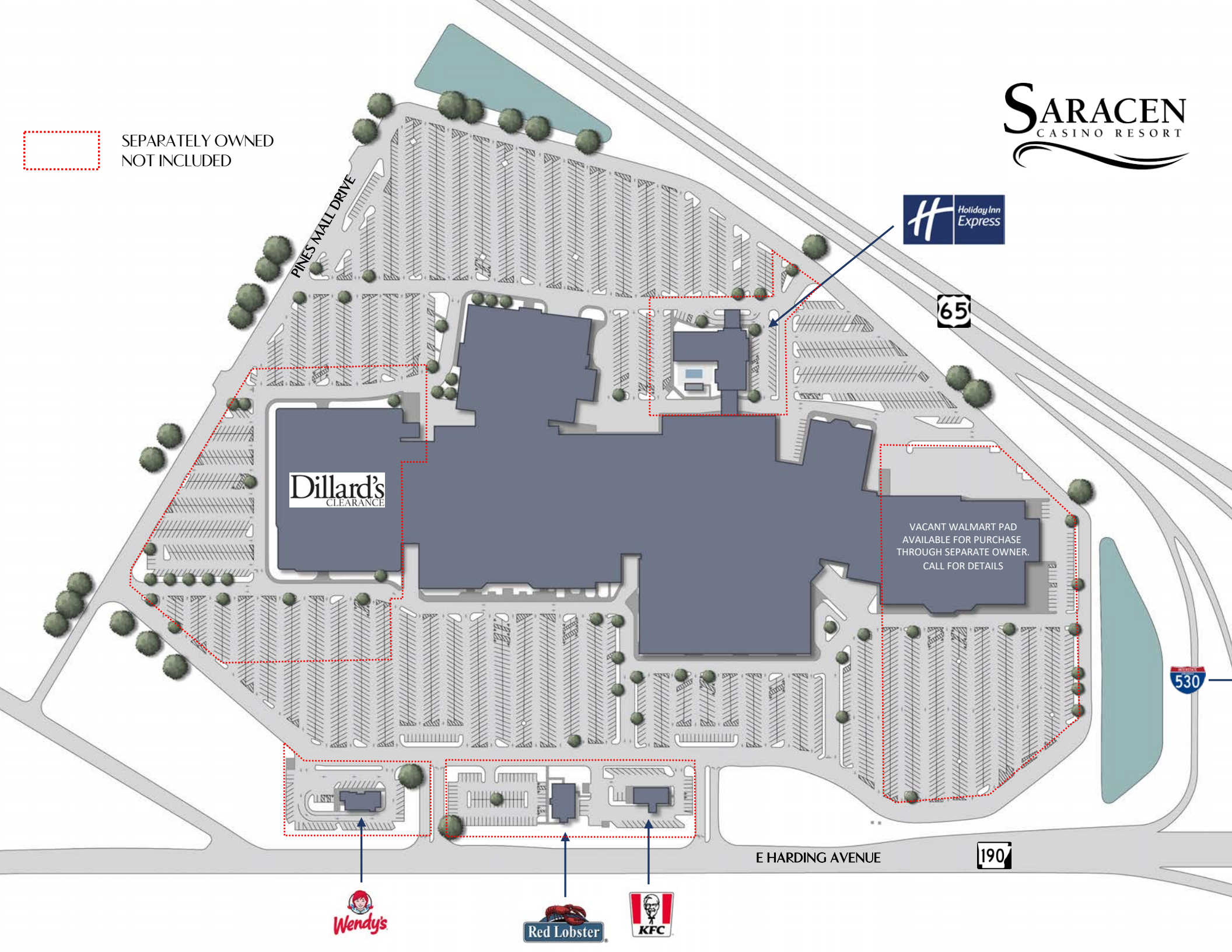


PINES MALL DRIVE

E HARDING AVENUE

Dillard's  
CLEARANCE

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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



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Phoenix, Arizona 85018

Listed in conjunction with Arkansas real estate broker  
David B Zacharia License PB00081524



# Frequently Asked QUESTIONS...

**1. As a licensee, am I required to use this Arkansas Real Estate Commission (AREC) Agency Representation pamphlet and / or disclosure form?**

- No. The AREC *Agency Representation* pamphlet and disclosure form is a tool that Real Estate Agents may use to ensure their compliance with Commission Regulations 8.1, 8.2 and 8.3. An agent may certainly use alternative forms and / or procedures to comply with these regulations.

**2. Can I distribute the brochure for informational purposes only?**

- Yes. If you have other methods of disclosing your agency representation but would like to distribute the *Agency Representation* information displayed on the first two panels, discard the disclosure portion and distribute the *Agency Representation* information only.

**3. What's the best way to use the disclosure form?**

- When Option 1 of the disclosure form is applicable, the person that you do not represent should sign as receiving the agency disclosure.

- When Option 2 of the disclosure form is applicable, all persons receiving the disclosure should each sign a form.

**Reminder:** Regulations 8.1 and 8.2 require you to disclose to the other party who you represent in the transaction. These regulations allow you to verbally disclose, and require that you confirm in writing that you verbally disclosed, your agency relationship before the party signs the real estate contract or lease.

## Arkansas Real Estate Commission

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612 South Summit Street  
Little Rock, AR 72201-4740  
Phone: 501.683.8010  
Fax: 501.683.8020

Website: [www.arec.arkansas.gov](http://www.arec.arkansas.gov)

## Commission Staff

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**Andrea S. Alford**  
Executive Director

**Heather Garrett**  
AREC Supervisor

Published February 2020

# AGENCY REPRESENTATION



WHO  
DO  
REAL  
ESTATE  
AGENTS  
REPRESENT?

ARKANSAS  
DEPARTMENT OF  
LABOR AND  
LICENSING

REAL ESTATE  
COMMISSION

FEBRUARY 2020



## Who Do Real Estate Agents Represent in a Real Estate Transaction?

Arkansas law requires every Real Estate Agent to clearly disclose to all parties in a real estate transaction which party(ies) he or she is representing. Real Estate Agents typically represent Sellers but can also represent Buyers as well as both Buyers and Sellers.

## What Does It Mean to Represent a Seller?

A Real Estate Agent who enters into an agreement to sell property for an owner is known as the "Listing Agent" or "Agent for the Seller." A Listing or Seller's Agent represents the Seller in the transaction. That means that the Listing or Seller's Agent's primary duty is to protect and promote the interests of the Seller. As a Buyer not represented by a Real Estate Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Seller or the Seller's Agent since that Seller's Agent has a duty to pass that information on to the Seller. Confidential information may include the Buyer's real estate needs or motivations, the highest price the Buyer is willing to offer, negotiating strategies or tactics, or financial situation.

## What Does It Mean to Represent a Buyer?

A Real Estate Agent who enters into an agreement to only represent the Buyer in a real estate transaction is known as the "Buyer's Agent." A Buyer's Agent represents the Buyer in the transaction. That

means that the Buyer's Agent may assist the Seller who is not represented in selling the property, or deal with the Seller's Agent, but the Buyer's Agent's primary duty is to protect and promote the interests of the Buyer. As a Seller not represented by a Real Estate Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Buyer or the Buyer's Agent since that Buyer's Agent has a duty to pass that information on to the Buyer. Confidential information may include the Seller's reason or motivation for selling, the lowest price the Seller will accept, negotiating strategies or tactics, or financial situation.

## What Does It Mean to Represent Both Seller and Buyer?

A Real Estate Agent who enters into an agreement to represent the Seller and also enters into an agreement to represent the Buyer in the same transaction is known as a "Dual Agent." A Dual Agent most frequently occurs when a Real Estate Agent, or agents within the same real estate firm, represent both Seller and Buyer in the same transaction. Both Seller and Buyer must have given their written consent to such dual representation prior to or at the time of execution of any Agency Agreement, Listing Agreement or Real Estate Contract. Both Seller and Buyer should be aware that a possible conflict of interest may exist in this type of representation. A Dual Agent limits the duties described above in representing the Seller and Buyer by written agreements found in the Agency Agreement, Listing Agreement or Real Estate Contract. For instance, when representing both Seller and Buyer the Dual Agent would not disclose to one party confidential information obtained from the other party.

# AGENCY REPRESENTATION DISCLOSURE FORM

David B Zacharia

*Real Estate Agent*

DZ Net Lease Realty

*Real Estate Firm*

2901 Pines Mall Drive

*Real Estate Transaction Address*

Pine Bluff, AR 71601

*City, State, Zip Code*

The Real Estate Agent named above:  
(Please initial the appropriate response below.)

1) \_\_\_\_\_ Does not represent me in this real estate transaction but represents only the  
\_\_\_\_\_ Buyer or  Seller.

**OR**

2) \_\_\_\_\_ Represents all parties to this real estate transaction to which I previously consented through a separate written agency agreement.

*Name of Party Receiving Agency Disclosure*

I acknowledge that I am aware of and understand the disclosure information presented above.

*Signature of Party Receiving Agency Disclosure*

*Date*

**THIS IS NOT A CONTRACT OR  
AGENCY AGREEMENT**