



Broker Price Opinion

609 Military Road Benton, AR

Presented By:

Andrew Wiechern
1 501 850 0733
andrew.wiechern@colliers.com

Lee Strother, CCIM
1 501 850 0703
lee.strother@colliers.com

Property observations

Date:

- December 2021

Address:

- 609 Military Road,
Benton, AR

Nearest intersection:

- Military Road and E Carpenter Street

Primary street name:

- Military Road

Number of parcels:

- One parcel

Lot size:

- 2.16 acres

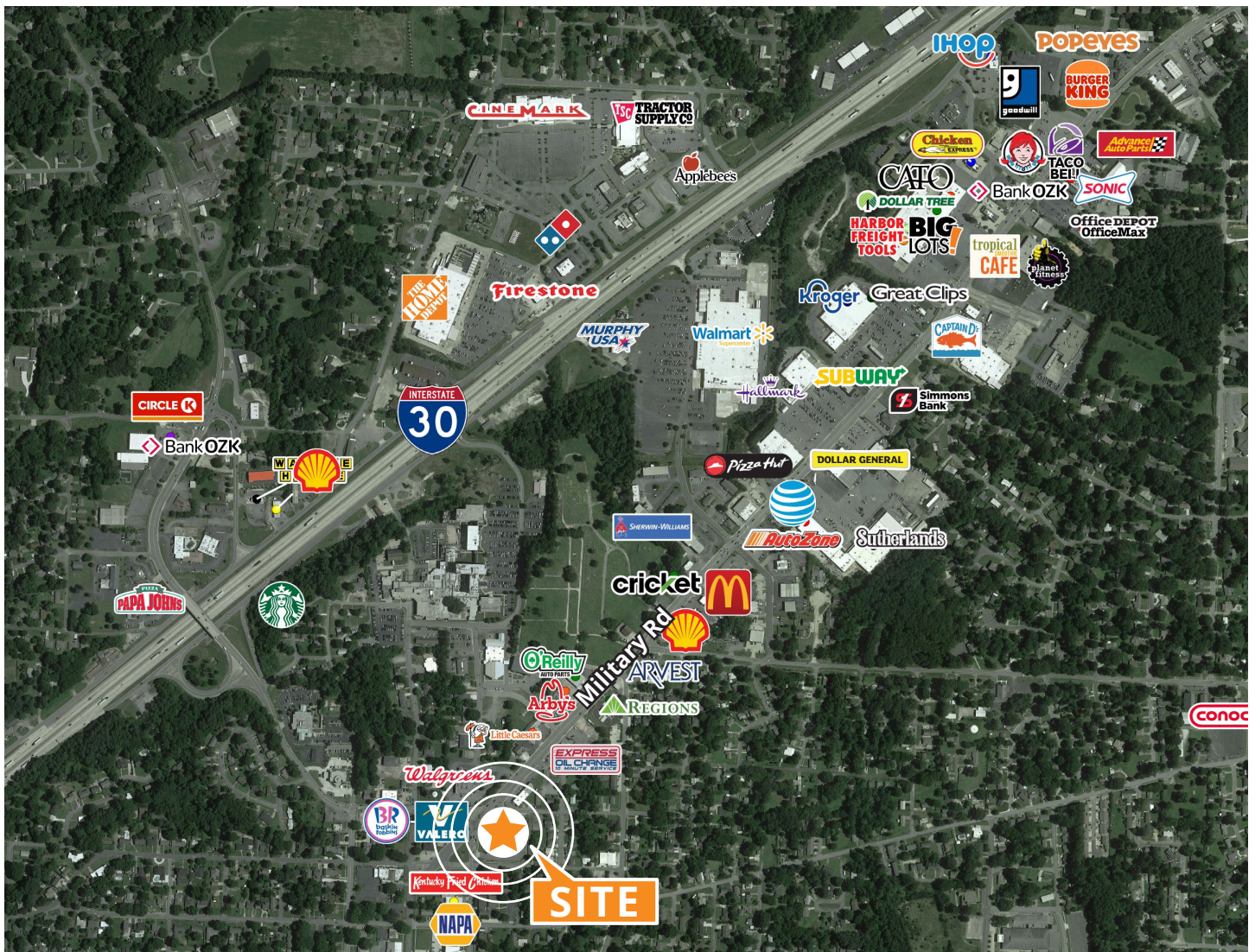
Building size:

- 13,321 SF

Traffic counts:

- Military Road: 23,000 vehicles per day
- Hwy35: 12,000 vehicles per day

Neighborhood View



Pricing overview

Recommended pricing

Suggested list price:

- \$15.50/SF, NNN

Lease range:

- \$13.00 - \$15.00/SF, NNN

It is difficult to predict at what level the asset may trade due to the location and area demographics creating the wide estimated lease range.

Valuation method:

- Our experience in the Benton submarket, as well as, our knowledge of recent comparable dispositions to subject property are beneficial.

Marketing

As a start to our marketing campaign, Colliers will provide traditionally employed marketing methods including but not limited to:

- Design and production of multi-page color marketing material
- Property Information Bulletins (PIBs) strategically placed on national and local web based listing services
- Regular and consistent e-marketing campaigns to national and local brokers (Catalist, CoStar, CREXi and internal email marketing)

Suggested compensation

We propose a lease/sale commission of six percent (6%) if Colliers is the only firm involved and seven percent (7%) of the sales price if co-brokered. We will cooperate on a 50 / 50 basis with any outside licensed real estate broker representing the buyer. Colliers shall be responsible for all marketing expenses relating to the property, including any marketing material, mail-outs, signage, etc.

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1 Allied Drive | Suite 1500
Little Rock, Arkansas 72202
www.colliers.com/arkansas



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