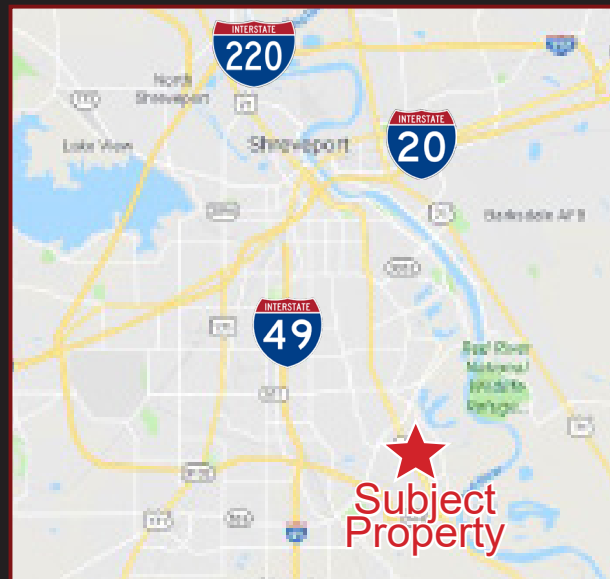




2.76 ACRES FOR SALE IN BENTON, LA

BURT BLVD. & PALMETTO ROAD, BENTON, LA 71006

- 2.76± acres
- Prime corner location at Burt Blvd & Palmetto Rd
- Excellent visibility and access with frontage on Burt Blvd. (272') & Palmetto Road (405')
- Ideal for retail, restaurant, office, medical, or service uses
- Strong traffic exposure in a growing Benton market
- Approx. 20,000 vehicles per day at Burt Blvd./Benton Rd.
- Unimproved site – ready for development
- Flat, usable topography at street grade
- Utilities available
- \$10.00/psf



For more information, contact:

G. Archer Frierson III, CCIM, SIOR | gfrierson@vintagerealty.com

Peyton Massey | pmassey@vintagerealty.com

318.222.2244 | vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 12.2025



2.76 ACRES
FOR SALE

BURT BLVD. & PALMETTO RD.
BENTON, LA 71006

NEIGHBORHOOD AERIAL



2025 DEMOGRAPHICS

Radius	Population	Avg HH Income	# of Households
1 mile	1,295	\$100,229	508
3 mile	7,808	\$130,445	3,005
5 mile	19,597	\$128,317	6,961



For more information, contact:

G. Archer Frierson III, CCIM, SIOR | gfrierson@vintagerealty.com

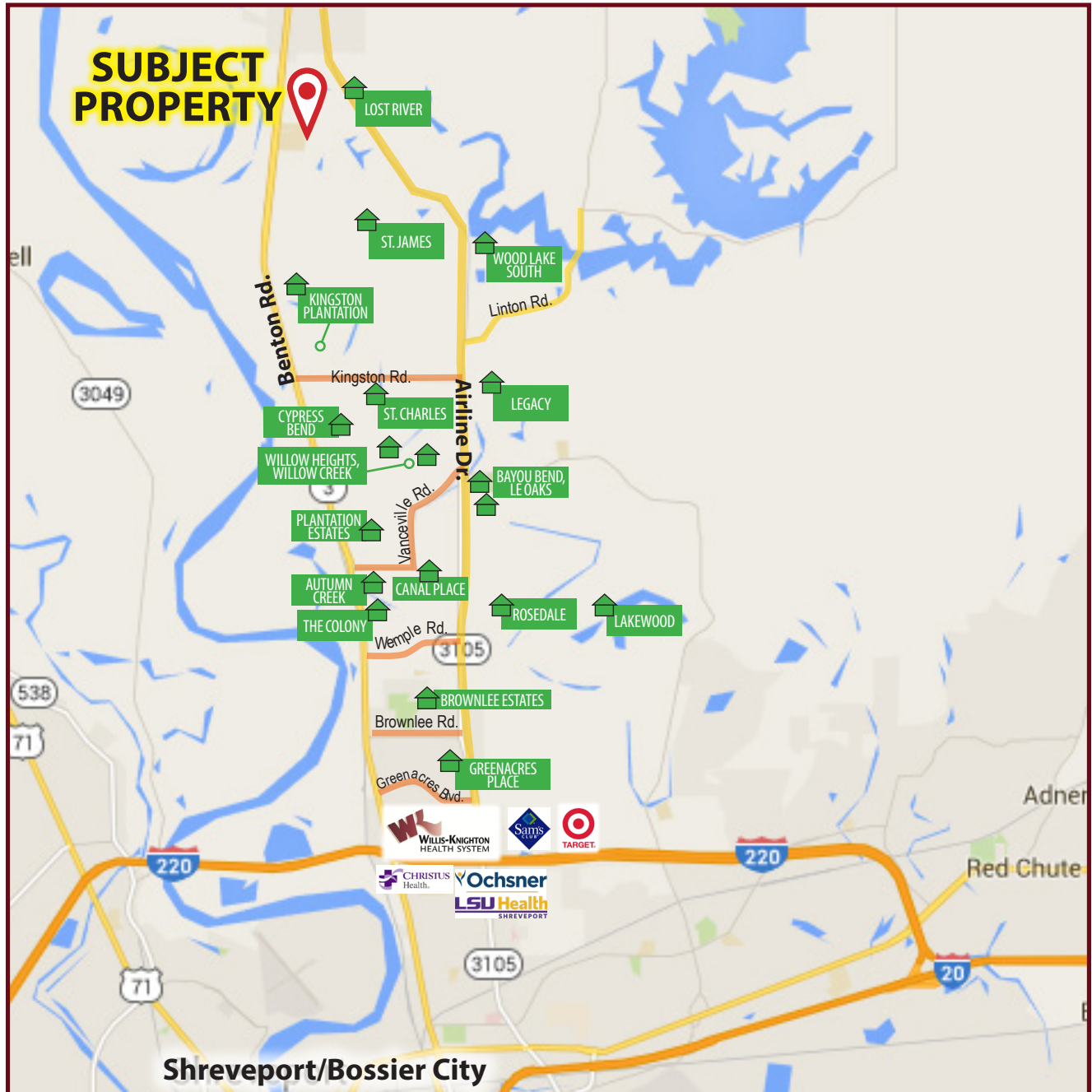
Peyton Massey | pmassey@vintagerealty.com

318.222.2244 | vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 5/2022

2.76 ACRES FOR SALE

BURT BLVD. & PALMETTO RD.
BENTON, LA 71006



For more information, contact:

G. Archer Frierson III, CCIM, SIOR | gfrierson@vintagerealty.com

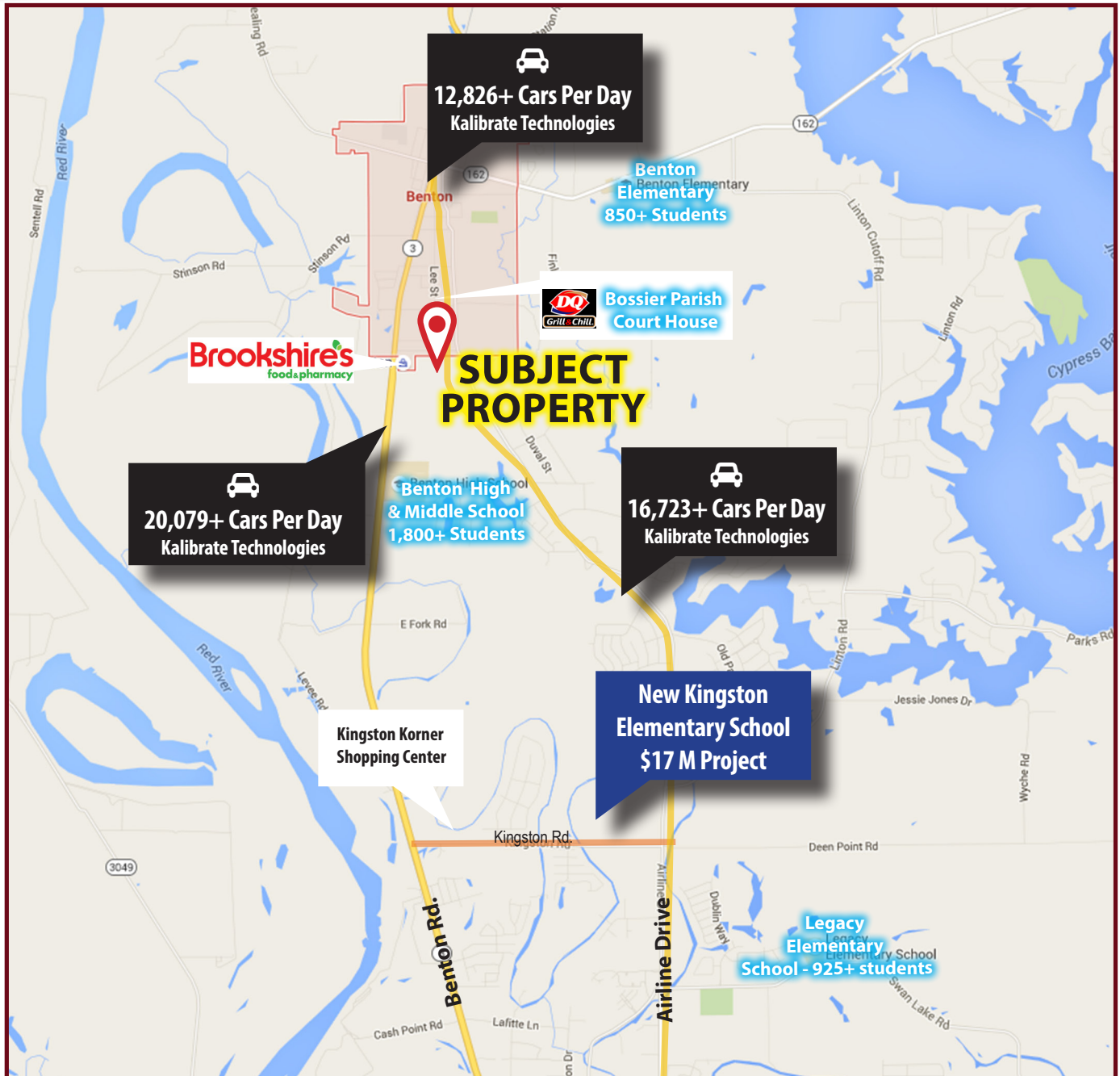
Peyton Massey | pmassey@vintagerealty.com

318.222.2244 | vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 5/2022

2.76 ACRES
FOR SALE

BURT BLVD. & PALMETTO RD.
BENTON, LA 71006



For more information, contact:

G. Archer Frierson III, CCIM, SIOR | gfrierson@vintagerealty.com

Peyton Massey | pmassey@vintagerealty.com

318.222.2244 | vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 5/2022