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HISTORIC BUILDING FOR SALE

101 S Broadway St, Siloam Springs, AR



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Property Understanding

OVERVIEW

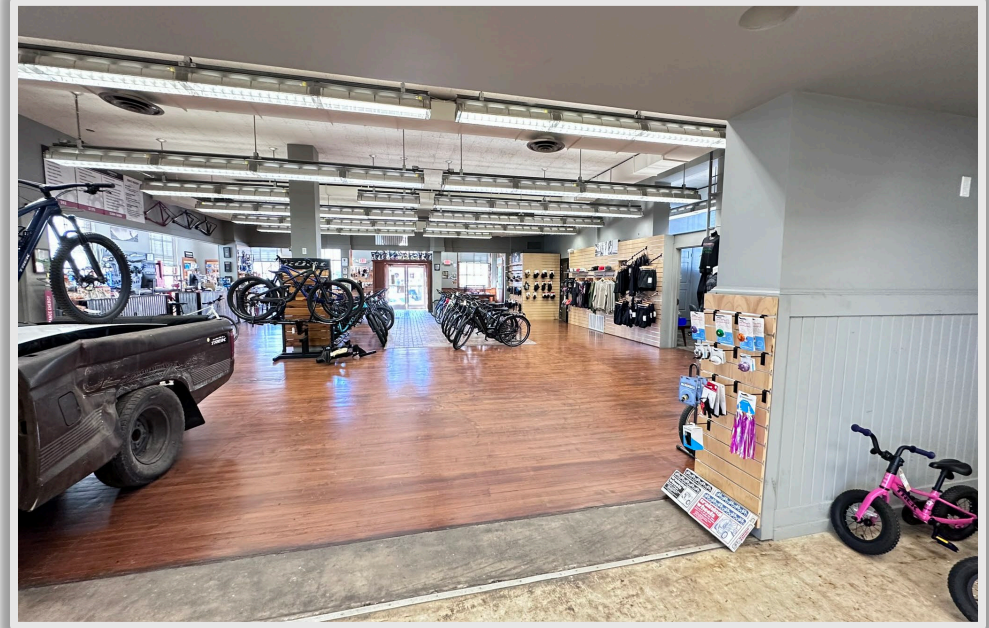
Offering	For Sale
Price	\$795,000
Address	101 S Broadway St
City/State	Siloam Springs, AR 72761
Property Type	Retail
Building Size	±6,620 SF
Land Size	±0.43 Acres
Zoning	C-1
Traffic Counts	<ul style="list-style-type: none"> ○ S Broadway St – 2,900 VPD ○ S Mt Olive St – 6,500 VPD

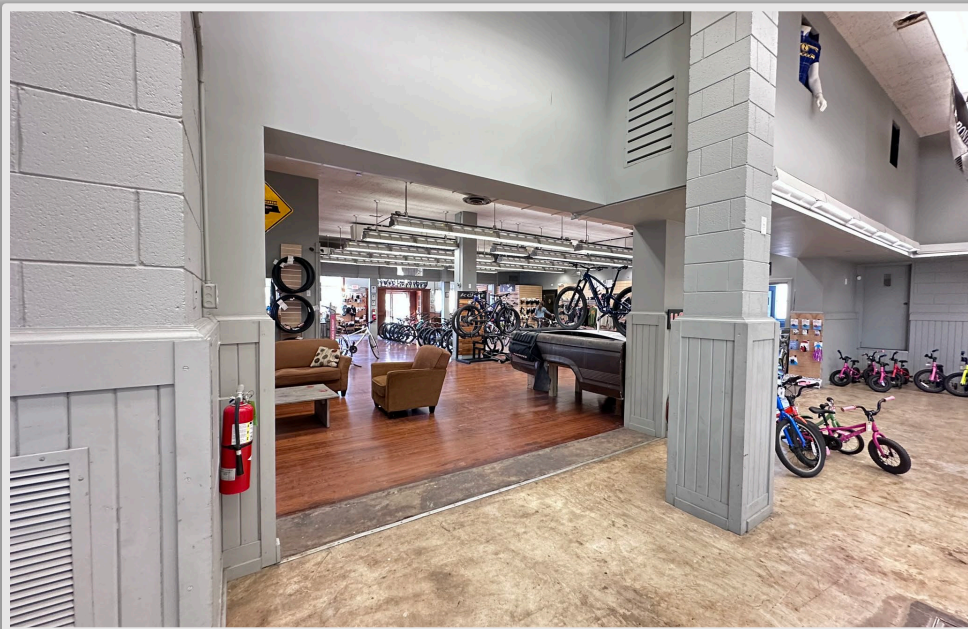
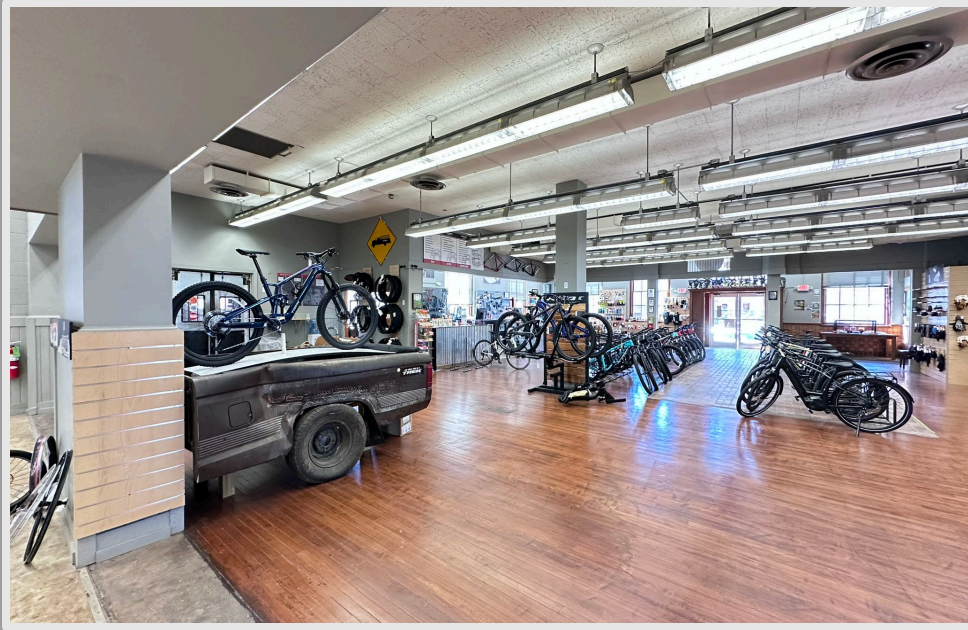


PROPERTY HIGHLIGHTS

- Historic building located on the corner of S Broadway St and E Central St in the heart of downtown Siloam Springs
- Situated in an Opportunity Zone
- Loading dock area with 3 roll up doors
- Many of the building's historic features have been preserved
- Building will be delivered vacant
- Two blocks from the Twin Springs Park to the south and two blocks to the City Park to the west
- Surrounded by numerous shops and restaurants







The Old Post Office, located on S Broadway Street in downtown Siloam Springs, was built in 1937 as a Works Projects Administration (WPA) project. During the second World War, the building's basement served as a fall-out shelter. In 1965, some additions were made to the back of the building, such as a surveillance catwalk so that supervisors could monitor the postal employees.

Architecturally, the structure possesses Art Deco and PWA/WPA modernist styling. Many buildings in the United States between 1933 and 1944 were constructed in this style, usually as part of a relief project sponsored by the Public Works Administration. The building is almost identical to the Nashville Post Office in Nashville, Howard County, Arkansas, built the same year.

A mural was created for the post office that can still be seen today. The mural, called "Lumbering in Arkansas," was painted by Dr. Bertrand R. Adams (1907-1994) in 1940. Adams was commissioned \$600 for the piece after submitting competent work in the Dubuque, Iowa, Section of Fine Arts competition. The piece depicts the four largest economic activities in Arkansas at the time: lumber, mining, agriculture, and manufacturing.

**Information from siloamspringsmuseum.com & mainstreetsiloam.org*

- ✓ **Qualified Opportunity Zone**
- ✓ **Historic Tax Credit Eligible**
- ✓ **Local MSSS Grant Eligible**
- ✓ **Located in National Register District**



Present-day appearance of the mural in the historic post office

Siloam Springs, AR



Siloam Springs is a charming city located in the northwest corner of Arkansas, near the Oklahoma border, and is part of Benton County. The city was originally established in the mid-1800s, named after the natural springs in the area that were believed to have healing properties, making it a popular resort destination in the 19th century.


Siloam Springs is home to John Brown University, a private Christian liberal arts institution that plays a key role in the local economy and culture. The city features several outdoor recreational spots, including the Siloam Springs Kayak Park and Siloam Springs State Park, providing opportunities for kayaking, hiking, and camping. The historic downtown district boasts preserved buildings, adding to the town's small-town charm. Siloam Springs continues to grow due to its proximity to larger metropolitan areas like Fayetteville. The city also offers strong community engagement through local festivals, farmers' markets, and a robust educational system, making it a desirable location to live, visit, and explore in the Ozarks.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	22,711	27,581	42,110
Households	7,891	9,648	15,038
Average Age	36.0	36.8	37.9
Average Household Income	\$83,722	\$83,251	\$79,708
Businesses	661	731	930

**Demographic details based on property location*

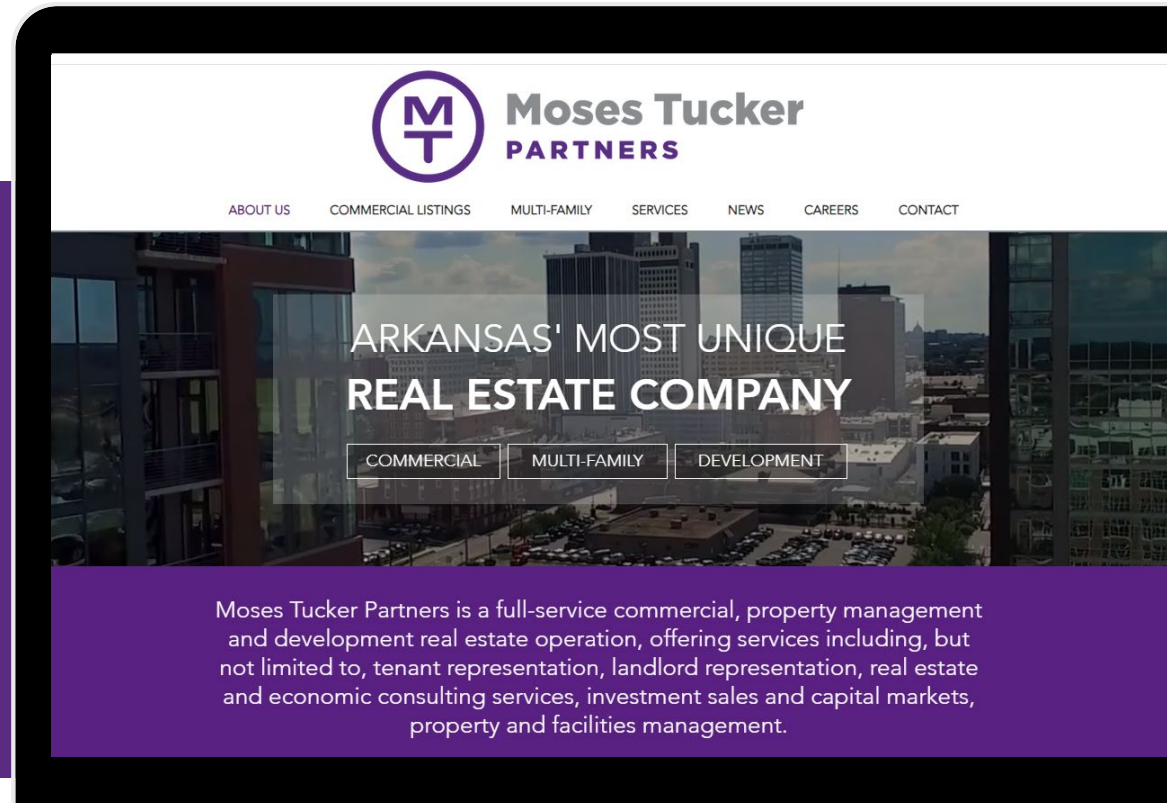
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