

+/- 3.25 TO 19 ACRES OF DEVELOPABLE LAND FOR SALE

PUPPY CREEK RD

Lowell, AR 72745



PROPERTY DESCRIPTION

Potential for multi-family development, this +/- 19 acre site has a sewer line running along the south side of Puppy Creek. Potential access into the site would need to come from the south off of Burrell PI (No easements currently granted). Puppy Creek might work for detention purposes but needs to be explored by prospective buyers, as does feasibility of all of the aforementioned. Currently Zoned R-2 Intermediate Neighborhood. Easy access to I-49 and close to the Razorback Greenway trail.

PROPERTY HIGHLIGHTS

- +/- 19 Acre site
- Zoned R-2 Intermediate Neighborhood
- Sewer line right down the middle of Puppy Creek
- Puppy Creek might work for a Detention
- Can be split into two different parcels: +/- 16.39 AC for \$975,000 or +/- 3.25 AC for \$385,000

OFFERING SUMMARY

Sale Price:	\$385,000 - \$1,200,000
Lot Size:	19.64 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	305	10,754	36,131
Total Population	845	33,046	109,657
Average HH Income	\$129,027	\$125,019	\$113,615

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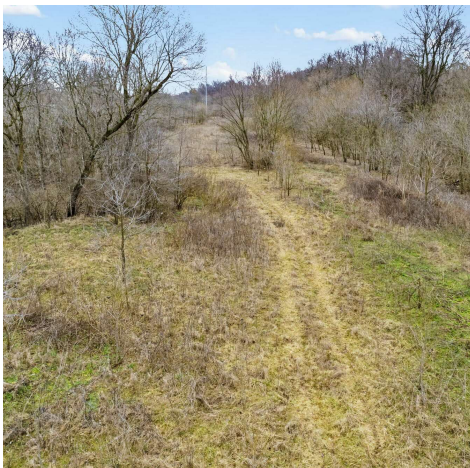
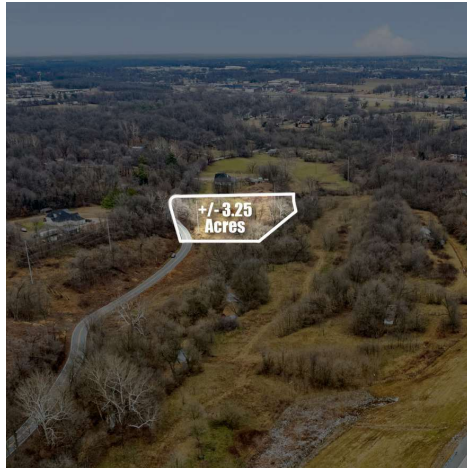
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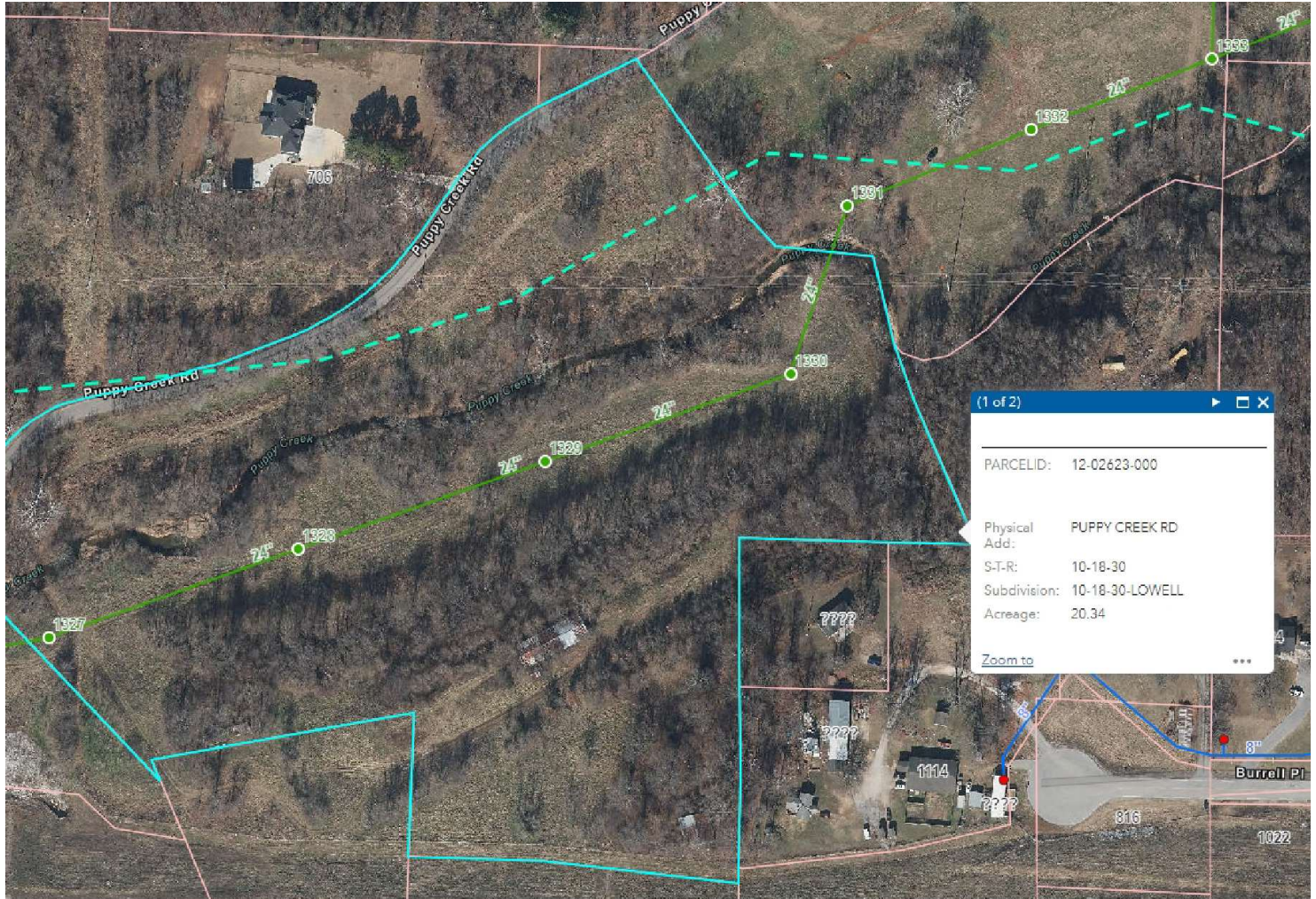
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PUPPY CREEK RD SEWER LINE

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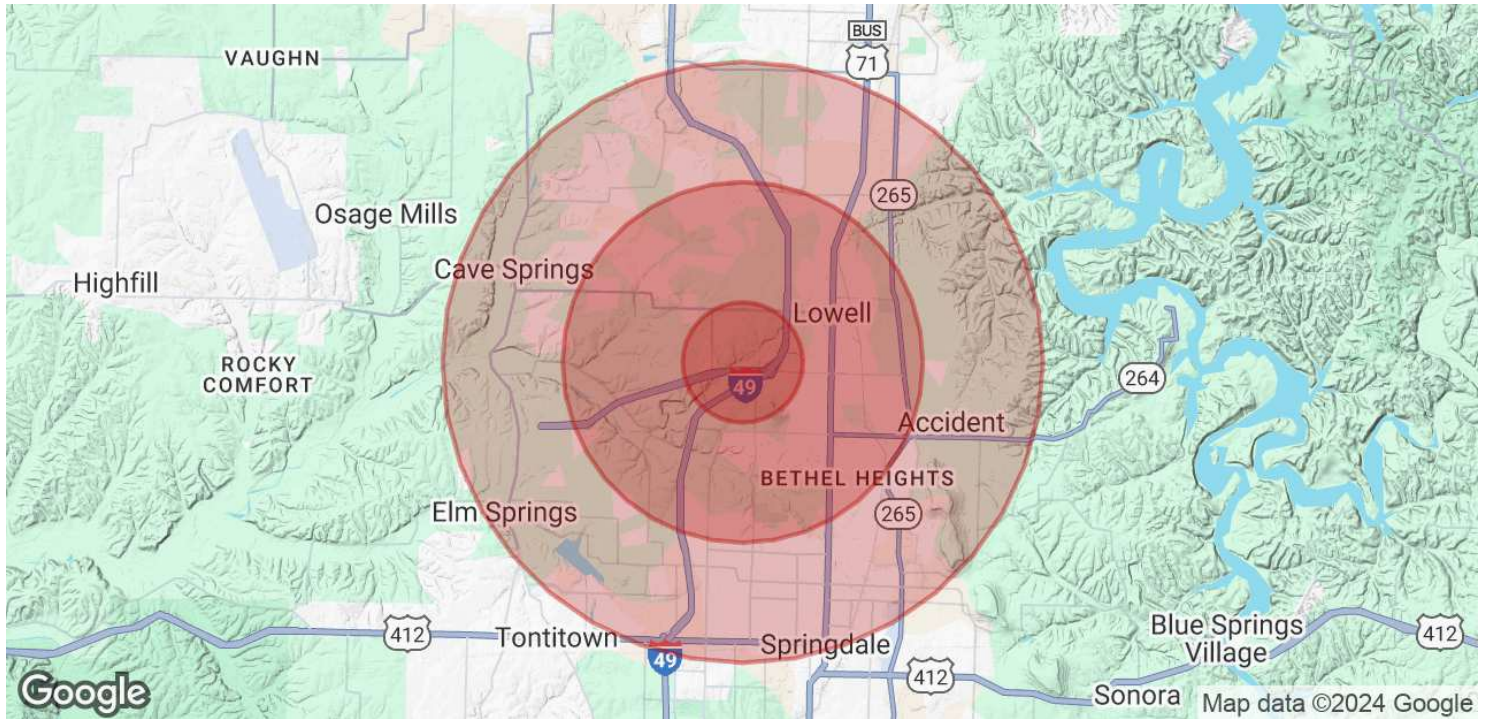
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	845	33,046	109,657
Average Age	38	35	35
Average Age (Male)	38	34	34
Average Age (Female)	39	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	305	10,754	36,131
# of Persons per HH	2.8	3.1	3
Average HH Income	\$129,027	\$125,019	\$113,615
Average House Value	\$375,525	\$352,343	\$325,236

Demographics data derived from AlphaMap

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