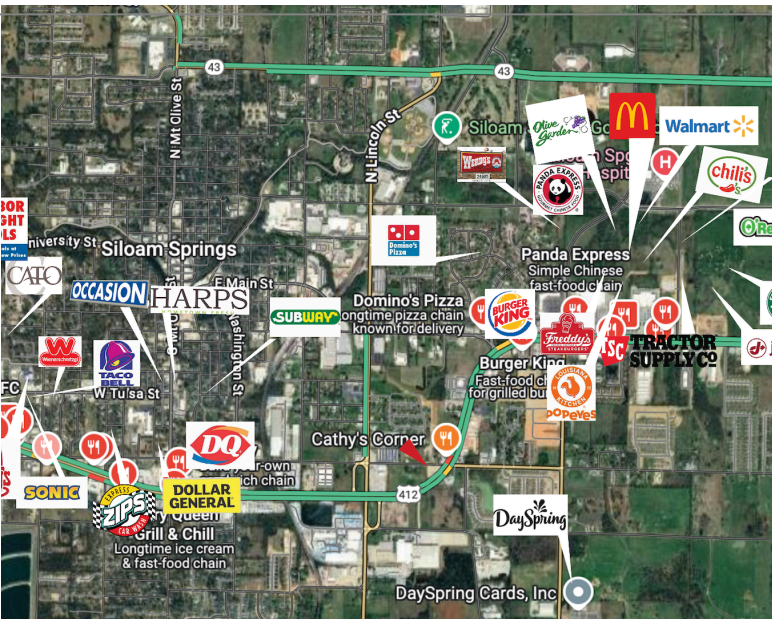


FOR SALE

Instant Equity NW Arkansas Investment Opportunity – Highway 412, Siloam Springs, AR



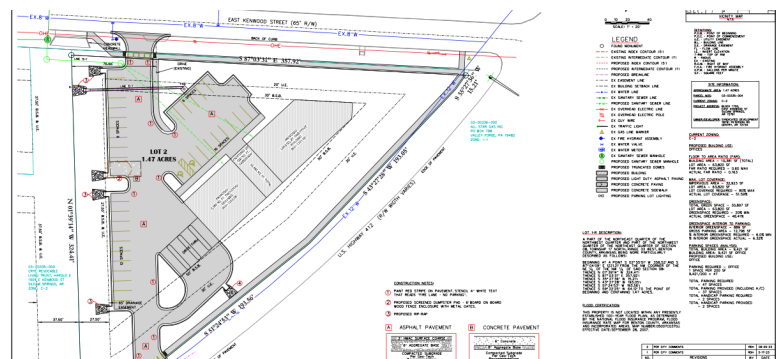
Turnkey development-ready site presents an exceptional opportunity, offering instant equity, strong traffic exposure, hard lighted corner, 1700+ SF 412 highway commercial frontage in a Benton County, Northwest Arkansas. Sites offers significant value with recent appraisal of \$845,000. Discover the potential of this prime 1.47-acre commercial site at the corner of E Kenwood and Highway 412, Benton County, Siloam Springs. Boasting immediate development potential with city-approved engineered plans.

Key Investment Highlights

- City Approved (Entitled) Engineered Plans, get building permit and commence
- Instant Equity- Appraised significantly over offering price
- Hard Lighted Corner, multiple egress and ingress access points
- Entitled Large-Scale Development (8,352 SF) -Ideal for retail, QSR, office, medical, banks, carwash.
- C-2 Zoning – Ideal for a diverse range of commercial tenants.
- High-Traffic Visibility – 29,000 vehicles per day along Highway 412.
- Strategic Location – Kenwood has direct access to downtown Siloam Springs
- Last Remaining Highway 412 Frontage Parcel at Proper Elevation

OFFERING SUMMARY

Asking Price	\$797,000
LSD Sq Ft	8,352SF
Acres	1.47
Zoning	C-2
Parcel #	03-00335-004
TOPO	Flat, Open
VPD	29,000



Peggy Fowler - Commercial and REALTOR®
Keller Williams Market Pro Realty - The Gleghorn Group
3105 NE 11th St, Suite 5
Bentonville, AR 72712

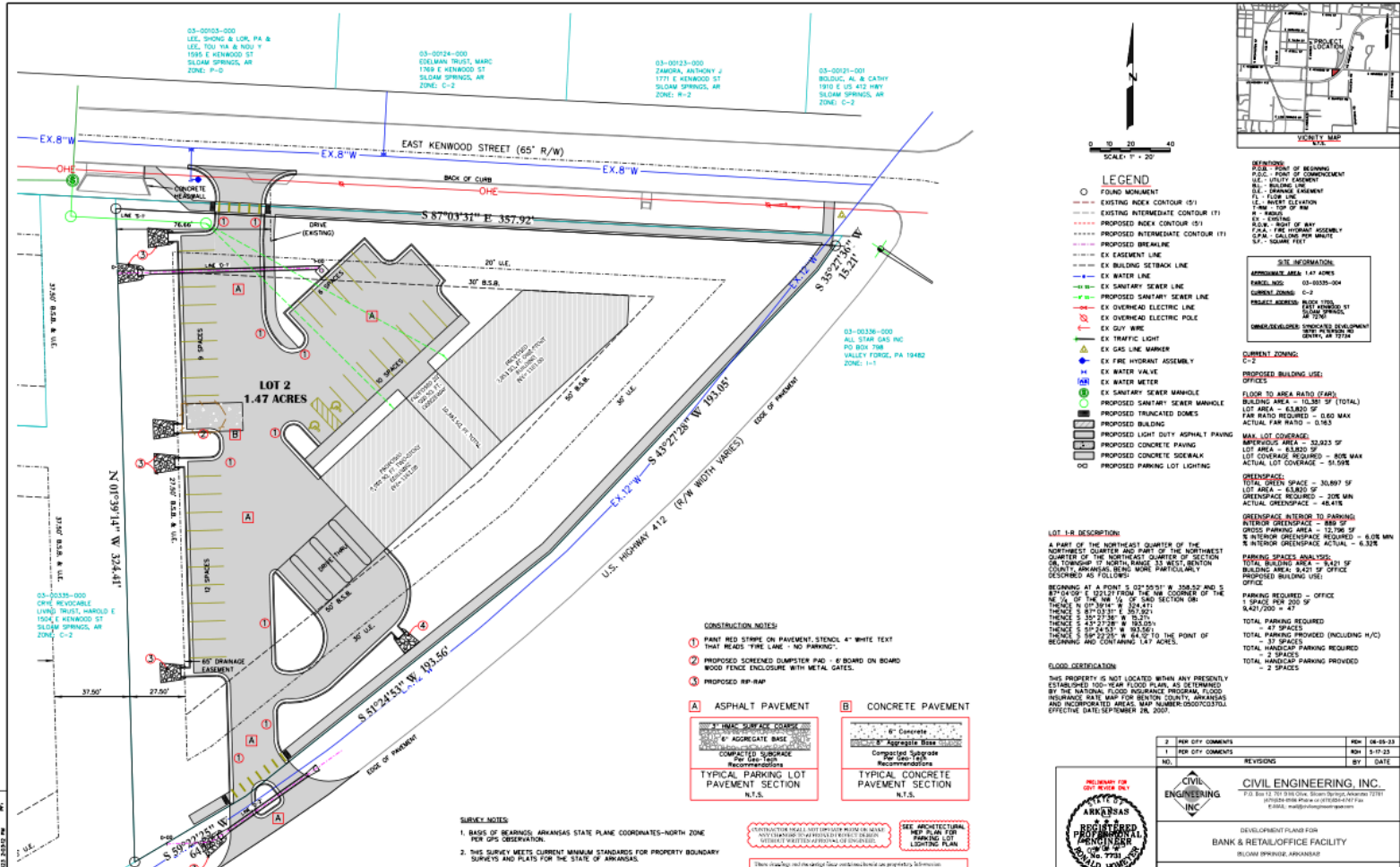




ADDITIONAL INFO

Fully Entitled C-2 1.47 Ac Frontage Lighted Hard Corner Highway 412, Siloam Springs, AR

FULLY ENTITLED Large Scale Development: Drive Through Bank, Retail, Office



City stamp of approval saves 5-6 months.
Site ready for construction commencement.



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**Trade Area
Population 691,618**

Total Retail Sales Growth Pattern

2012	\$288,810,250	
2013	\$290,241,000	
2014	\$309,262,200	
2015	\$332,586,750	
2024	\$7,592,135,499	
2025	\$8,579,113, 432	Projected

Why NWA?

- Northwest Arkansas is rated as one of the best places to live in the U.S. thanks to its low cost of living, outdoor activities, world-class arts institutions, and a per-capita income that's 14% higher than the national average.
- According to Forbes, the Fayetteville-Springdale-Rogers MSA is No. 2 on its list of Best Midsize Cities for Jobs. The ranking was published in May 2018.
- The January 2018 Milken Institute report found the Fayetteville-Springdale-Rogers Metropolitan Statistical Area's economy at No. 25 among large metropolitan areas with especially strong growth in jobs.
- Fayetteville-Springdale-Rogers (Northwest Arkansas) Metropolitan Statistical Area is No. 5 on U.S. News & World Report 2018 list of Best Places to Live. Northwest Arkansas has stayed in the Top 5 for three years in a row.
- Home of America's Top Companies: Walmart, Inc., J.B. Hunt, & Tyson Foods + many more.



TO LEARN MORE, CONTACT:

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