



**FINEBERG & ASSOCIATES**  
COMMERCIAL REAL ESTATE  
104 S Main Street Bentonville, AR 72712

[ARKREALESTATE.COM](http://ARKREALESTATE.COM)



## 4.94 AC LOTS 1 & 2 S BRITT ST - SILOAM SPRINGS, AR 72761

### OFFERING SUMMARY

Lots 1 & 2 (4.94 Acres):	\$695,000
Lot 1 (3 Acres):	\$450,000
Lot 2 (1.94 Acres):	\$275,000

### PROPERTY HIGHLIGHTS

- Lots may be purchased individually or as a package.
- Approved flex warehouse plans available to transfer with sale.
- Lot 1 features direct Arkansas-Missouri Railroad access.
- Flat, cleared, and ready for development.
- Versatile zoning allowing for multiple uses.
- Centrally located in town, & minutes from Hwy 412 & Oklahoma.

### PROPERTY OVERVIEW

Two lots ready for development within an industrial corridor of Siloam Springs. Property has access to major highways, the Arkansas-Missouri railroad, and Oklahoma. Seamlessly improve your distribution and manufacturing needs in this rapidly growing area of Northwest Arkansas.



**BRENNAN SHARPE**  
(479)530-3774  
[brennan@arkrealestate.com](mailto:brennan@arkrealestate.com)





**FINEBERG & ASSOCIATES**  
 COMMERCIAL REAL ESTATE  
 104 S Main Street Bentonville, AR 72712

[ARKREALSTATE.COM](http://ARKREALSTATE.COM)



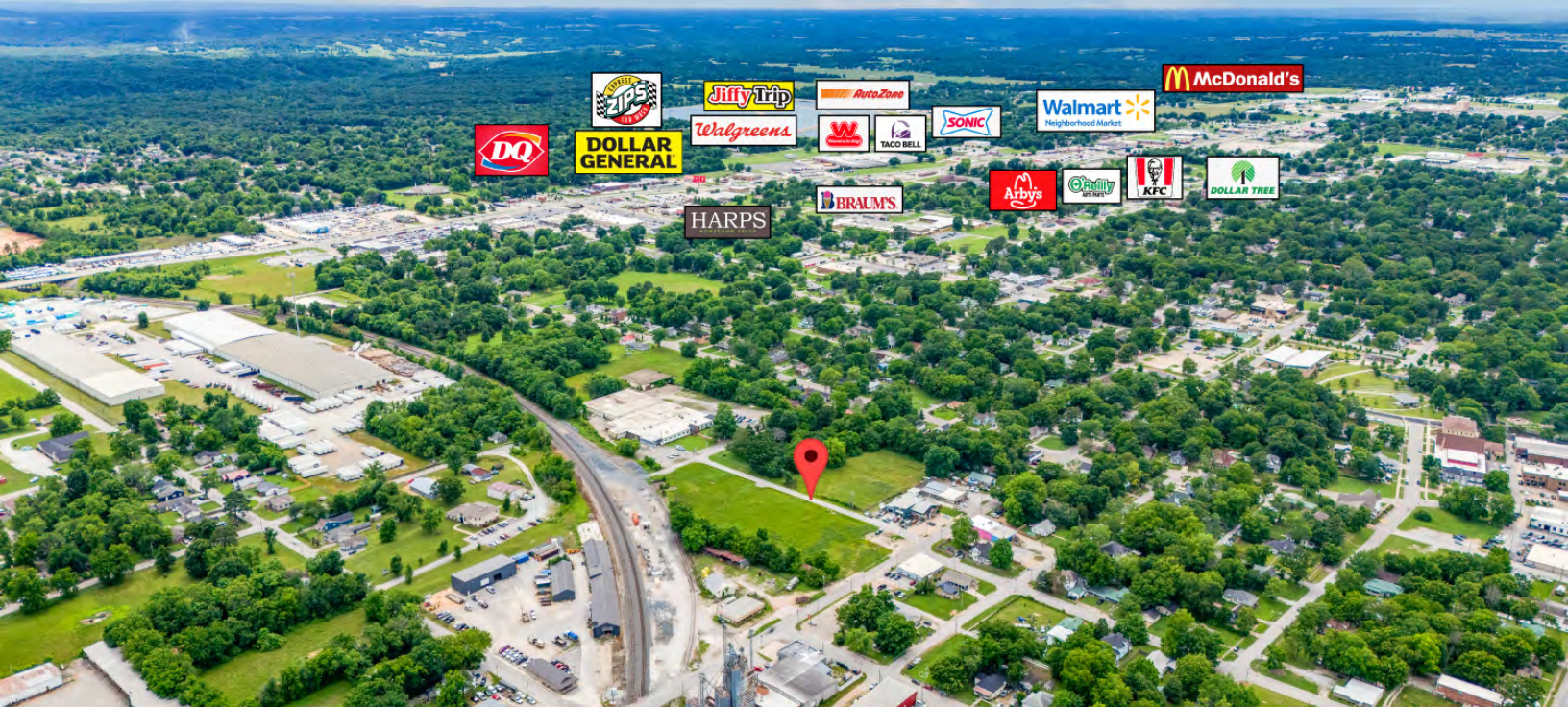
**BRENNAN SHARPE**  
 (479)530-3774  
 brennan@arkrealstate.com





**FINEBERG & ASSOCIATES**  
 COMMERCIAL REAL ESTATE  
 104 S Main Street Bentonville, AR 72712

[ARKREALSTATE.COM](http://ARKREALSTATE.COM)



**BRENNAN SHARPE**  
 (479)530-3774  
[brennan@arkrealestate.com](mailto:brennan@arkrealestate.com)





**FINEBERG & ASSOCIATES**  
COMMERCIAL REAL ESTATE  
104 S Main Street Bentonville, AR 72712

[ARKREALSTATE.COM](http://ARKREALSTATE.COM)



**BRENNAN SHARPE**  
(479)530-3774  
[brennan@arkrealestate.com](mailto:brennan@arkrealestate.com)



FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT [ARKREALSTATE.COM](http://ARKREALSTATE.COM)



**FINEBERG & ASSOCIATES**  
 COMMERCIAL REAL ESTATE  
 104 S Main Street Bentonville, AR 72712

[ARKREALESTATE.COM](http://ARKREALESTATE.COM)



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,753	21,596	25,763
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	38

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,437	7,488	8,972
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$68,338	\$80,741	\$81,431
Average House Value	\$254,612	\$295,241	\$309,731

*Demographics data derived from AlphaMap*

**BRENNAN SHARPE**  
 (479)530-3774  
[brennan@arkrealestate.com](mailto:brennan@arkrealestate.com)

