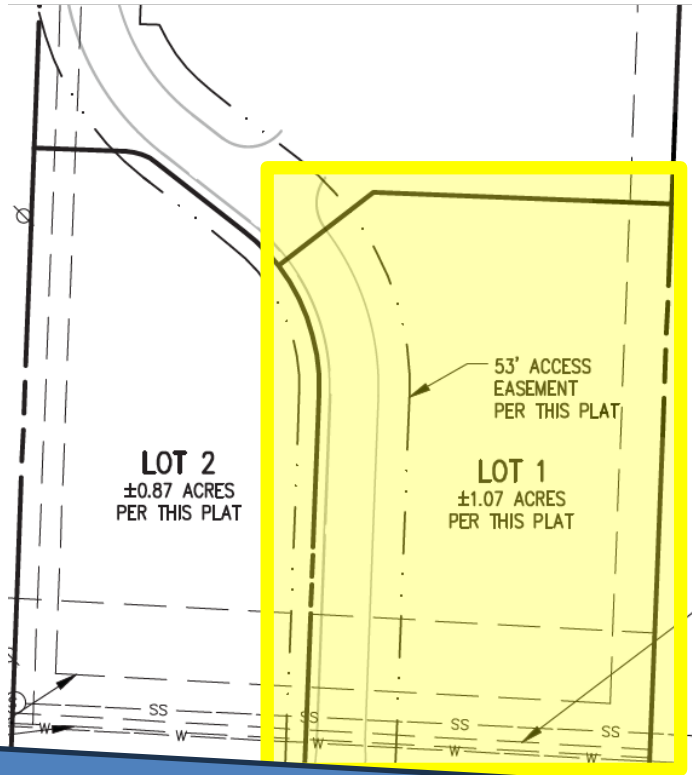


Commercial Lot for Sale with Excellent Location & Traffic

Lowell Commerce Park - Monroe Rd, Lowell AR



SITE MAP



Hwy 264 / W Monroe Ave

PROPERTY FEATURES

- SALE PRICE- \$715,473
- +/- 1.05 Acres; +/- .90 Acres Useable
- EASY ACCESS TO I-49
- Centrally located to reach all of Northwest Arkansas
- Great location for QSR, Retail etc.
- 200 new construction homes to be build on the same site
- High traffic area with great visibility to I49 & great frontage on Hwy264

Site Development Plans

Lowell Commerce Park - Monroe Rd, Lowell AR



SITE MAP

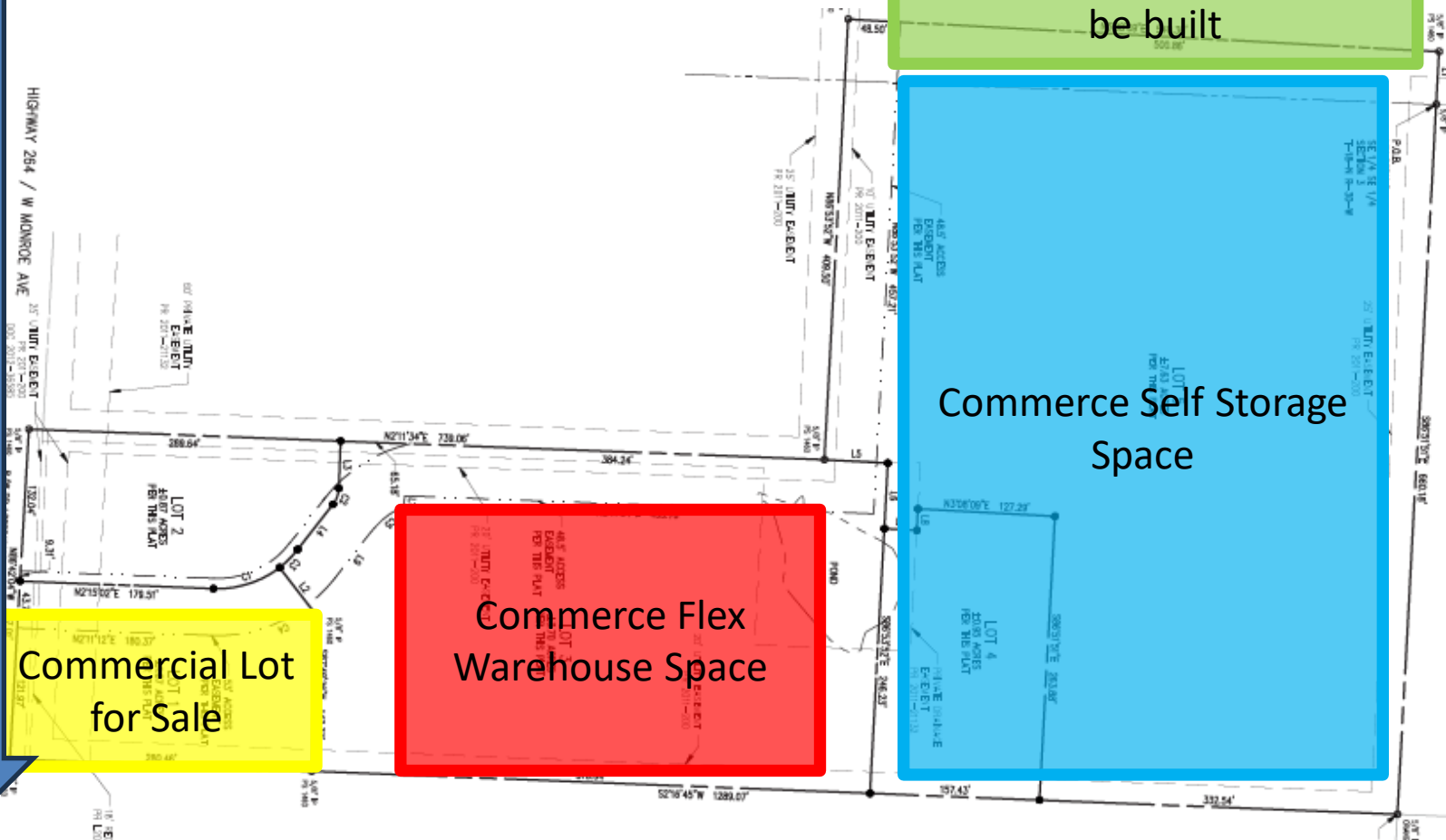
200 Single Family Homes to be built

Commerce Self Storage Space

Commerce Flex Warehouse Space

Commercial Lot for Sale

Hwy 264 / West Monroe



+/- 1.05 Acres Commercial Lot for Sale

Lowell Commerce Park - Monroe Rd, Lowell AR



 Commercial Lot Site Location

*google maps & ARDOT traffic counts

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DEVELOPMENT IN PROGRESS!



As of 3/19/24

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2023 Total Population	945	30,148	95,540
2028 Population	1,005	32,647	102,143
Pop Growth 2023-2028	+ 6.35%	+ 8.29%	+ 6.91%
Average Age	36	36	36
2023 Total Households	396	10,588	32,757
HH Growth 2023-2028	+ 6.06%	+ 8.40%	+ 7.21%
Median Household Inc	\$66,305	\$98,595	\$74,236
Avg Household Size	2.40	2.80	2.90
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$225,000	\$263,051	\$225,759

**demographic information sourced from Loopnet