

+/- 16 ACRES OF PRIME COMMERCIAL LAND FOR SALE

SLACK ST/DOVE RD

Pea Ridge, AR 72751



VIDEO

PROPERTY DESCRIPTION

+/- 16 acres of level, cleared land right off Slack St/Hwy 72 in Pea Ridge, with approx. 10,000 VPD for high visibility. Zoned C-1 Neighborhood Commercial, this prime location is ideal for a bank, medical or general office building, retail space, or restaurant. Situated near the upcoming Casey's General Store, this property is in a thriving area. Pea Ridge is one of Northwest Arkansas' fastest growing cities, with over 400 building permits issued in 2023, surpassing even Springdale, AR!

PROPERTY HIGHLIGHTS

- +/- 16 Acres of Level and Cleared Land
- Zoned C-1
- 10,000 VPD off Slack St/Hwy 72
- Situated near the upcoming Casey's General Store

OFFERING SUMMARY

Sale Price:	\$8,500,000
Lot Size:	16 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	876	3,966	10,235
Total Population	2,438	10,980	28,515
Average HH Income	\$118,690	\$109,210	\$127,100

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN

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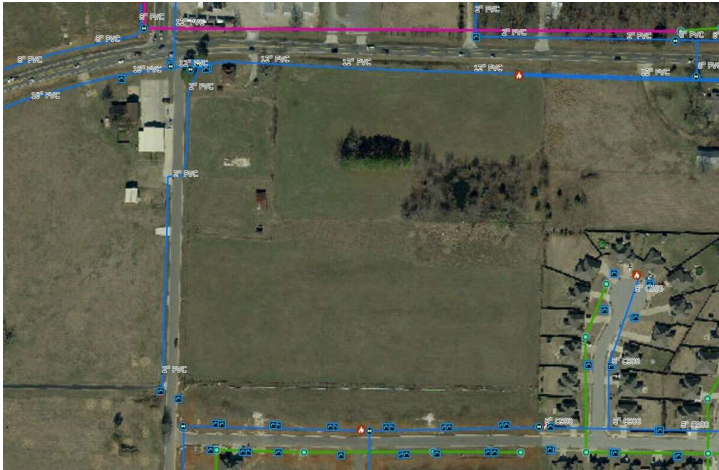
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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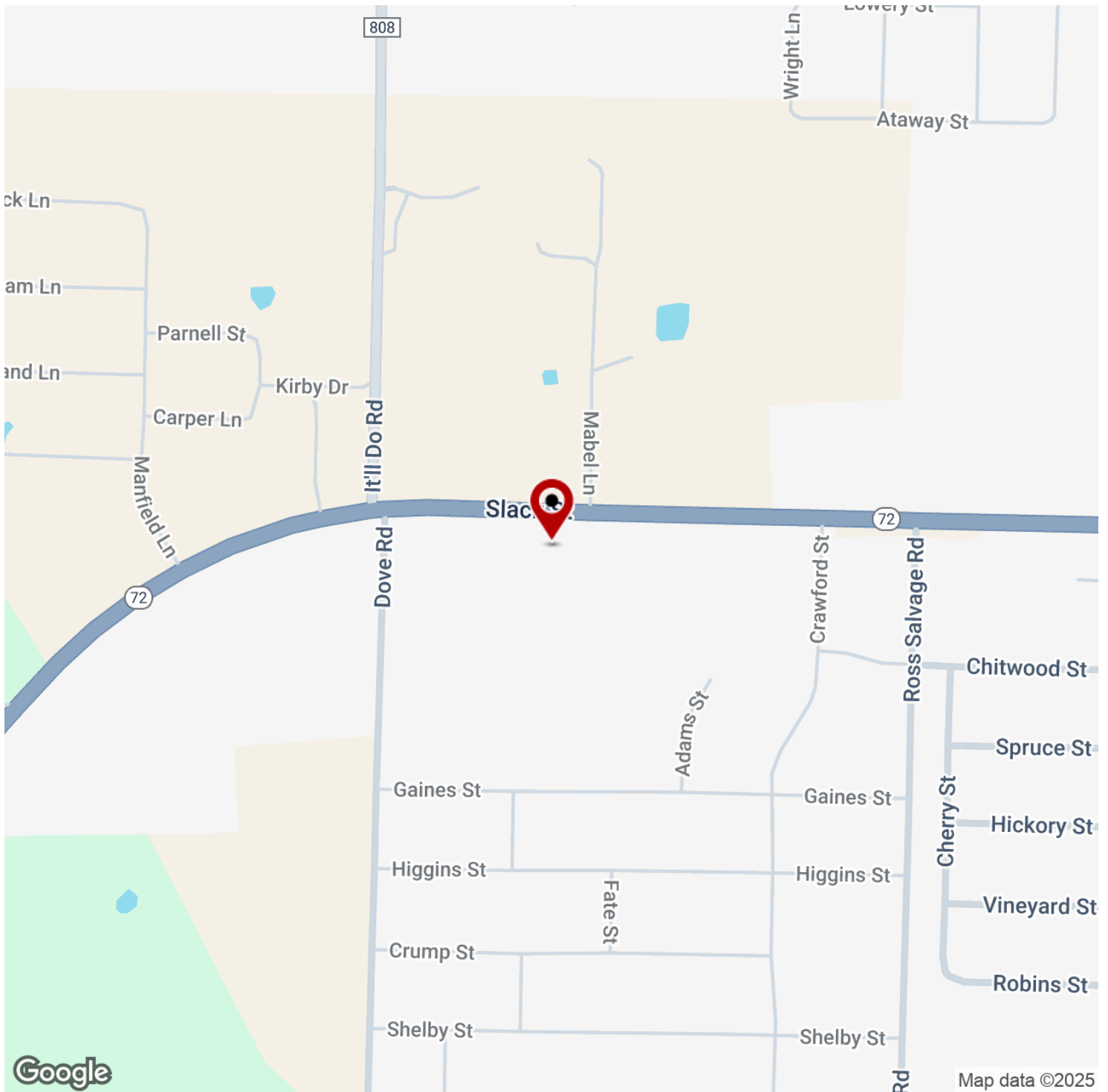
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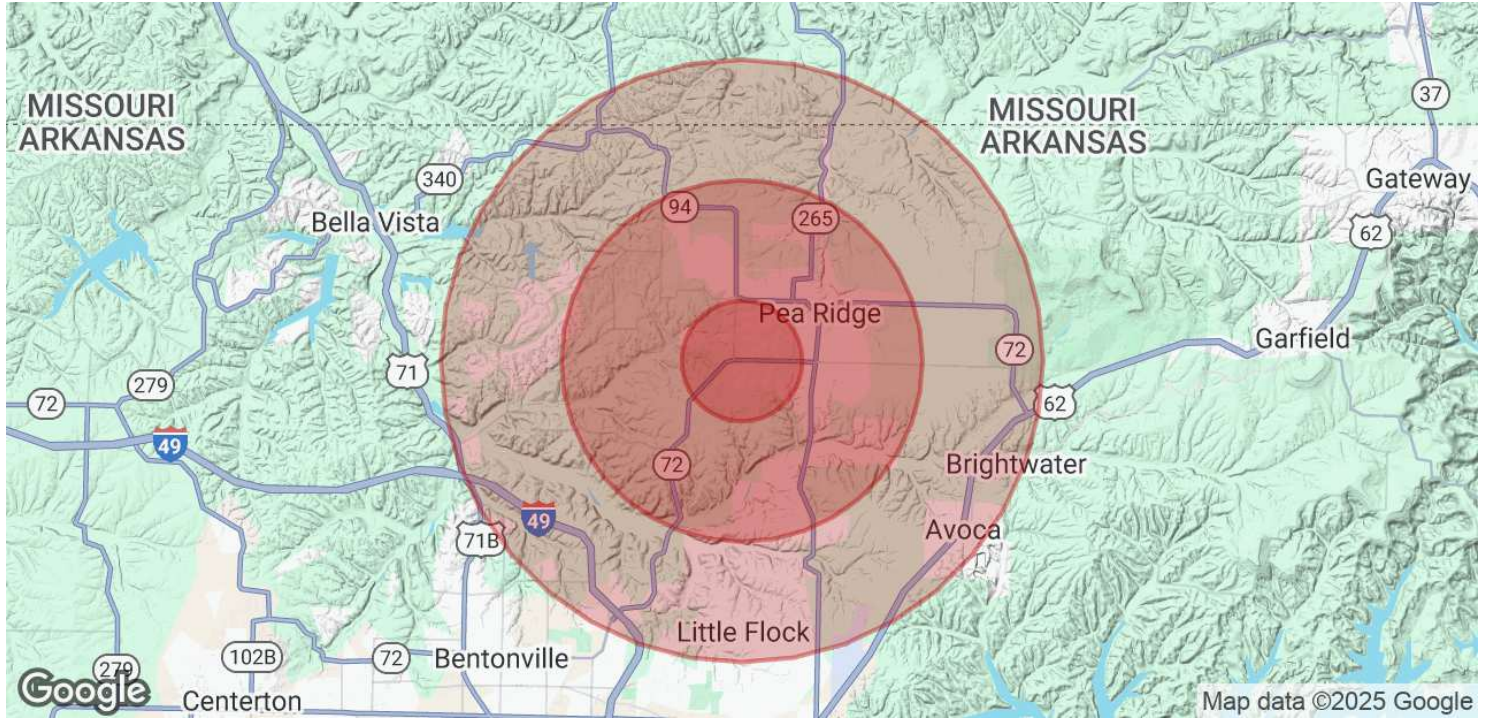
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,438	10,980	28,515
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	876	3,966	10,235
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$118,690	\$109,210	\$127,100
Average House Value	\$365,999	\$333,562	\$397,232

Demographics data derived from AlphaMap

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