



# N PROGRESS AVE

Siloam Springs, AR 72761



## PROPERTY DESCRIPTION

This prime +/- 4.14 acre parcel of developable land is strategically located adjacent to Siloam Springs High School, offering excellent visibility and accessibility. All essential utilities (water, sewer, electric, and gas) are readily available at the street, making development seamless. The property boasts optimal frontage on N Progress Ave (approx. 600') and Tahlequah St (approx. 350') and sits just 90ft from Siloam Springs Regional Hospital. Surrounded by high-value operators such as Walmart, Lowe's, Siloam Springs Rodeo Grounds, and Siloam Springs Golf Club, the location is well-positioned for strong commercial activity. Additionally, the Ravenswood Subdivision, a densely populated residential area, is only 1,300ft south of the site. Zoned C-2, this property is ideal for a gas station, convenience store, office or retail buildings, QSR, and more, offering endless development opportunities in a thriving area.

## PROPERTY HIGHLIGHTS

- +/- 4.14 Acres Zoned C-2
- High Visibility with Frontage along N Progress Ave and E Tahlequah St
- Corner Lot Sitting between Siloam Springs High School and Siloam Springs Regional Hospital
- Strategic Commercial Location
- Ideal for Gas Station, Convenience Store, Office or Retail Buildings, QSR, and more

## OFFERING SUMMARY

Sale Price:	\$549,900
Lot Size:	4.14 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	884	7,464	9,519
Total Population	2,414	21,411	27,095

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.

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**+/- 4.14 ACRES OF COMMERCIALLY ZONED LAND FOR SALE**



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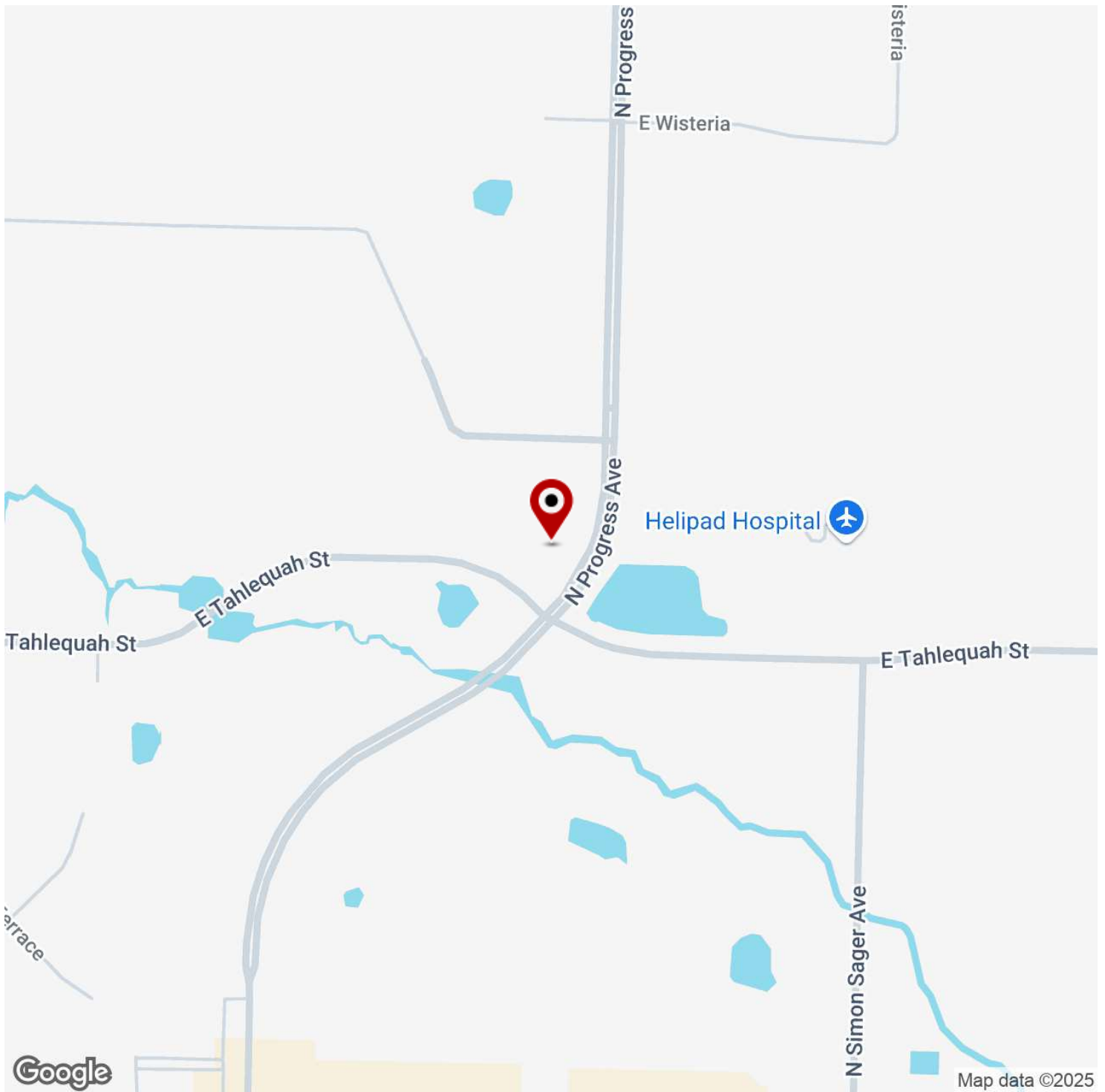
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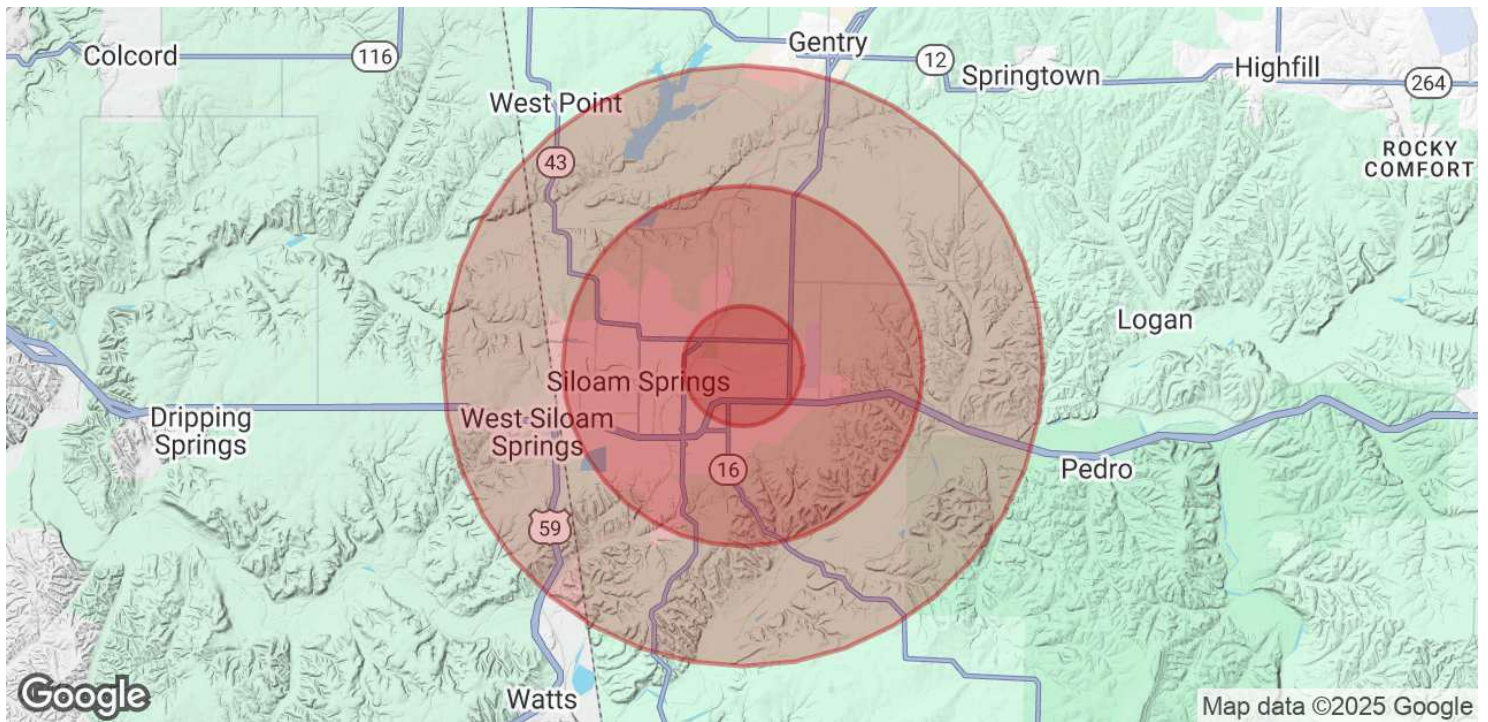
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,414	21,411	27,095
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	37	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	884	7,464	9,519
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$65,493	\$80,616	\$81,243
Average House Value	\$313,684	\$305,409	\$313,756

*Demographics data derived from AlphaMap*

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