



## TRACTS 2-5 HWY 62 & S MOCK ST - PRAIRIE GROVE, AR

### OFFERING SUMMARY

Tract 1: 5.03 AC	Sold
Tract 2: 5.56 +/- AC	\$1,695,355.20   \$7.00 psf
Tract 3: 11.60 +/- AC	Sold
Tract 4: 4.66 +/- AC	\$1,623,916.80   \$8.00 psf
Tract 5: 4.66 +/- AC	\$1,420,927.20   \$7.00 psf

### PROPERTY HIGHLIGHTS

- Cleared & level lots with access to all utilities.
- Can be subdivided as needed.
- Lots anchored by future Tractor Supply Co.
- 4-way lighted intersection with 10,000 CPD along Hwy 62.
- Multiple access points along Hwy 62 & S Mock St.

### PROPERTY OVERVIEW

Commercial lots ready for development along Hwy 62 in Prairie Grove. Property suits many uses and can be subdivided as needed. This is an opportunity to be centrally located in a town experiencing immense commercial and residential growth.



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

**STEVE FINEBERG**  
 (479)271-4161  
 steve@arkrealestate.com







## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	8,559	14,374	69,634
Average Age	39	39	35
Average Age (Male)	37	38	34
Average Age (Female)	40	40	36

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	3,193	5,259	25,815
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$82,887	\$92,945	\$86,698
Average House Value	\$277,830	\$292,778	\$304,718

Demographics data derived from AlphaMap

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