



FOR SALE

Asking Price:

\$6,275,000

Total Acreage:

17.93 Acres

Contact us:

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Accelerating success.

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319 W Monroe Ave

Lowell, Arkansas

**C-2 ZONED PARCEL OFFERING ENDLESS POSSIBILITIES
NEAR I-49 & JB HUNT HQ**

Versatile C-2 zoning allows for a wide range of commercial and multifamily uses, making this parcel ideal for mixed-use projects.

- **High Visibility & Traffic:** 26,000+ VPD along W Monroe Ave.
- **Ready for Development:** Water & sewer nearby (Springdale Utilities).
- **Flexible Layout:** Potential to subdivide into office, retail, multifamily sections, or other zoned uses.
- **Exceptional Access:** 1,085' frontage on W Monroe, just 730' from I-49 (exit 78) and access from Center Drive and Bluff Drive
- **Strategic Location:** Adjacent to JB Hunt HQ, near major employers and residential growth.

Maximize your exposure and development potential in one of Northwest Arkansas' most connected commercial corridors.

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PROPERTY PHOTOS



SITE PLAN

Example layout only;
not an approved plan



SITE INFORMATION

Example layout only; not an approved plan

ZONING DISTRICT: C-2 THOROUGHFARE COMMERCIAL
LAND USE DESIGNATION: C-2 THOROUGHFARE COMMERCIAL

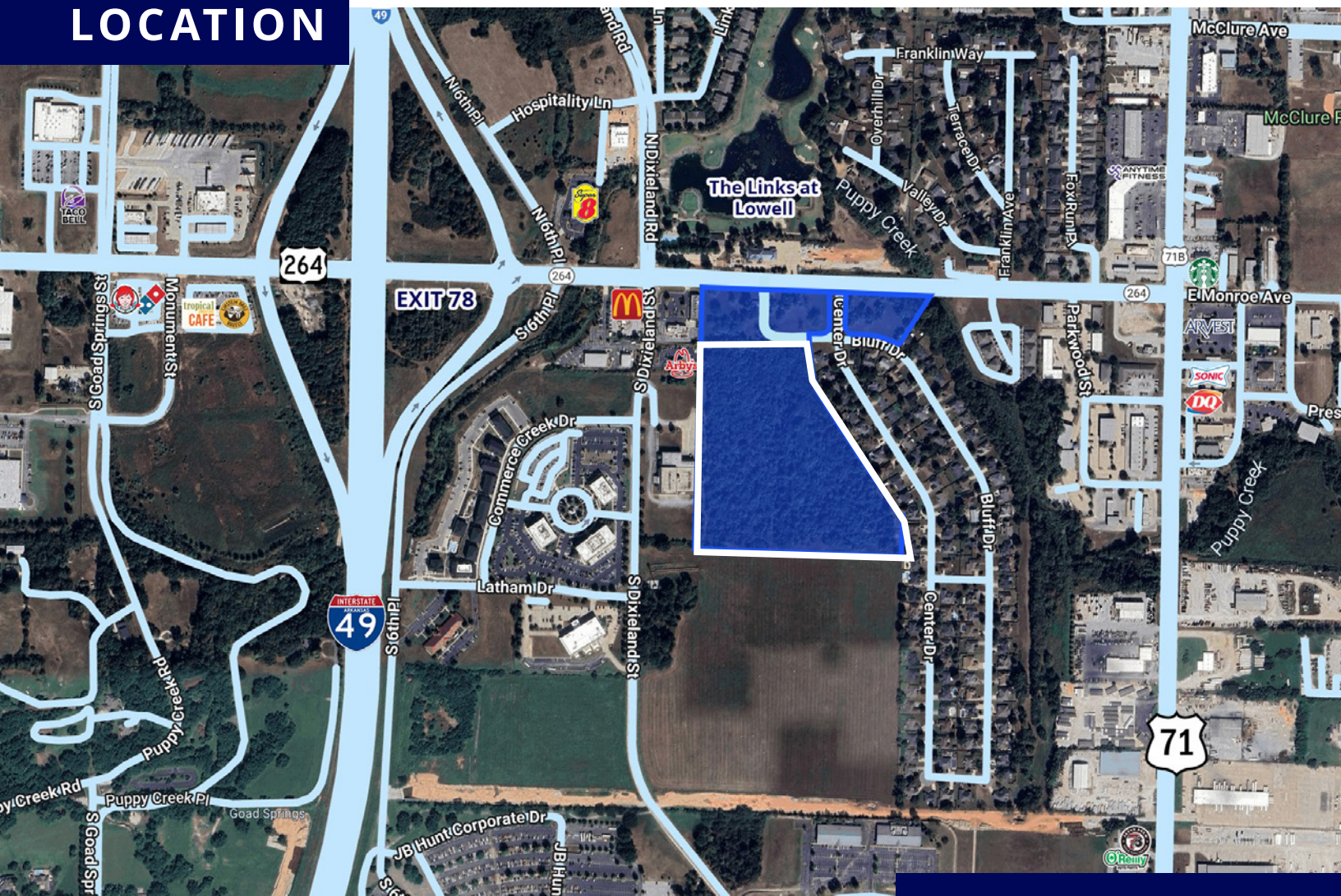
FRONT SETBACK: W/ PARKING IN FRONT - 25 FT
W/O PARKING IN FRONT - 15 FT
SIDE SETBACK: DETACHED STRUCTURES - 7 FT
ATTACHED STRUCTURES - 0 FT
REAR SETBACK: 15 FT

FUTURE LAND USE: COMMERCIAL & RESIDENTIAL
PROPOSED USE: COMMERCIAL OUT LOTS
INDEPENDENT LIVING UNITS & FACILITY

KEY

- (A) COMMERCIAL OUT LOT
- (B) INDEPENDENT LIVING DUPLEX UNITS (1,900 SF)
14 QUAD-PLEX UNITS = 56 INDIVIDUAL UNITS
- (C) COMMUNITY CENTER BUILDING (5,957)
- (D) DOG PARK
- (E) STORMWATER POND
- (F) ADJACENT RESIDENTIAL
- (G) ADJACENT COMMERCIAL

LOCATION



**Flexible C-2
Zoning Supports
Mixed Uses**



**Daily Traffic
Exceeds 26,000
Eager Viewers**



**Prime Exposure
Along a Key
Corridor**



**Springdale
Utilities
Nearby**

Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	3,480	32,259	106,171
Projected Population (2030)	3,867	35,708	115,336
Average HH Income (2025)	\$105,858	\$138,763	\$123,408
Households (2025)	1,398	11,341	35,892

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