

# +/- 16 ACRES OF PRIME COMMERCIAL LAND FOR SALE



## SLACK ST/DOVE RD

Pea Ridge, AR 72751



### 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

|                   | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 128       | 430       | 1,514     |
| Total Population  | 350       | 1,178     | 4,218     |
| Average HH Income | \$122,002 | \$118,073 | \$107,885 |

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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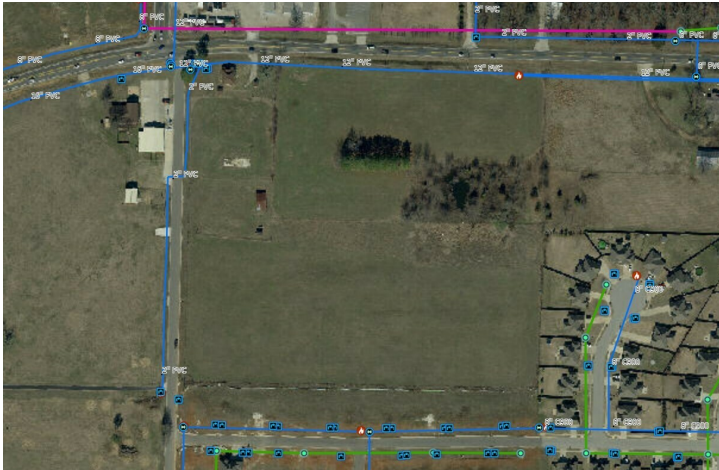
**KW COMMERCIAL**  
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Suite 203  
Bentonville, AR 72712

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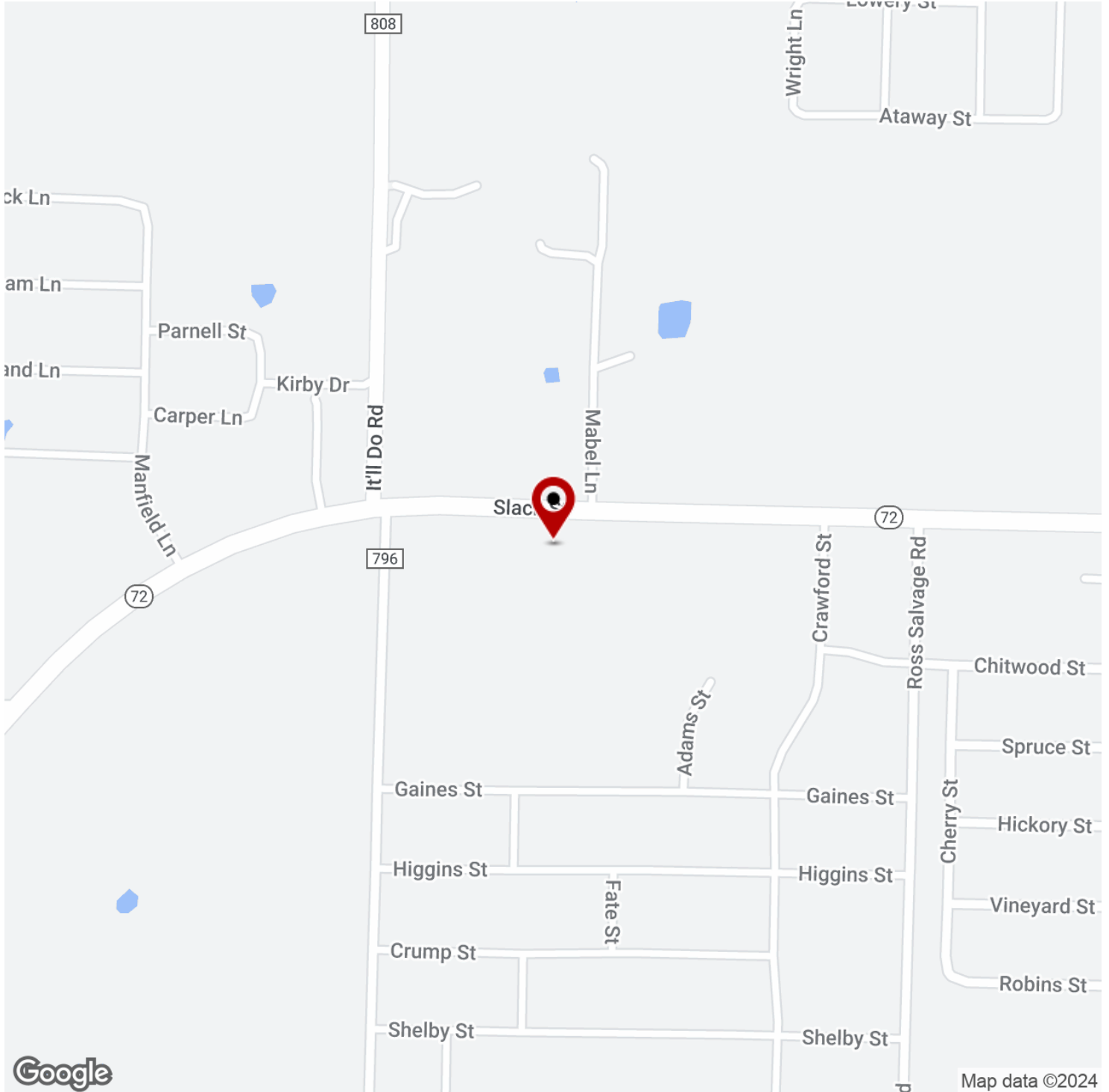
Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

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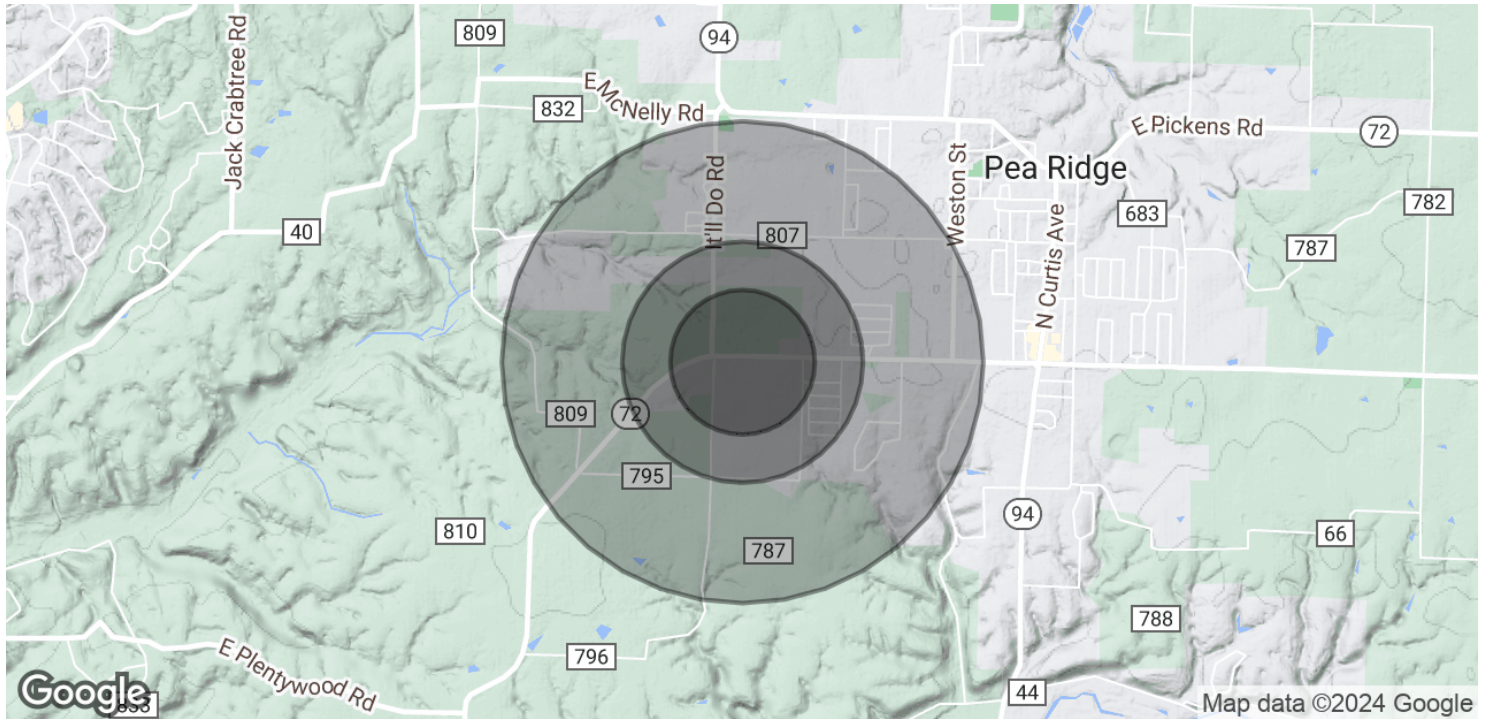
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| <b>POPULATION</b>    | <b>0.3 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|----------------------|------------------|------------------|---------------|
| Total Population     | 350              | 1,178            | 4,218         |
| Average Age          | 37               | 37               | 37            |
| Average Age (Male)   | 36               | 36               | 36            |
| Average Age (Female) | 38               | 38               | 38            |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.3 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|--------------------------------|------------------|------------------|---------------|
| Total Households               | 128              | 430              | 1,514         |
| # of Persons per HH            | 2.7              | 2.7              | 2.8           |
| Average HH Income              | \$122,002        | \$118,073        | \$107,885     |
| Average House Value            | \$333,973        | \$322,315        | \$322,394     |

*Demographics data derived from AlphaMap*

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