

# +/- 29 ACRES OF HIGHLY VERSATILE LAND FOR SALE

## 0 CAPTAIN MILLER BLVD

Pea Ridge, AR 72751



### PROPERTY DESCRIPTION

This is your opportunity to capture a highly versatile +/- 29.26 Acre parcel of land with excellent development possibilities fronting The Big Sugar Creek Golf Course in up-and-coming Pea Ridge, Arkansas! The population is booming in Pea Ridge, with beautiful homes going up everywhere, several selling for \$400K+! These dynamic parcels are secluded from other homes and overlook the fairway; you will not find a prettier spot to build! Act now and start planning to incorporate these unique local features and all the area highlights, that make Northwest Arkansas one of the top-rated locations in the country to live, into your next development plan!

### PROPERTY HIGHLIGHTS

- +/- 29.26
- Near Big Sugar Creek Golf Course
- Pea Ridge School District
- Zoned Agriculture

### OFFERING SUMMARY

Sale Price:	\$874,874
Lot Size:	29.26 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	301	4,050	10,425
Total Population	701	9,045	25,964
Average HH Income	\$74,510	\$83,916	\$90,100

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**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

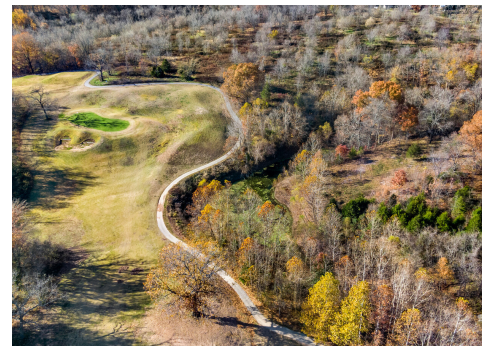
**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

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

**+/- 29 ACRES OF HIGHLY VERSATILE LAND FOR SALE**

# 0 CAPTAIN MILLER BLVD

Pea Ridge, AR 72751



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**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sqleadmanager@gmail.com  
AR #EB00066512

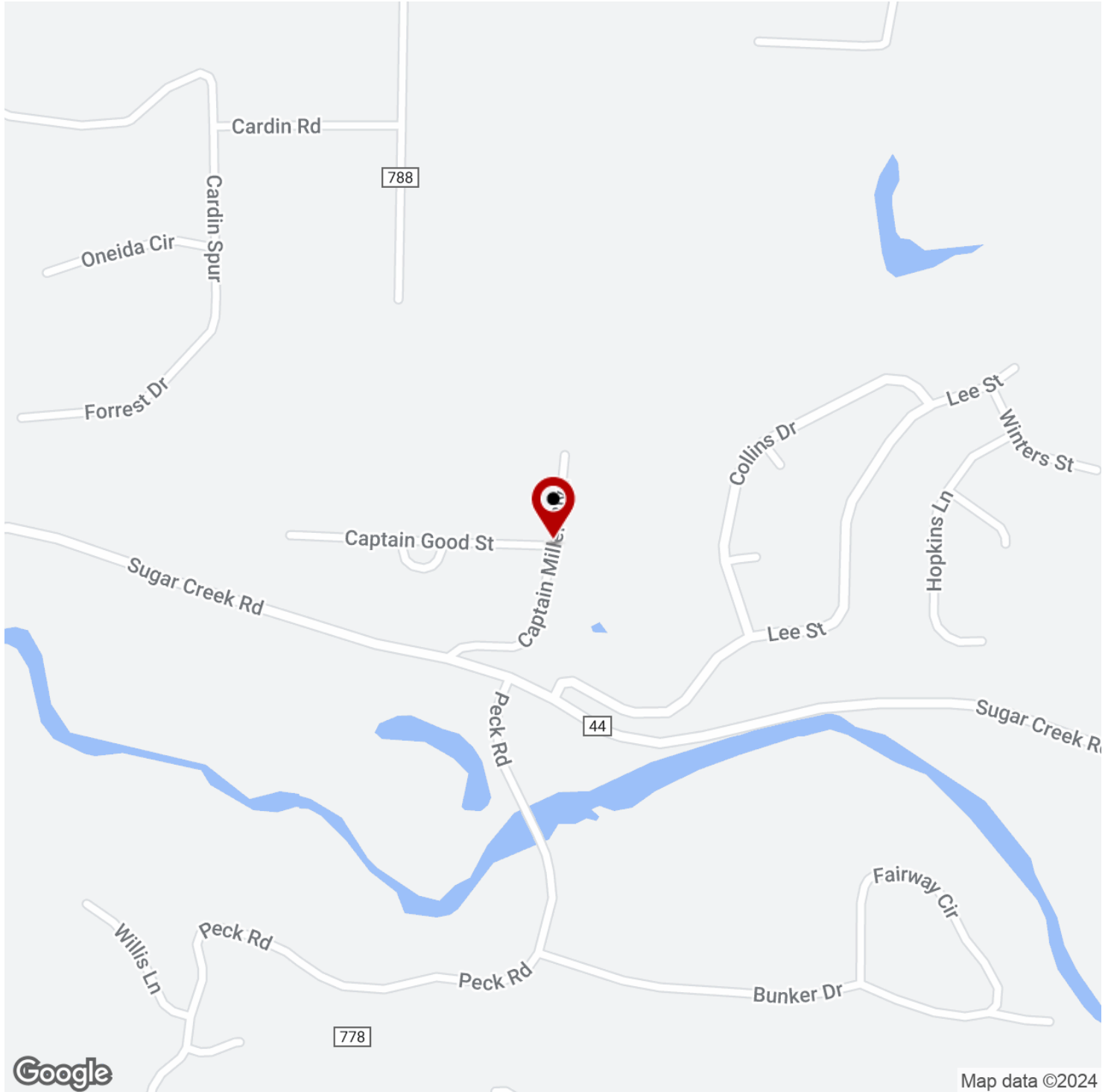
**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

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

**+/- 29 ACRES OF HIGHLY VERSATILE LAND FOR SALE**

# 0 CAPTAIN MILLER BLVD

Pea Ridge, AR 72751



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**  
Executive Broker  
O: 479.231.1355  
C: 479.330.1250  
sgrleadmanager@gmail.com  
AR #EB00066512

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

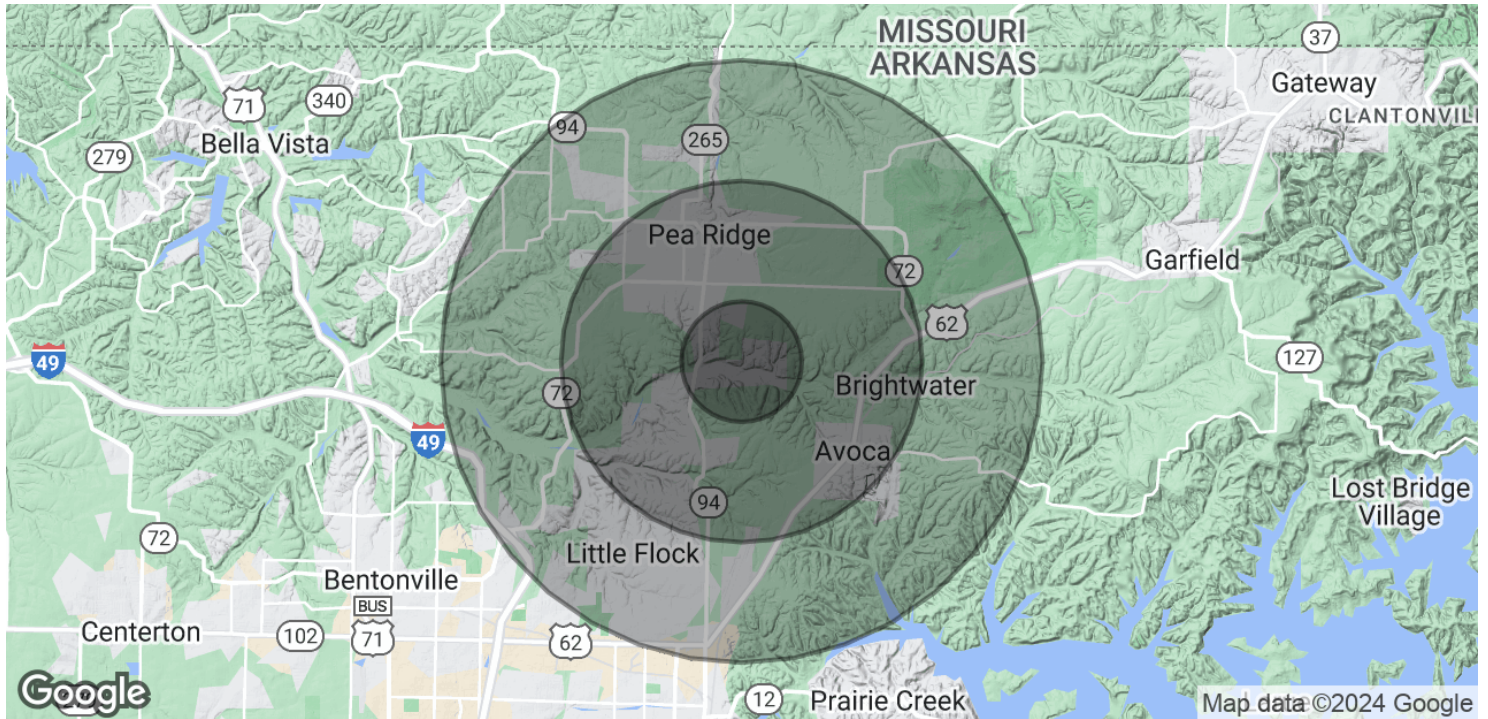
Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

**+/- 29 ACRES OF HIGHLY VERSATILE LAND FOR SALE**



# 0 CAPTAIN MILLER BLVD

Pea Ridge, AR 72751



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	701	9,045	25,964
Average Age	39.8	48.0	42.9
Average Age (Male)	24.4	42.7	39.6
Average Age (Female)	45.3	42.1	41.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	301	4,050	10,425
# of Persons per HH	2.3	2.2	2.5
Average HH Income	\$74,510	\$83,916	\$90,100
Average House Value	\$130,179	\$167,820	\$193,905

\* Demographic data derived from 2020 ACS - US Census

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**  
 Executive Broker  
 O: 479.231.1355  
 C: 479.330.1250  
 sgrleadmanager@gmail.com  
 AR #EB00066512

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

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