

+/- 22 ACRES OF LAND FOR SALE

TRINNEN LANE

Berryville, AR 72616



PROPERTY DESCRIPTION

+/- 22 acres with outstanding development potential! Build your dream home with plenty of privacy, or develop a subdivision - the possibilities are endless! Located behind A.L. Carter Ballpark, off Trinnen Lane, which connects to Highway 21, providing easy access to surrounding towns. Electric and Sewer are available on site with water available at the street. An access easement is located off Trinnen Lane. Conveniently situated approx. 1.4 miles from Berryville High School and 1.2 miles to the Carroll County Fairgrounds. Prefer something smaller? This lot can be divided into four separate parcels.

PROPERTY HIGHLIGHTS

- Prime +/- 22 Acre Land Parcel
- Can be subdivided into 4 separate tracts
- Behind A.L. Carter Ballpark
- Conveniently situated approx. 1.4 miles from Berryville High School

OFFERING SUMMARY

Sale Price:	\$93,500 - \$396,000
Lot Size:	22 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	220	3,646	8,636
Total Population	555	8,321	18,427
Average HH Income	\$69,408	\$62,140	\$53,890

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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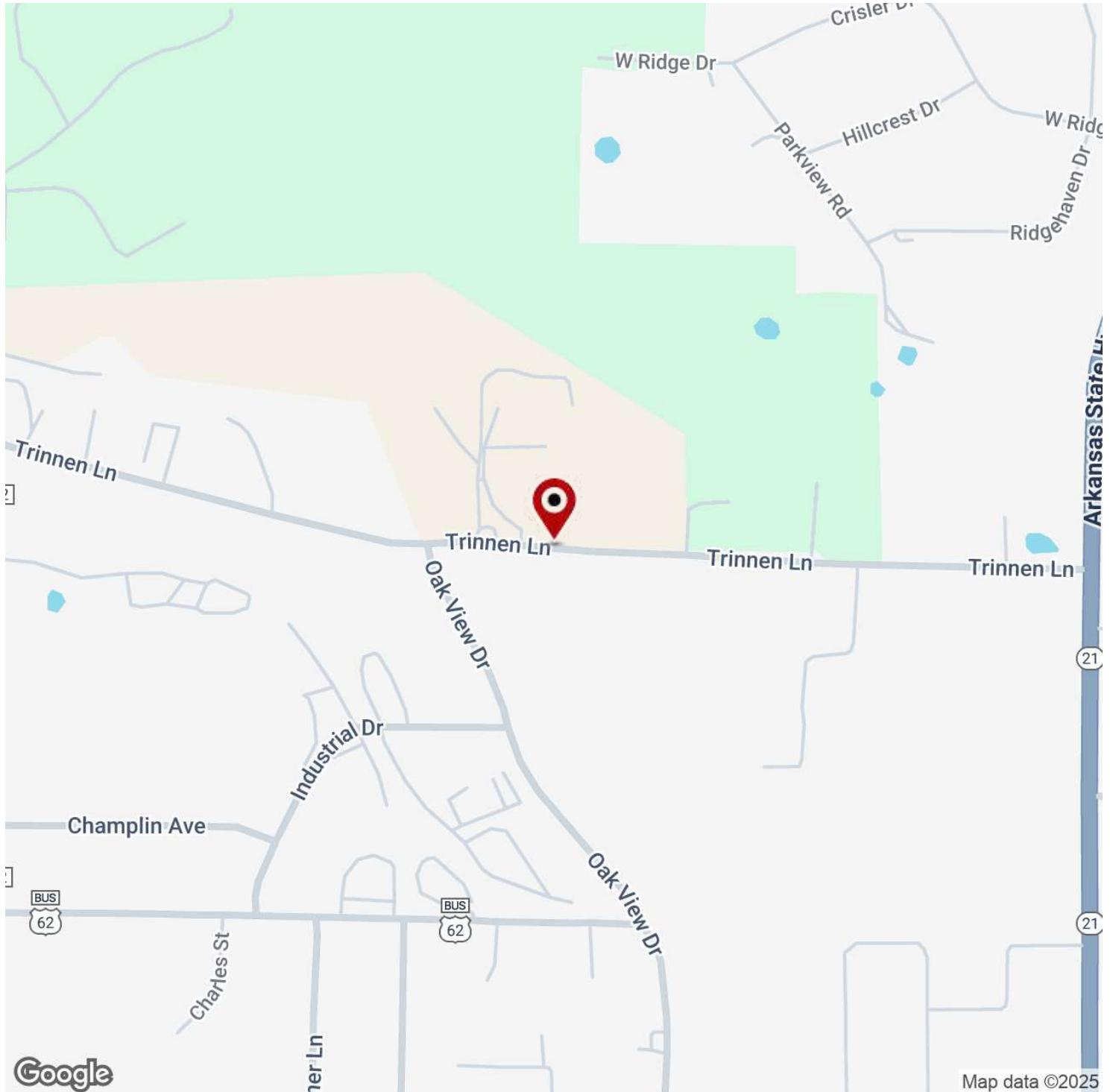
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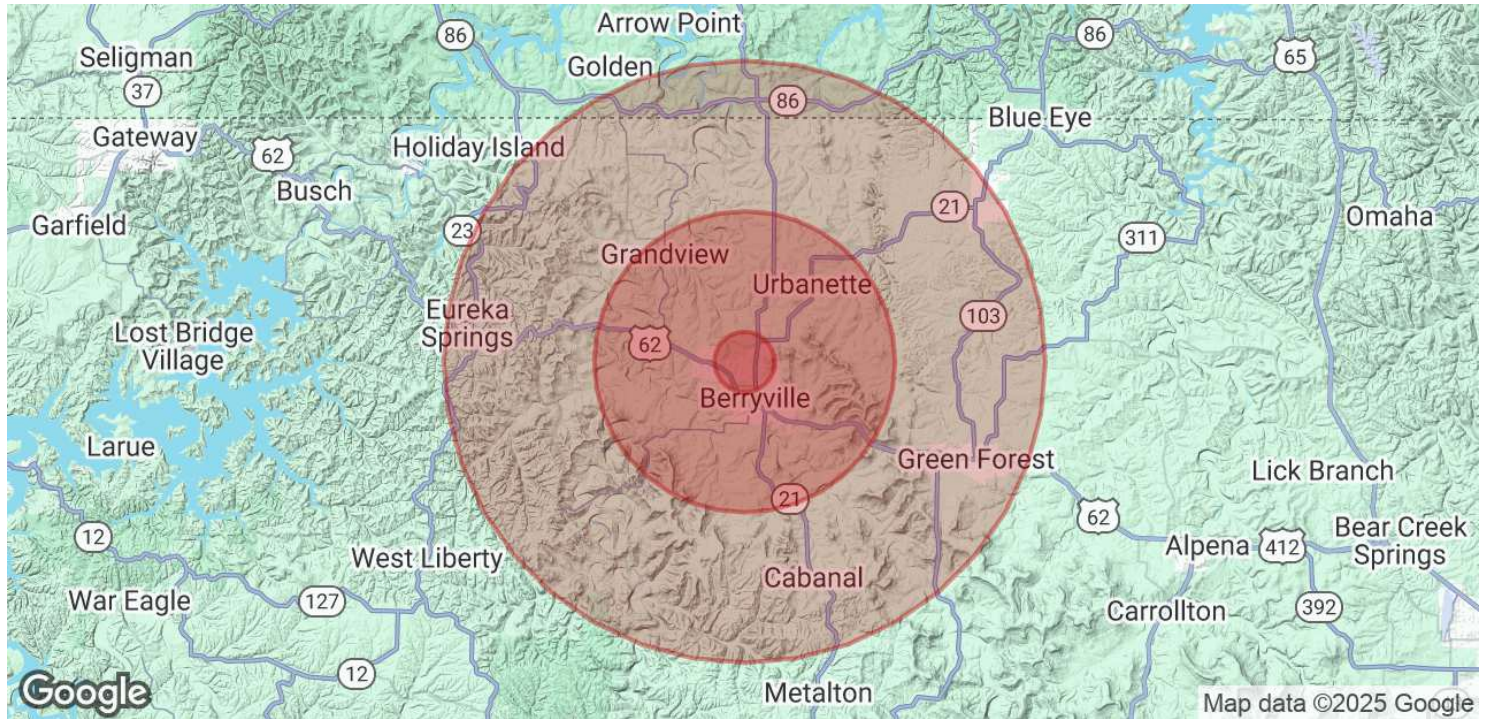
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	555	8,321	18,427
Average Age	37.9	40.9	42.5
Average Age (Male)	34.5	37.1	41.1
Average Age (Female)	38.2	43.5	43.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	220	3,646	8,636
# of Persons per HH	2.5	2.3	2.1
Average HH Income	\$69,408	\$62,140	\$53,890
Average House Value	\$127,851	\$119,781	\$136,010

2020 American Community Survey (ACS)

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