



± 1.13 AC



±1.13 ACRES

PAD SITE FOR SALE

157 RIVER CREEK ROAD
MALVERN, AR 72104

MERREL MOORE
SENIOR VICE PRESIDENT | RETAIL
(972) 419-4044 DIRECT
(214) 957-1963 MOBILE
mmore@henrysmiller.com

PROPERTY HIGHLIGHTS

157 RIVER CREEK ROAD
MALVERN, AR 72104



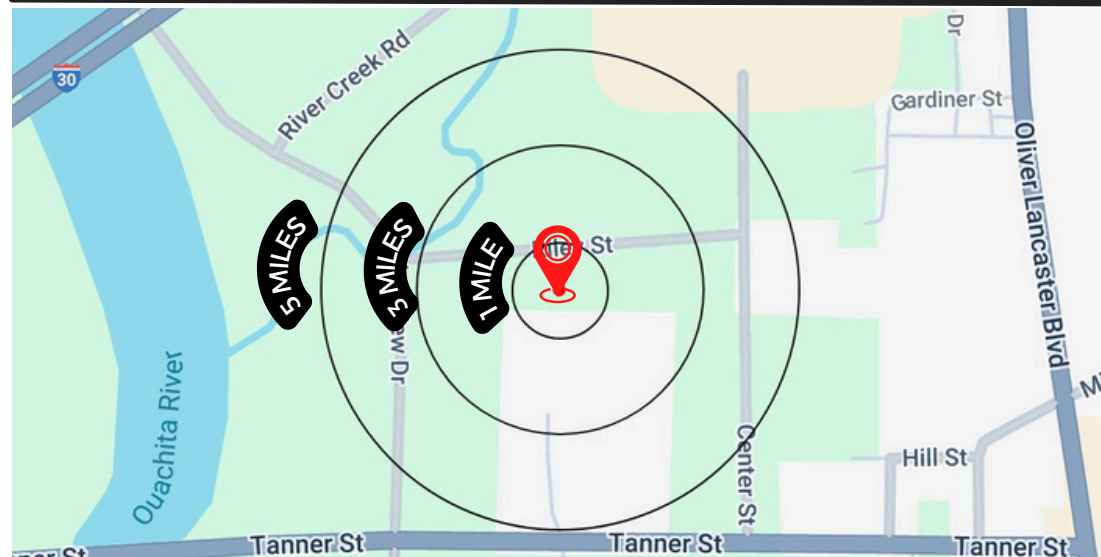
- LAND SIZE: ±1.13 ACRES
- HIGH TRAFFIC COUNT AREA
- NEAR MCDONALD'S, WALMART, WENDY'S AND MORE
- PRICE: CONTACT BROKER

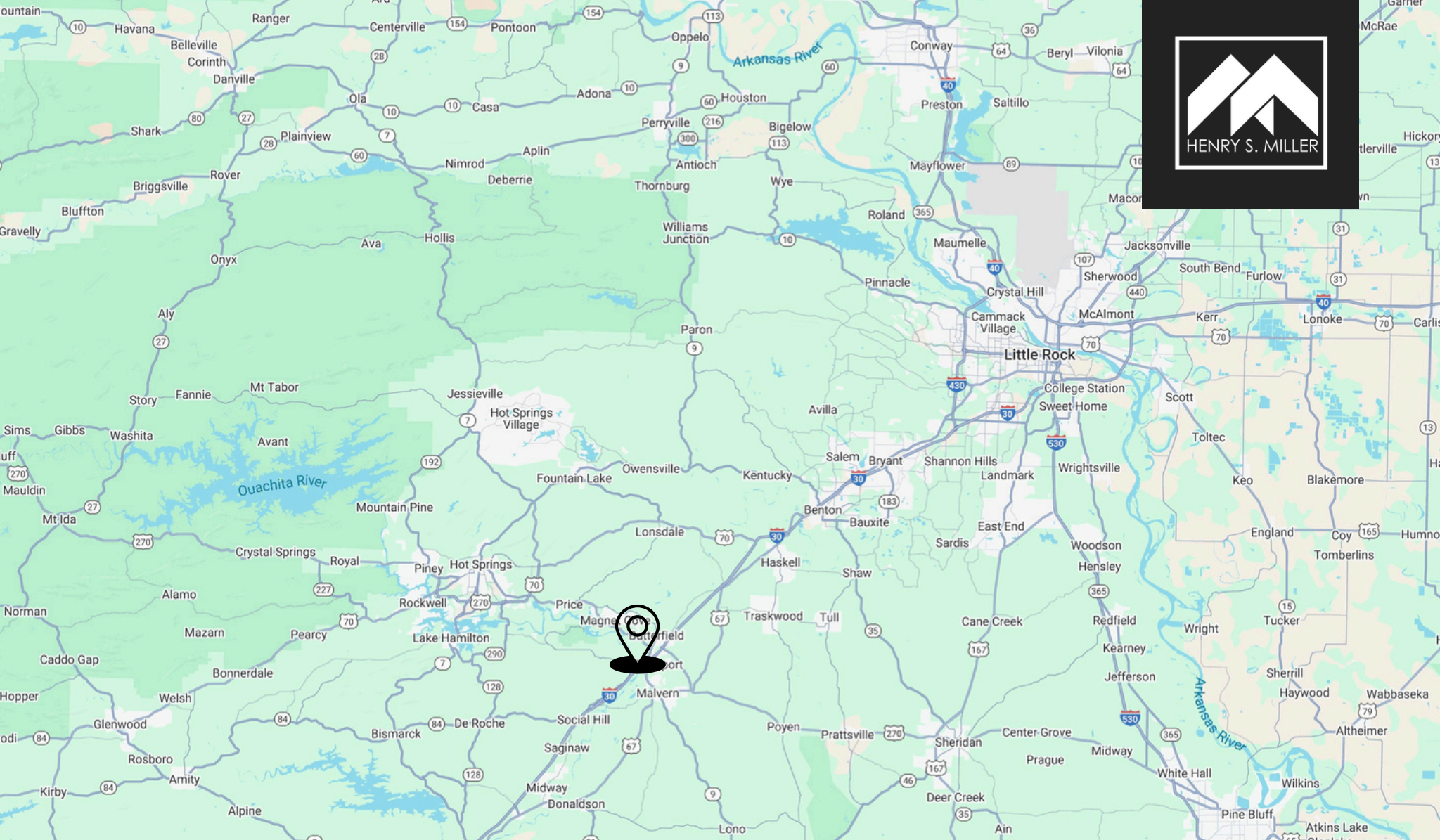


DEMOGRAPHICS

DISTANCE	1-MILE	3-MILE	5-MILE
POPULATION	5,901	27,993	45,437
AVG. HH INCOME	\$45,462	\$59,614	\$70,377
MED. HH INCOME	\$31,581	\$46,366	\$54,004

2010-2020 Census, 2024 Estimates with 2029 Projections ©2024, Sites USA, Chandler, Arizona.





CONTACT OUR TEAM

MERREL MOORE
SENIOR VICE PRESIDENT | RETAIL
(972) 419-4044 DIRECT
(214) 957-1963 MOBILE
mmoore@henrysmiller.com

HENRY S. MILLER BROKERAGE, LLC
5151 Belt Line Road
Suite 900
Dallas, Texas 75254
www.henrysmiller.com

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.