

+/-13 ACRES OF PRIME COMMERCIAL LAND FOR SALE



N 6TH ST

Lowell, AR 72745



PROPERTY DESCRIPTION

This exceptional +/- 12.914 acre commercial property offers prime development potential in a rapidly growing community. Zoned C-2 Urban Thoroughfare Commercial, it is ideally situated just off I-49, the major interstate running through Northwest Arkansas, which sees approx. 109,000 VPD. With public water and sewer available at the street, this property is ready for development. It can be purchased as a whole or divided into four separate parcels, making it a flexible investment opportunity in a high-traffic location.

PROPERTY HIGHLIGHTS

- +/- 12.914 Acres Zoned C-2
- Right off I-49, which sees approx. 109,000 VPD
- Public Water and Sewer at Street
- Suitable for Retail, Offices, QSR, or Mixed-Use Development

OFFERING SUMMARY

Sale Price:	\$469,000 - \$4,950,000
Lot Size:	12.914 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	974	3,555	8,804
Total Population	2,478	9,954	25,343
Average HH Income	\$87,324	\$103,135	\$104,953

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.

SALMONSEN GROUP

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

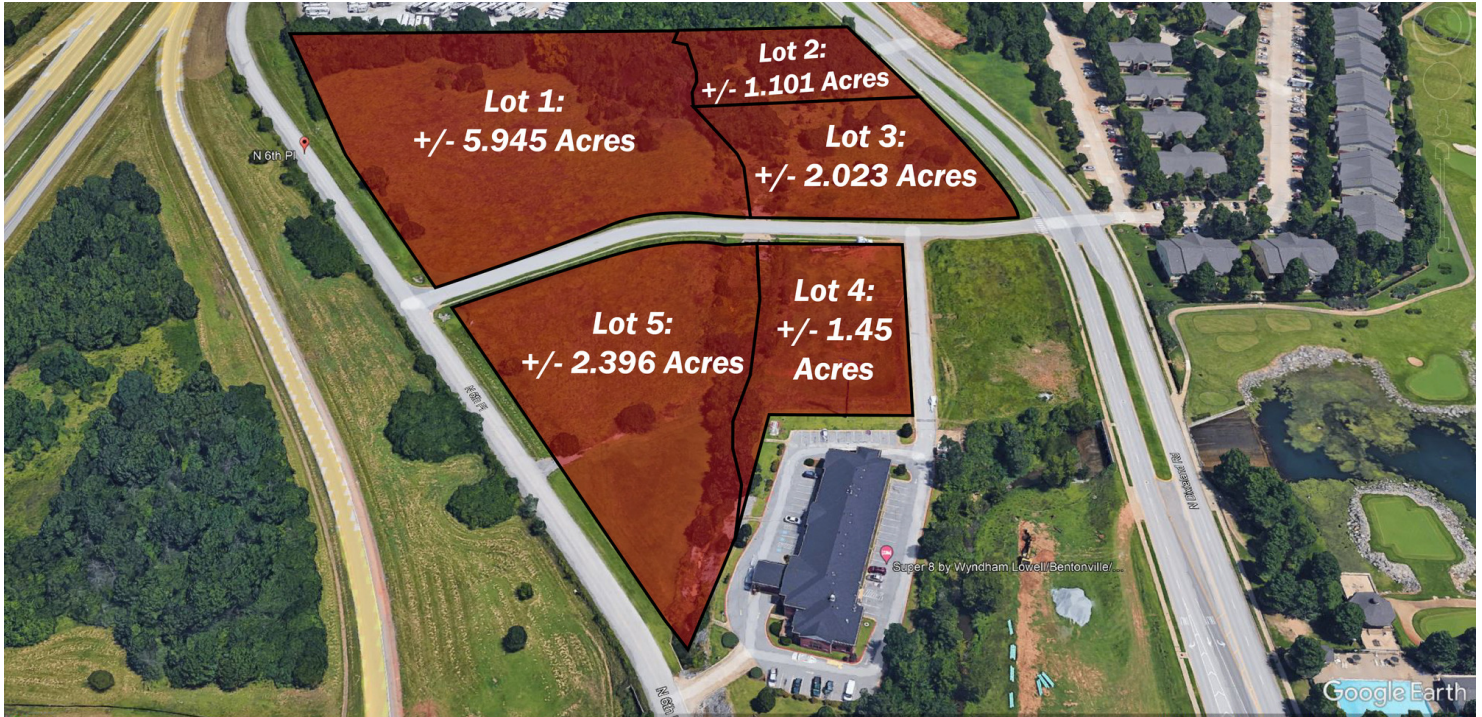
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+/-13.81 ACRES OF PRIME COMMERCIAL LAND FOR SALE



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OF LOTS 5 | TOTAL LOT SIZE 1.101 - 5.945 ACRES | TOTAL LOT PRICE \$489,900 - \$2,495,000 | BEST USE -

LOT #	SIZE	PRICE
Lot 1	5.945 Acres	\$2,495,000
Lot 2	1.101 Acres	\$689,900
Lot 3	2.023 Acres	\$1,375,000
Lot 4	1.45 Acres	\$489,900
Lot 5	2.396 Acres	\$969,000

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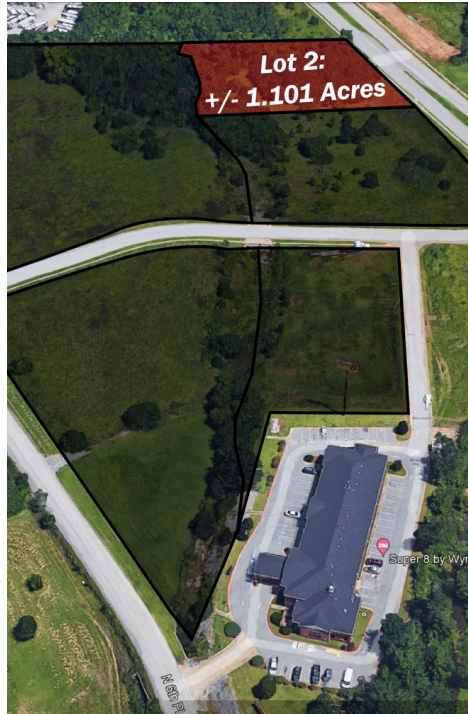
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N 6TH ST. PARCEL 2 LOT SPLITS

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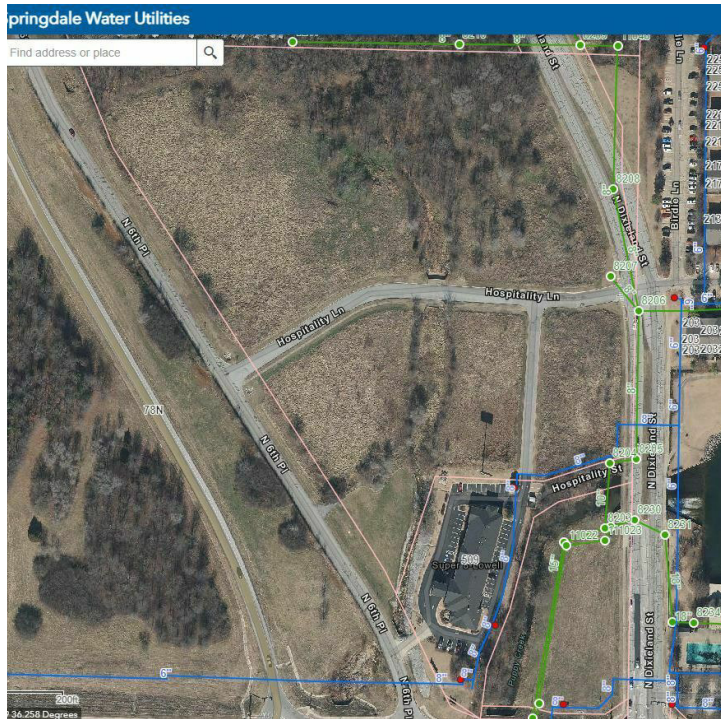
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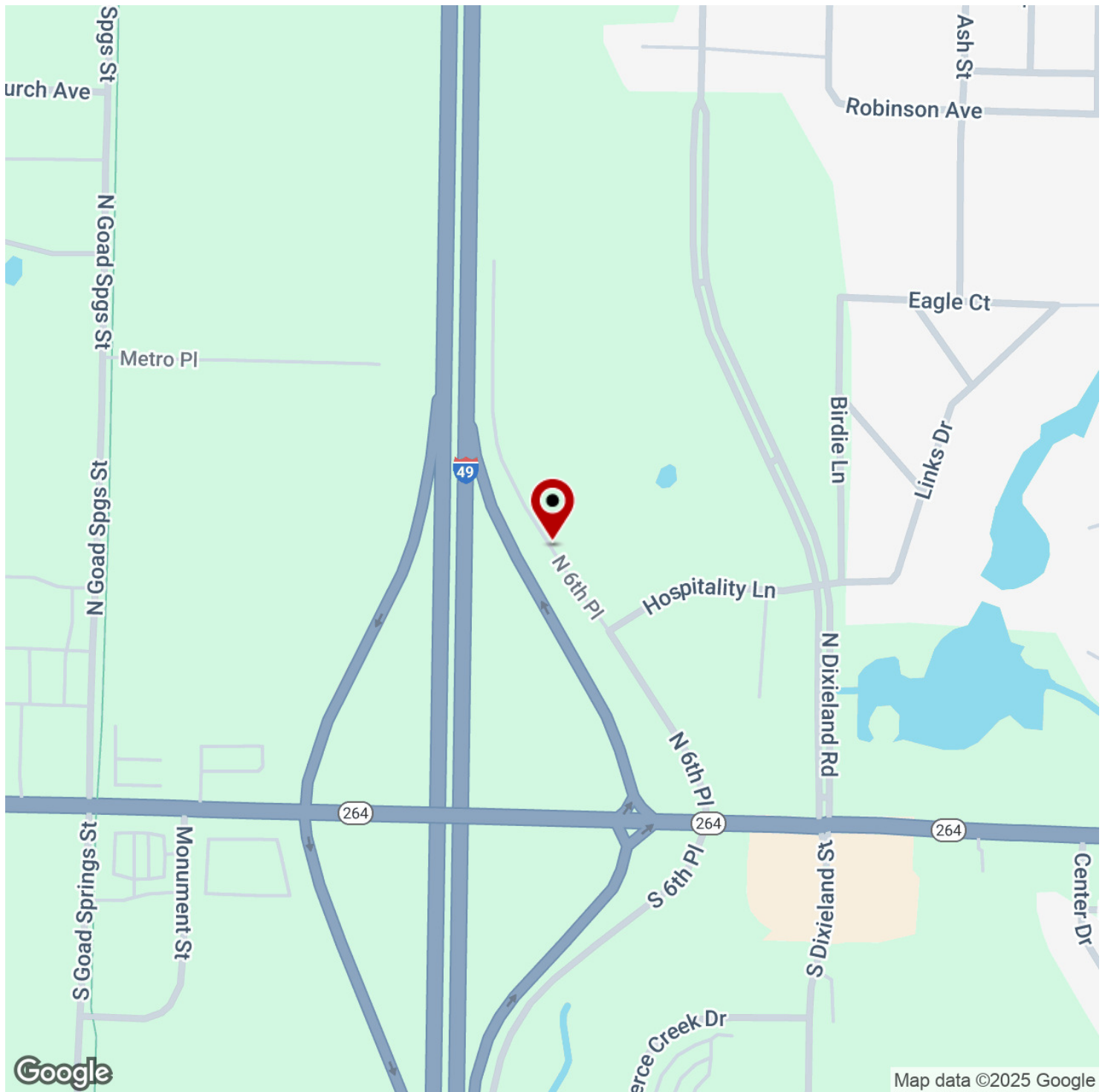
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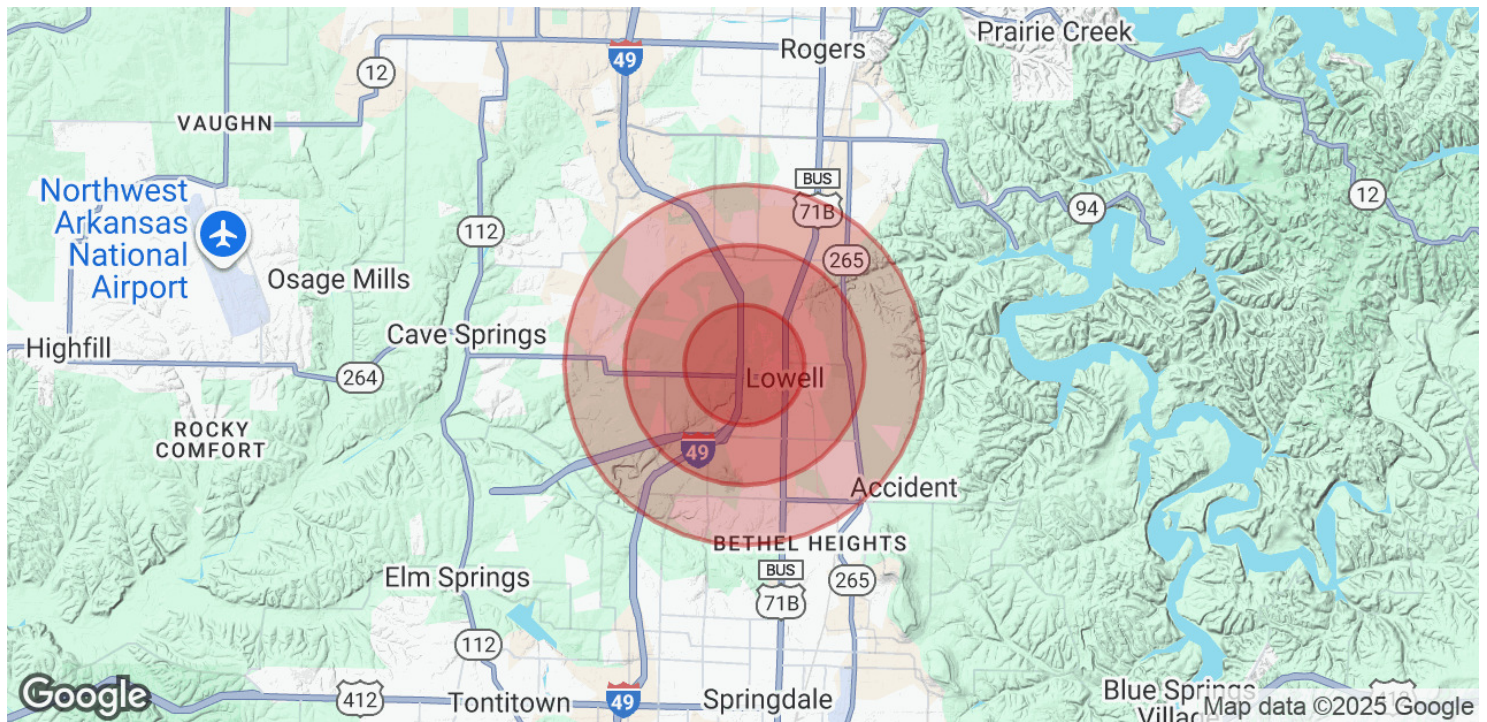
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,478	9,954	25,343
Average Age	31.8	33.1	32.0
Average Age (Male)	31.7	32.9	32.1
Average Age (Female)	31.9	33.5	32.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	974	3,555	8,804
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$87,324	\$103,135	\$104,953
Average House Value	\$246,093	\$229,560	\$229,924

2020 American Community Survey (ACS)

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