

+/- 0.34 ACRES OF RESIDENTIAL LAND FOR SALE



14 PINE CREST LANE

Eureka Springs, AR 72632



PROPERTY DESCRIPTION

+/- 0.34 acres of partly wooded land, ideal for constructing your dream home! Positioned less than half a mile from Hwy 62, granting effortless access to both local and out-of-town destinations. Also just a short 2 miles from the charming Historic Downtown Eureka Springs, ensuring proximity to the myriad of dining, shopping, and entertainment options the area has to offer. All utilities conveniently accessible at the street.

PROPERTY HIGHLIGHTS

- +/- 0.34 acres of Residential Land
- Perfect place to build your dream home
- Less than half a mile to Hwy 62
- Covenants in place

OFFERING SUMMARY

Sale Price:	\$44,900
Lot Size:	0.34 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	319	1,722	3,330
Total Population	551	2,929	5,310
Average HH Income	\$44,535	\$44,440	\$43,476

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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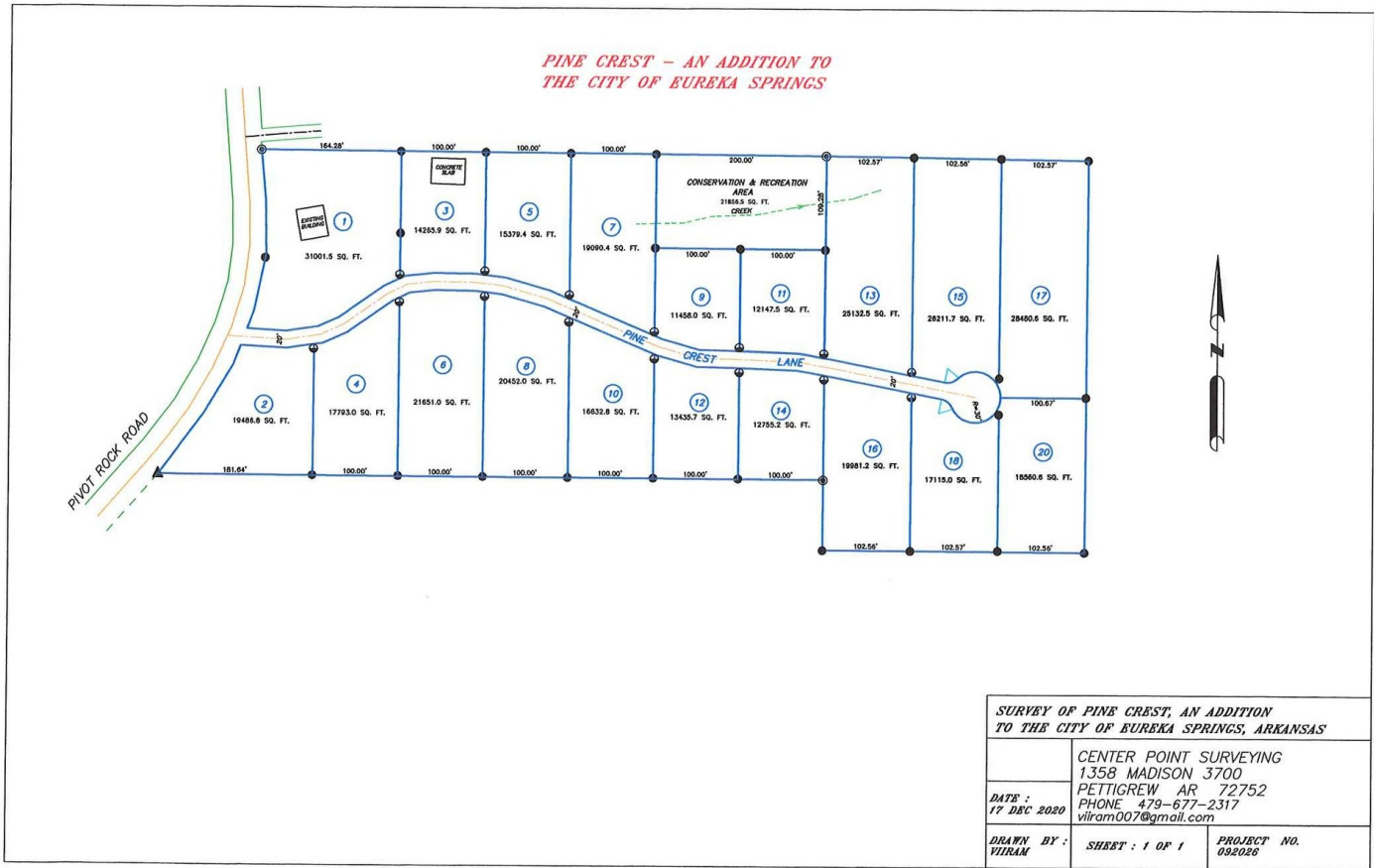
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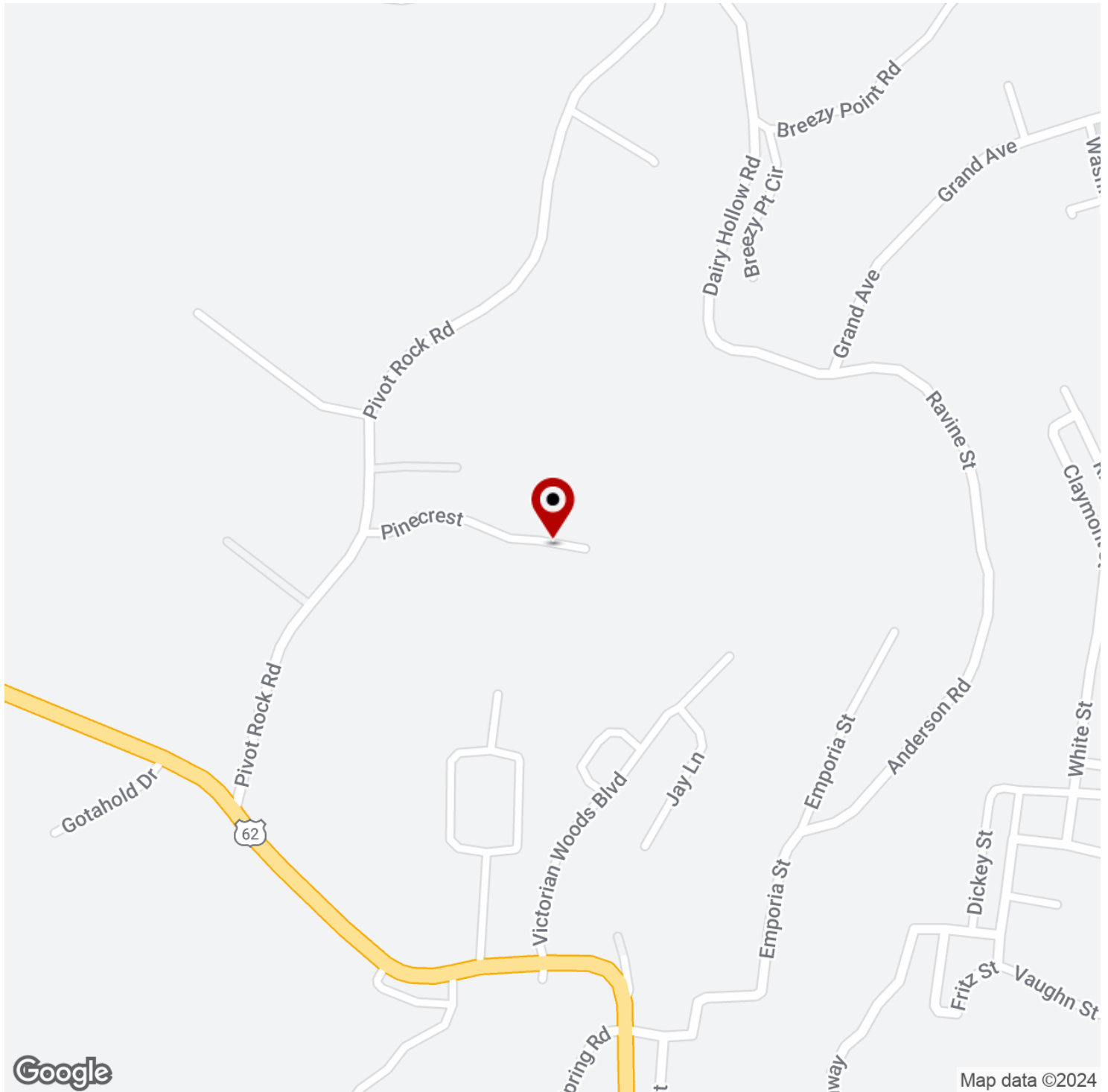
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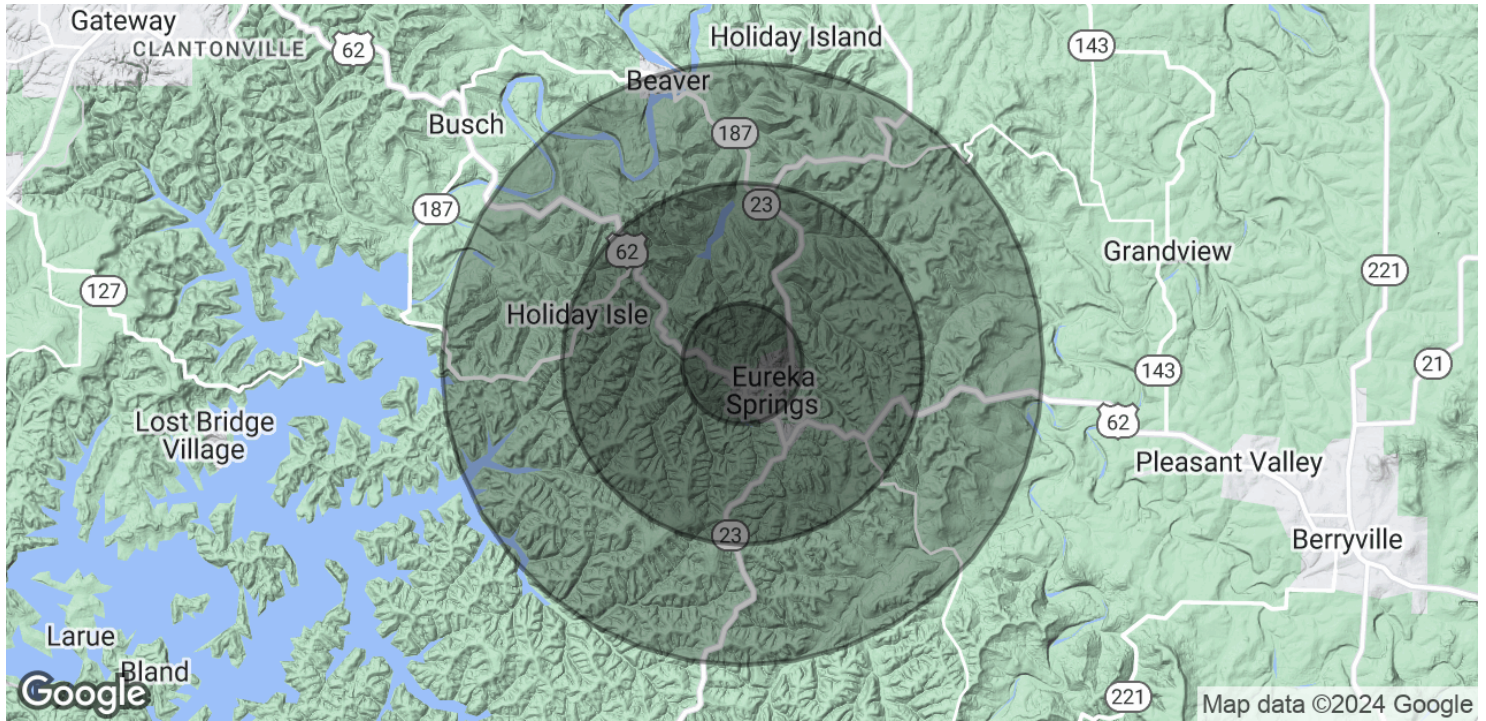
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	551	2,929	5,310
Average Age	52.6	53.0	55.8
Average Age (Male)	51.2	51.3	54.6
Average Age (Female)	53.4	54.0	56.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	319	1,722	3,330
# of Persons per HH	1.7	1.7	1.6
Average HH Income	\$44,535	\$44,440	\$43,476
Average House Value	\$181,485	\$179,081	\$186,096

* Demographic data derived from 2020 ACS - US Census

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