



# SUGAR CREEK RD

0 Sugar Creek Rd, Pea Ridge, AR 72751



## VIDEO

### PROPERTY DESCRIPTION

This is your opportunity to capture a highly versatile +/- 21 to 44.15 Acre parcel of land with excellent development possibilities & golf course frontage in up-and-coming Pea Ridge, Arkansas! Agricultural zoning perfect for low-density residential. Population is booming in Pea Ridge, with population growth in this area expected to FAR outpace the state average & land is selling fast, with beautiful homes going up everywhere, several selling for \$400K+! These dynamic parcels are adjacent to the Big Sugar Creek Golf Course, a scenic 18-hole, Par 72 Champion Golf course. You will not find a prettier spot to build! This property boasts many beautiful features including views of Holes 11-16 & a close proximity to schools & area shopping! Pea Ridge water and sewer are about 3,800 feet to the west of the driveway into the property. Act now & start planning to incorporate these unique features & area highlights that make Northwest Arkansas one of the top-rated locations in the country to live, into your next development plan!

### PROPERTY HIGHLIGHTS

- Electric and Gas At Street
- Less than 5 Miles to Pea Ridge Public Schools
- 2 Miles to N Hwy 62
- +/- 44.15 acres of Developable Land
- Zoned Agriculture for Low Density Residential

### OFFERING SUMMARY

Sale Price:	\$841,600 - \$1,766,000
Lot Size:	44.15 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	326	4,109	10,941
Total Population	728	9,195	27,221
Average HH Income	\$76,343	\$85,021	\$89,855

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



**+/- 21 TO 44.15 ACRES OF DEVELOPMENTAL LAND FOR SALE**



# SUGAR CREEK RD

0 Sugar Creek Rd, 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.

**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

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

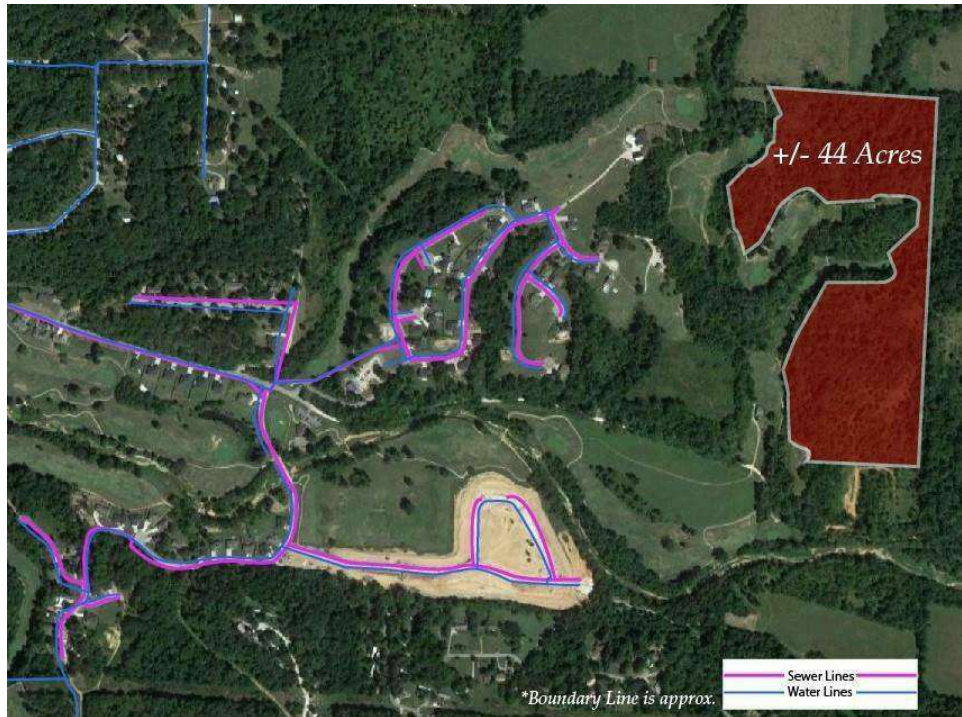
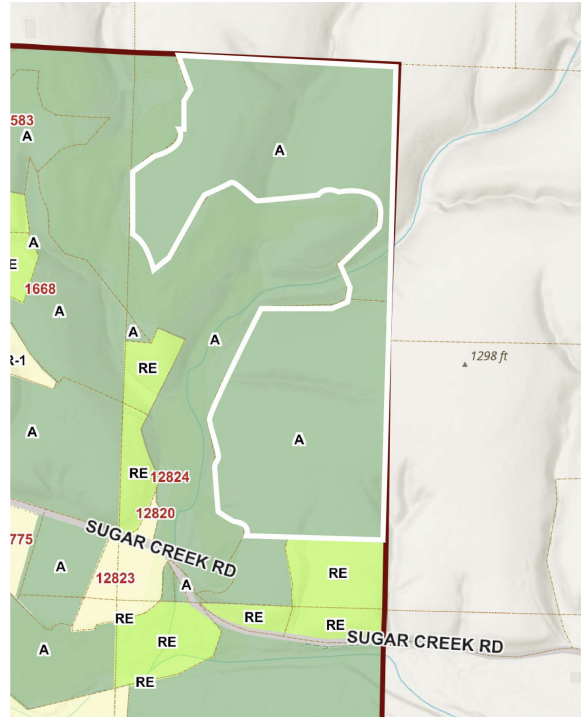


**+/- 21 TO 44.15 ACRES OF DEVELOPMENTAL LAND FOR SALE**



# SUGAR CREEK RD

0 Sugar Creek Rd, 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.

## **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

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

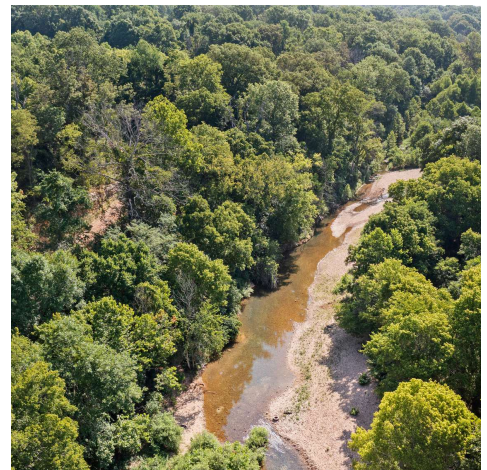
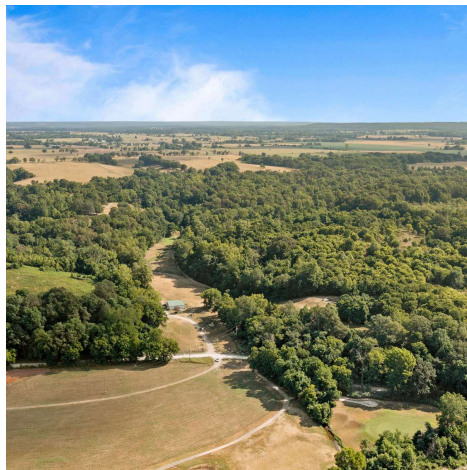
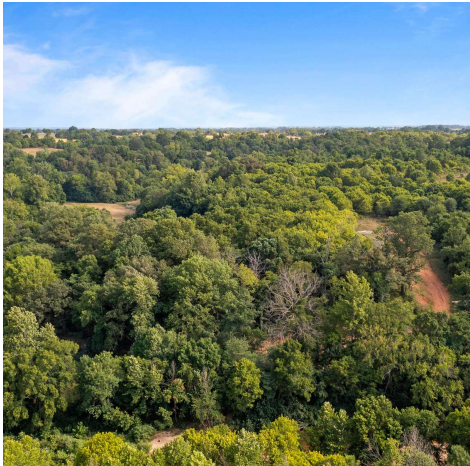


**+/- 21 TO 44.15 ACRES OF DEVELOPMENTAL LAND FOR SALE**



# SUGAR CREEK RD

0 Sugar Creek Rd, 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.

## **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

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

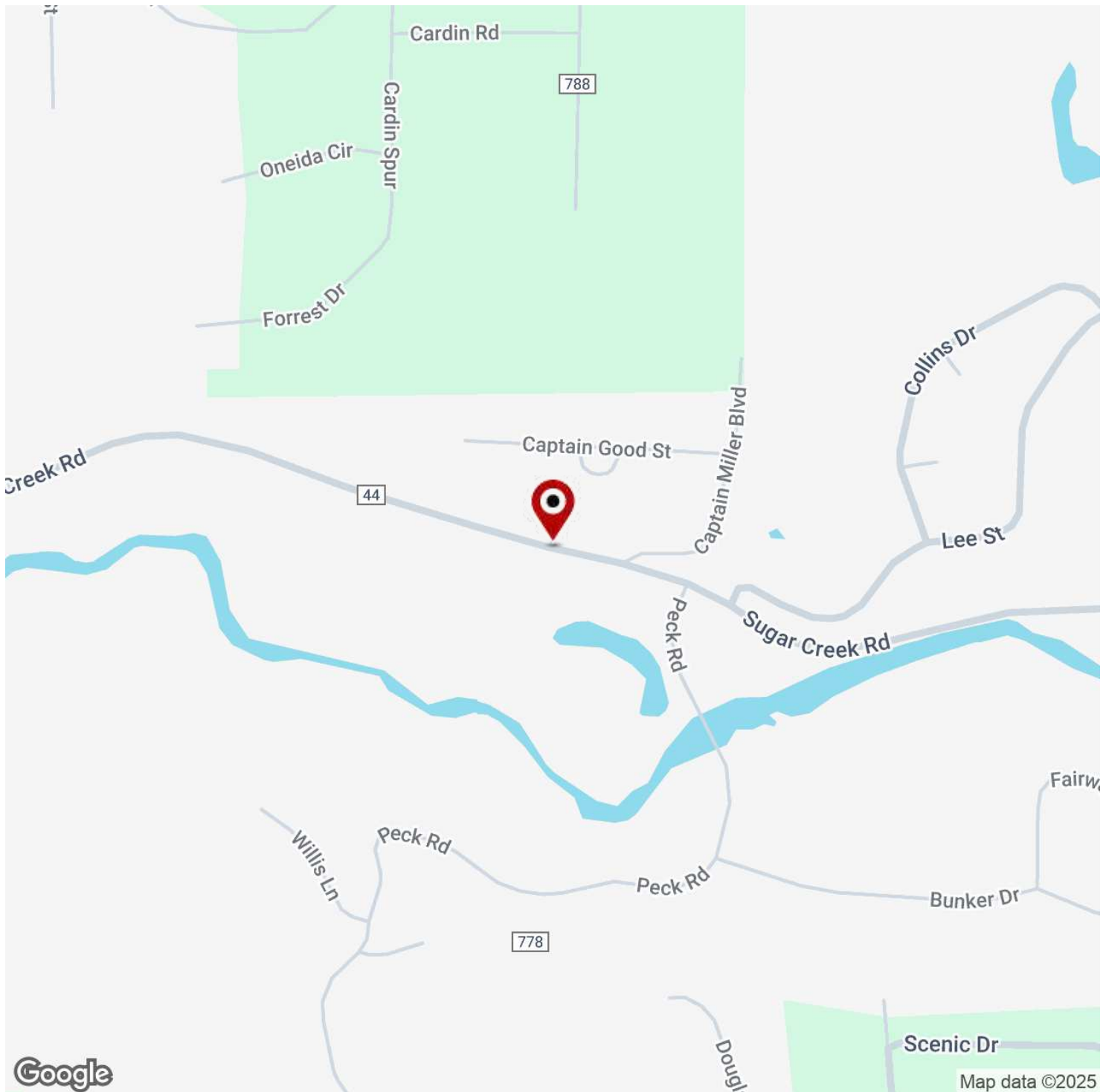


**+/- 21 TO 44.15 ACRES OF DEVELOPMENTAL LAND FOR SALE**



# SUGAR CREEK RD

0 Sugar Creek Rd, 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.

## **SALMONSEN GROUP**

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

## **KW COMMERCIAL**

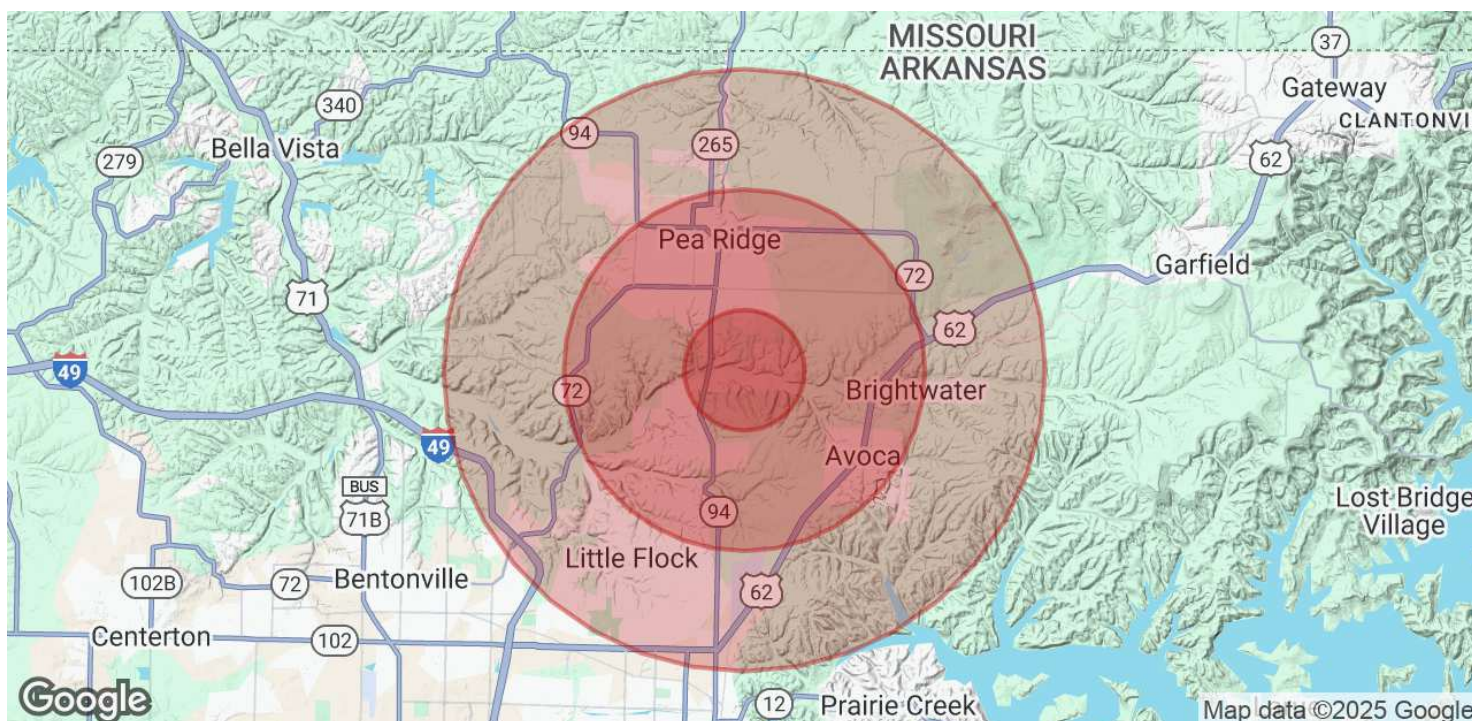
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

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



# SUGAR CREEK RD

0 Sugar Creek Rd, Pea Ridge, AR 72751



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	728	9,195	27,221
Average Age	42.2	47.8	42.4
Average Age (Male)	28.3	42.5	39.3
Average Age (Female)	44.2	41.7	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	326	4,109	10,941
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$76,343	\$85,021	\$89,855
Average House Value	\$133,709	\$169,785	\$195,191

*\* 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.

**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