

**+/- 11.7 ACRES OF LAND FOR SALE**



# N CENTER ST

Elkins, AR 72727



## PROPERTY DESCRIPTION

+/- 11.7 acres of level, open land for sale in Elkins, AR, offering an excellent opportunity for residential development or potential commercial rezoning. The property is currently zoned Agricultural and is ideally located directly across from Oakwoods Subdivision, just 1.5 miles from Elkins Public Schools, and approx. one mile from Harp's, McDonald's, Casey's, Sonic, and other nearby retailers and services. The White River runs through the western corner of the property, placing a portion of the land within the floodplain (Zone AE). Flood insurance would be required for any construction within this area. Utilities are readily available, including electric service from Ozark Electric at the street, sewer access at the street, and water access on the south side of the roadway. This well located tract offers strong visibility, convenient access to amenities, and long term development potential in a growing area.

## PROPERTY HIGHLIGHTS

- +/- 11.7 Acres of Level Land
- Suitable for residential development or potential commercial rezoning
- Approx. 1.5 miles from Elkins Public Schools
- Portion of property is in the floodplain (Zone AE)
- Long term development potential

## OFFERING SUMMARY

Sale Price:	\$449,900
Lot Size:	11.7 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	668	1,936	3,982
Total Population	1,849	5,246	10,719
Average HH Income	\$87,681	\$91,893	\$106,383

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

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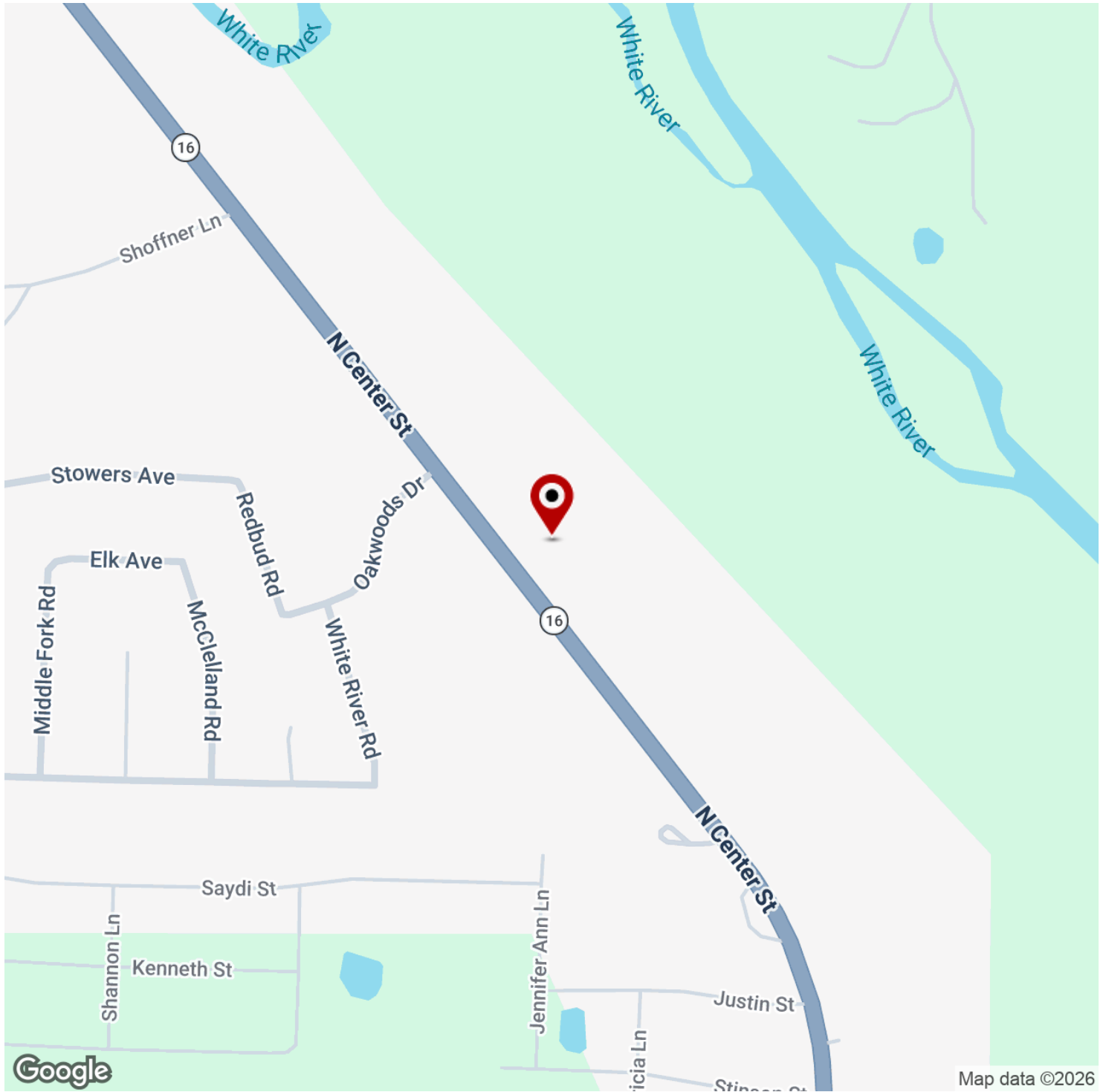
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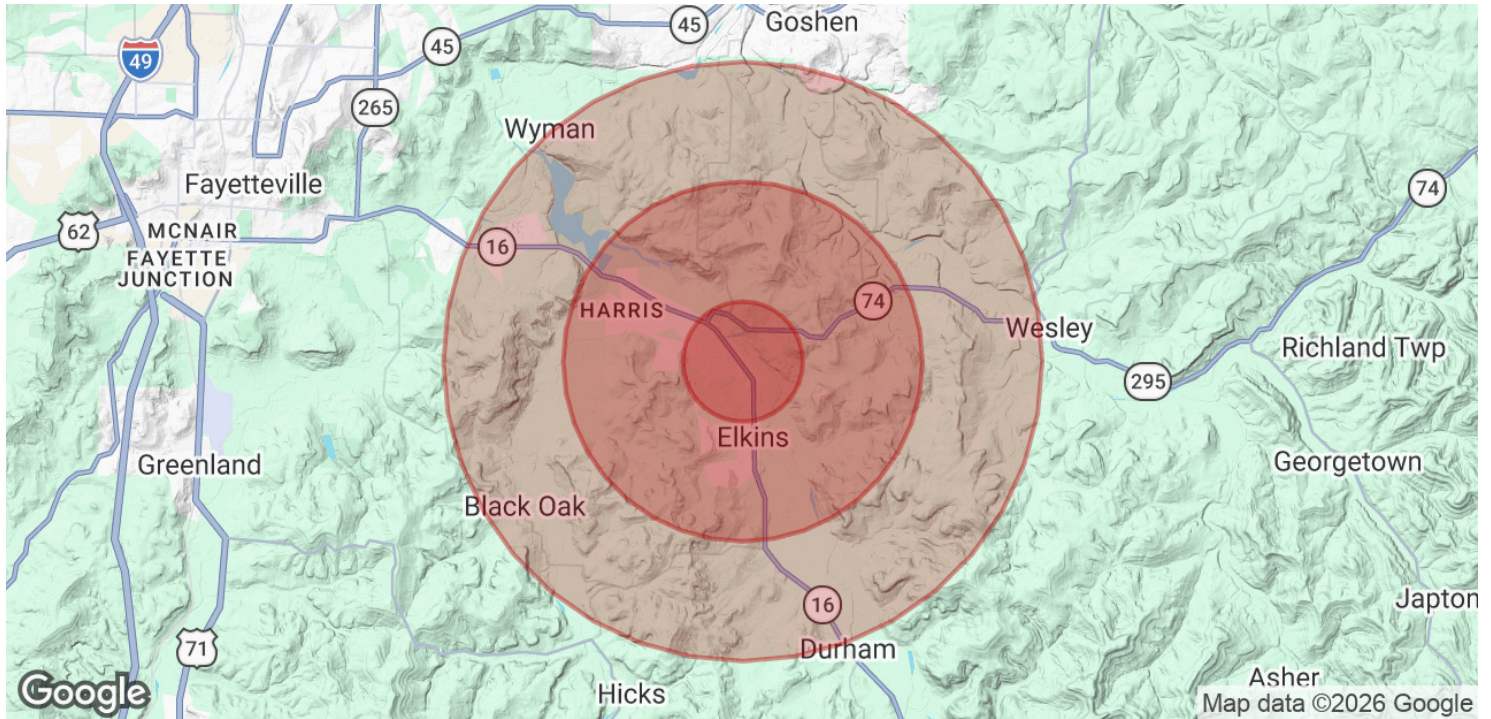
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,849	5,246	10,719
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	38	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	668	1,936	3,982
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$87,681	\$91,893	\$106,383
Average House Value	\$238,627	\$274,958	\$347,062

2020 American Community Survey (ACS)

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