

W MONROE AVE, LOWELL, ARKANSAS

# COMMERCIAL LAND FOR SALE

Monroe Ave- 26K VPD

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**FOCUS**  
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Monroe Ave 26K VPD

## EXECUTIVE SUMMARY

This  $\pm 1.05$ -acre tract on W. Monroe Avenue in Lowell, Arkansas offers an outstanding opportunity for commercial development. Priced at \$725,000 (\$15.85 per square foot) and zoned C-2, the property provides ideal flexibility for retail, office, or mixed-use projects. After accounting for easements and building setbacks, the site features approximately  $\pm 0.90$  acres of usable area, allowing for efficient site planning and development potential.

Located just 0.3 miles from Interstate 49, less than 0.5 miles from J.B. Hunt Transport Services' corporate headquarters, and 1.2 miles from Highway 71B, the site delivers exceptional regional connectivity. With over 26,000 vehicles per day on Monroe Avenue, this high-visibility corridor continues to attract strong commercial and residential growth—making it a prime location for investors or users seeking a strategic foothold in the heart of Northwest Arkansas.

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## PROPERTY HIGHLIGHTS

**1.05 AC ( $\pm 0.90$  USABLE)**  
AVAILABLE

**\$725,000**  
ASKING PRICE

**\$15.85**  
PRICE PER SF

**C-2**  
ZONING

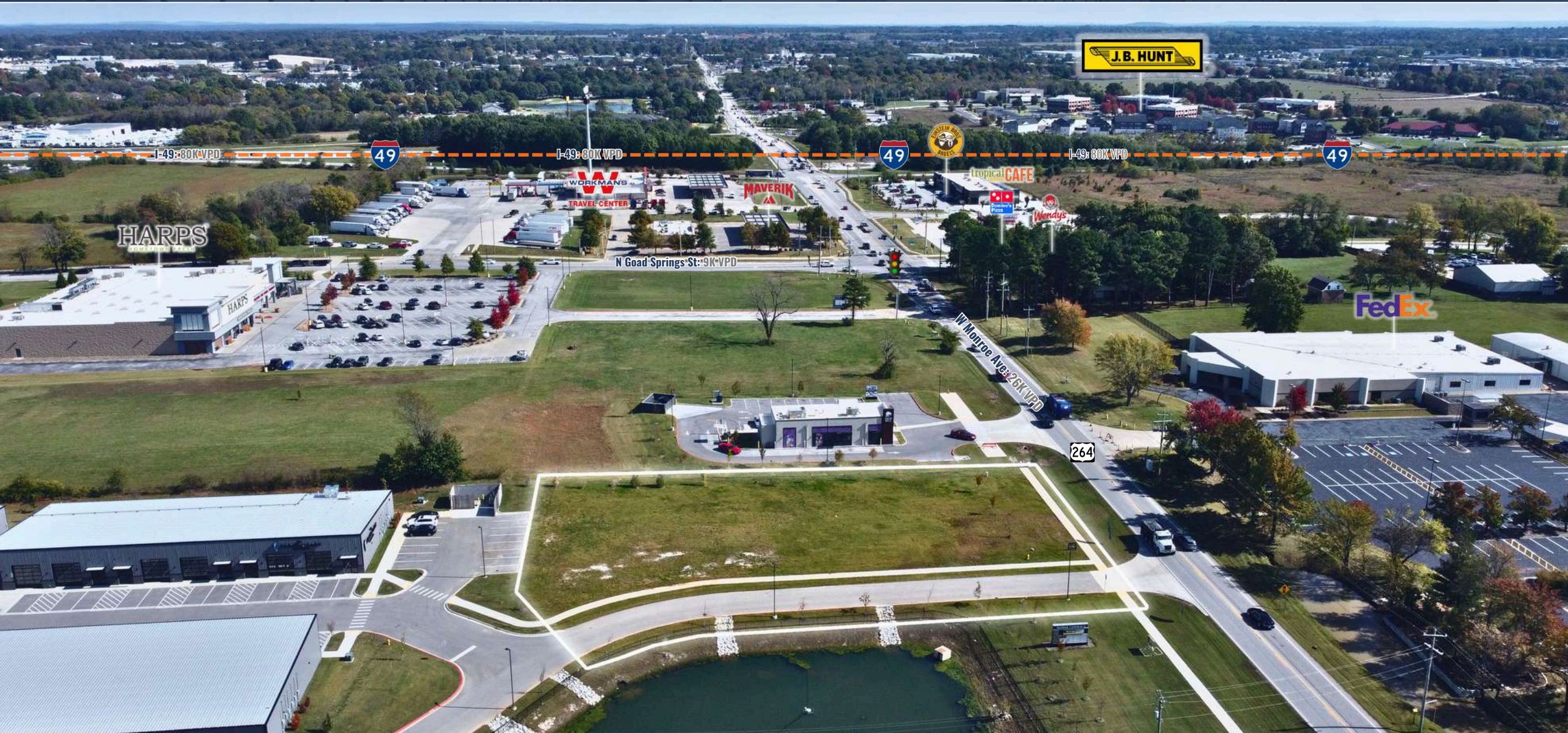
**26,000**  
VEHICLES PER DAY

**AT STREET**  
UTILITIES

[3D AERIAL VIEW](#)



# AERIAL VIEW



W MONROE AVE, LOWELL, ARKANSAS

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# AERIAL VIEW

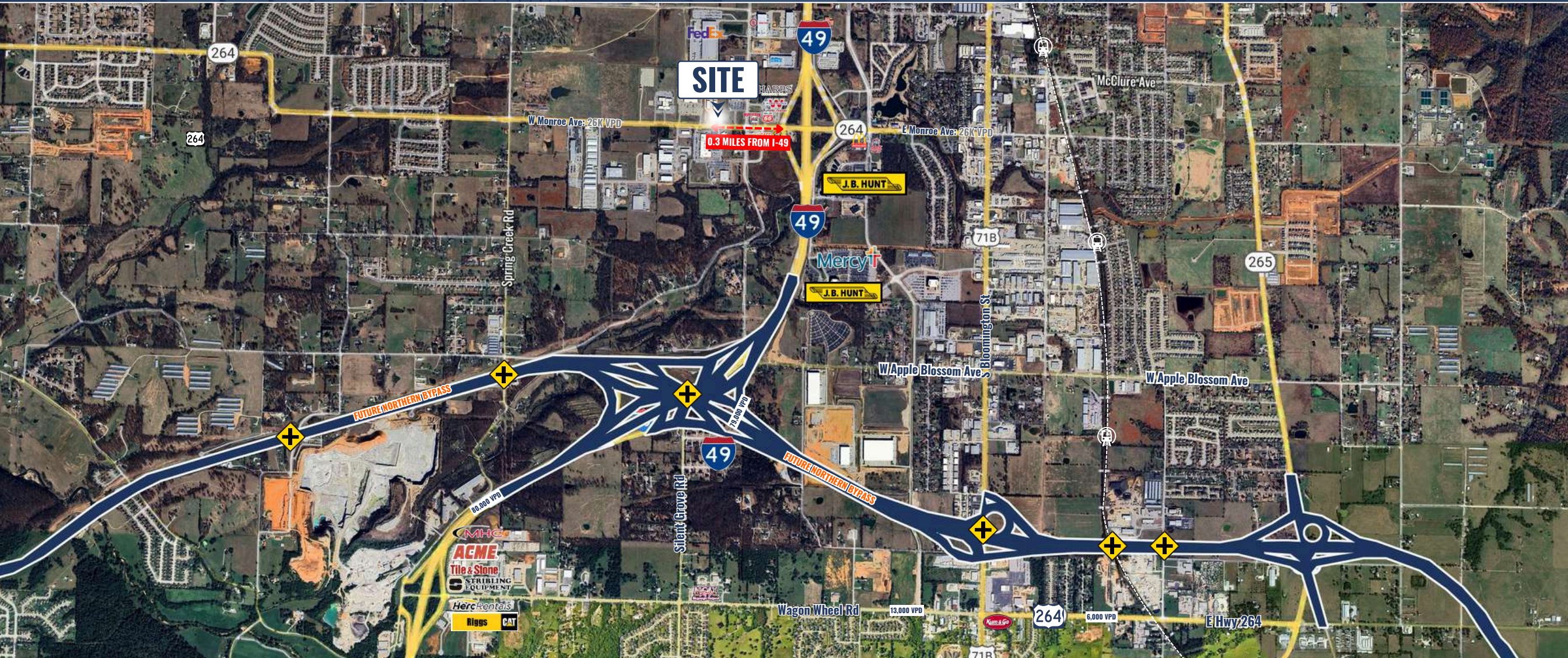


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# AERIAL MAP VIEW



**INTERSTATE-49**

🚗 0.3 MILES ⌚ 1 MIN

**71-B**

🚗 1.2 MILES ⌚ 4 MIN

**J.B. HUNT**

🚗 0.8 MILES ⌚ 3 MIN

**ARKANSAS-MISSOURI RAILROAD**

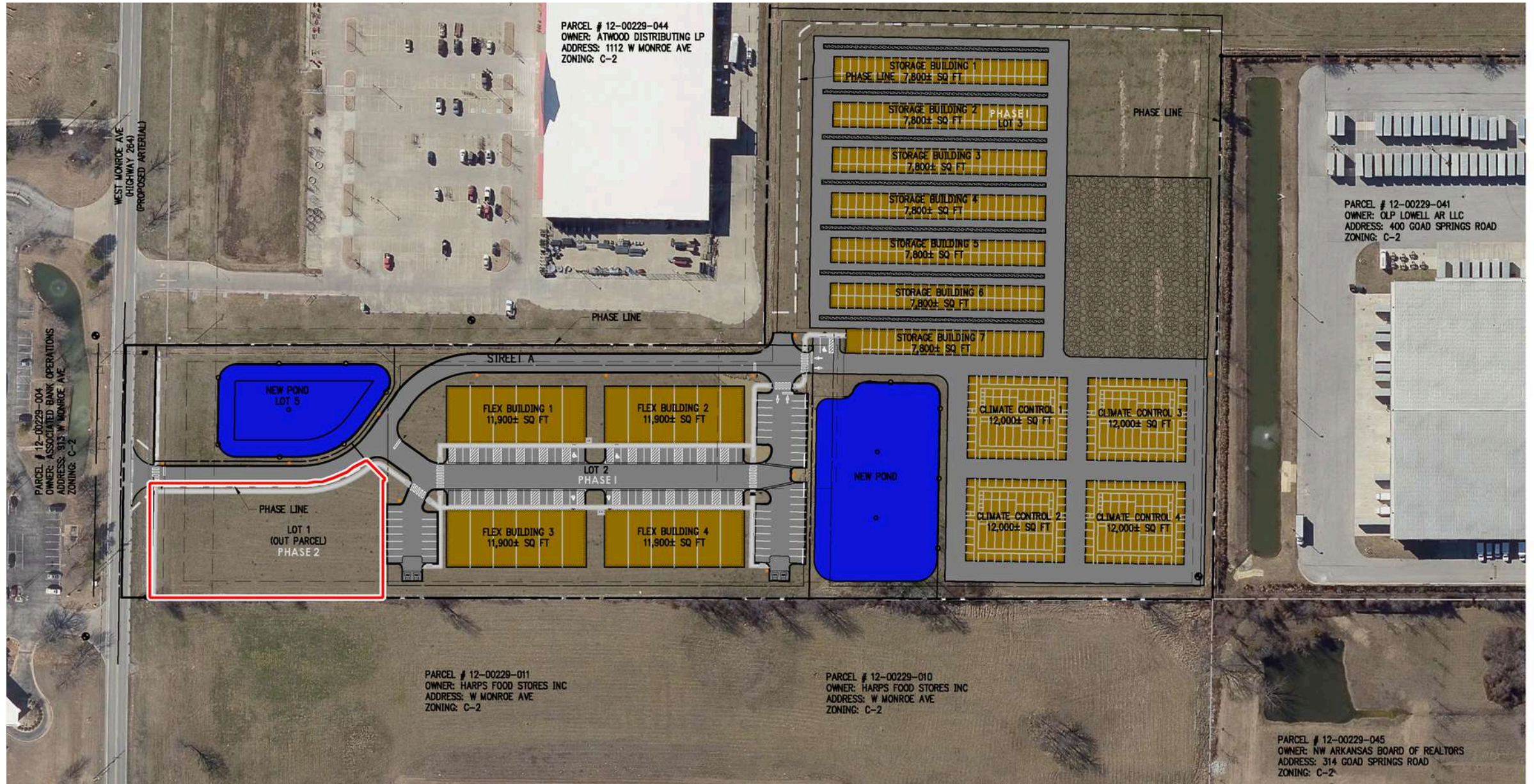
🚗 1.5 MILES ⌚ 5 MIN

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# CONSTRUCTION CIVIL DRAWING



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# SITE DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

W Monroe Ave  
Ring of 3 miles

### KEY FACTS

34,902

Population



12,478

Households

34.1

Median Age

\$94,033

Median Disposable Income

### EDUCATION

6.9%

No High School Diploma



24.3%

High School Graduate



22.8%

Some College/  
Associate's Degree



46.0%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$116,379

Median Household Income



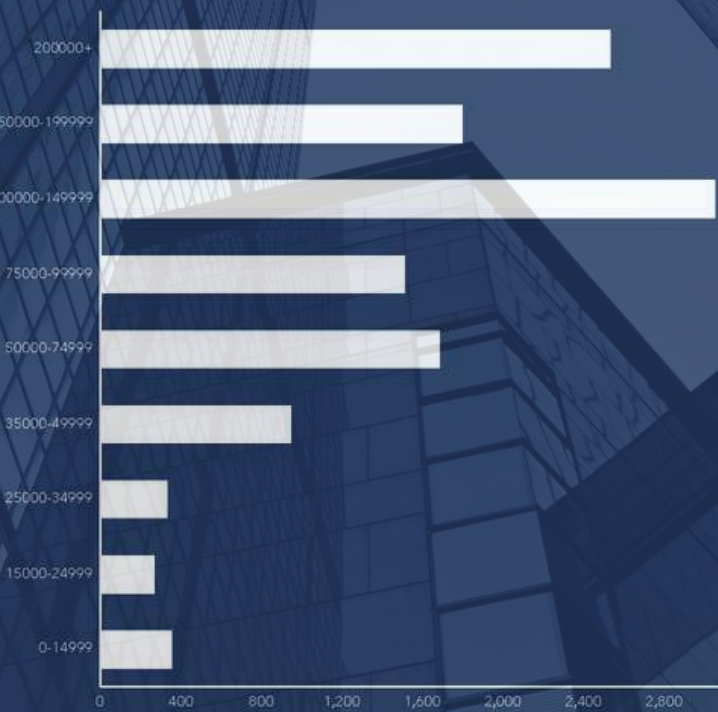
\$51,863

Per Capita Income

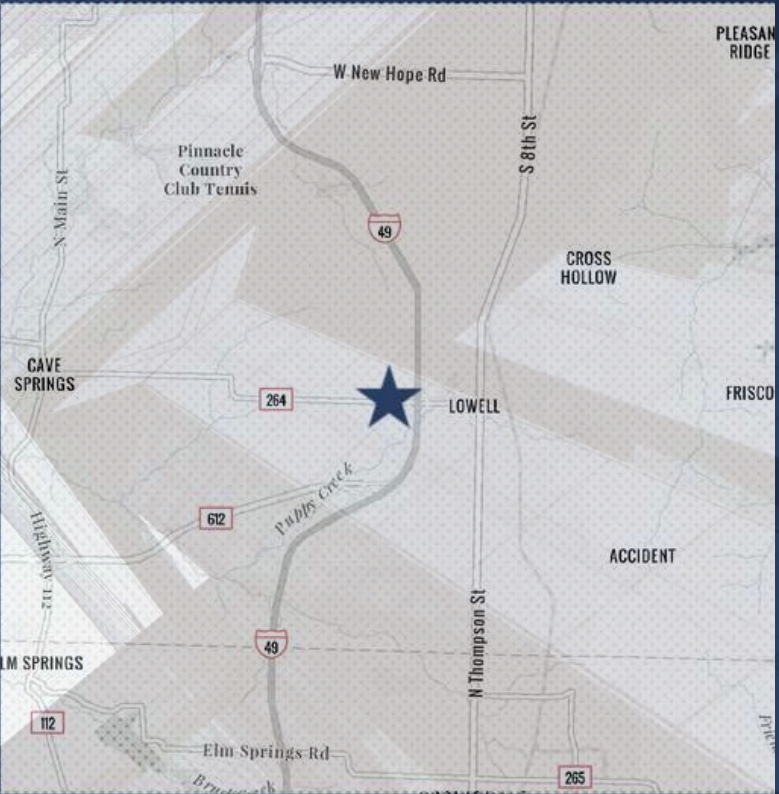


\$355,901

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



White Collar

70.0%



Blue Collar

21.6%



Services

11.6%

1.5%

Unemployment Rate



# CONTACT US



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Kyle began his career in commercial real estate brokerage in 2022, bringing a strong background in construction and project management. Before transitioning into brokerage, he served as a Project Manager for a private real estate development firm, contributing to projects such as historic renovations, adaptive re-use developments, tenant infill, and new construction across multiple markets. He also managed large-scale demolition projects throughout the Sunbelt region, giving him valuable insight into every phase of the real estate lifecycle and development process.



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With over two decades of experience in Northwest Arkansas commercial real estate, Clinton Bennett has become a trusted leader known for his expertise in land, office, industrial, and retail transactions. Holding both SIOR and CCIM designations, he currently serves as the 2025 President of the Arkansas Chapter of SIOR. Clinton's leadership has shaped the region's market through key roles at Grubb & Ellis (now Newmark) and CBRE before founding Bennett Commercial Real Estate in 2020 and later becoming a partner at Focus Commercial Real Estate, where he continues to guide clients with strategic insight and a deep commitment to results.



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# FOCUS

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**WE FOCUS ON REAL RESULTS FOR OUR CLIENTS**

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