



# 12094 ARKANSAS 170

Farmington, AR 72730



## PROPERTY DESCRIPTION

Rare opportunity to acquire prime residential development land in Farmington, AR for less than \$3 per square foot! This +/- 33 acre tract is ideally located directly across from Farmington High School, with Hwy 170 recently expanded and the Farmington School District currently constructing new facilities across the street. Just 2 minutes from Farmington High School and its new \$16 million sports complex, this property offers exceptional visibility, access, and long-term growth potential. Zoned RE-1 (Residential Estate District), the land is well suited for low density single-family residential development, creating the foundation for a desirable and community focused neighborhood. With NWA experiencing rapid growth and developable land in Farmington becoming increasingly scarce, this site presents a rare investment and development opportunity in a highly sought after location. Secure your place in one of NWA's fastest-growing markets and bring your next residential project to life on this exceptional piece of land.

## PROPERTY HIGHLIGHTS

- +/- 33.41 Acres Zoned RE-1 Residential Estate District
- Ideal for Residential Development
- 2 minutes to Farmington High School
- Investment Opportunity in a Growing Area
- Perfect for Single-Family Homes

## OFFERING SUMMARY

Sale Price:	\$3,699,000
Lot Size:	33.41 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	608	4,663	21,326
Total Population	1,647	12,416	57,145
Average HH Income	\$102,068	\$102,677	\$85,080

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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**+/- 33 ACRES OF PRIME RESIDENTIAL DEVELOPMENT LAND**



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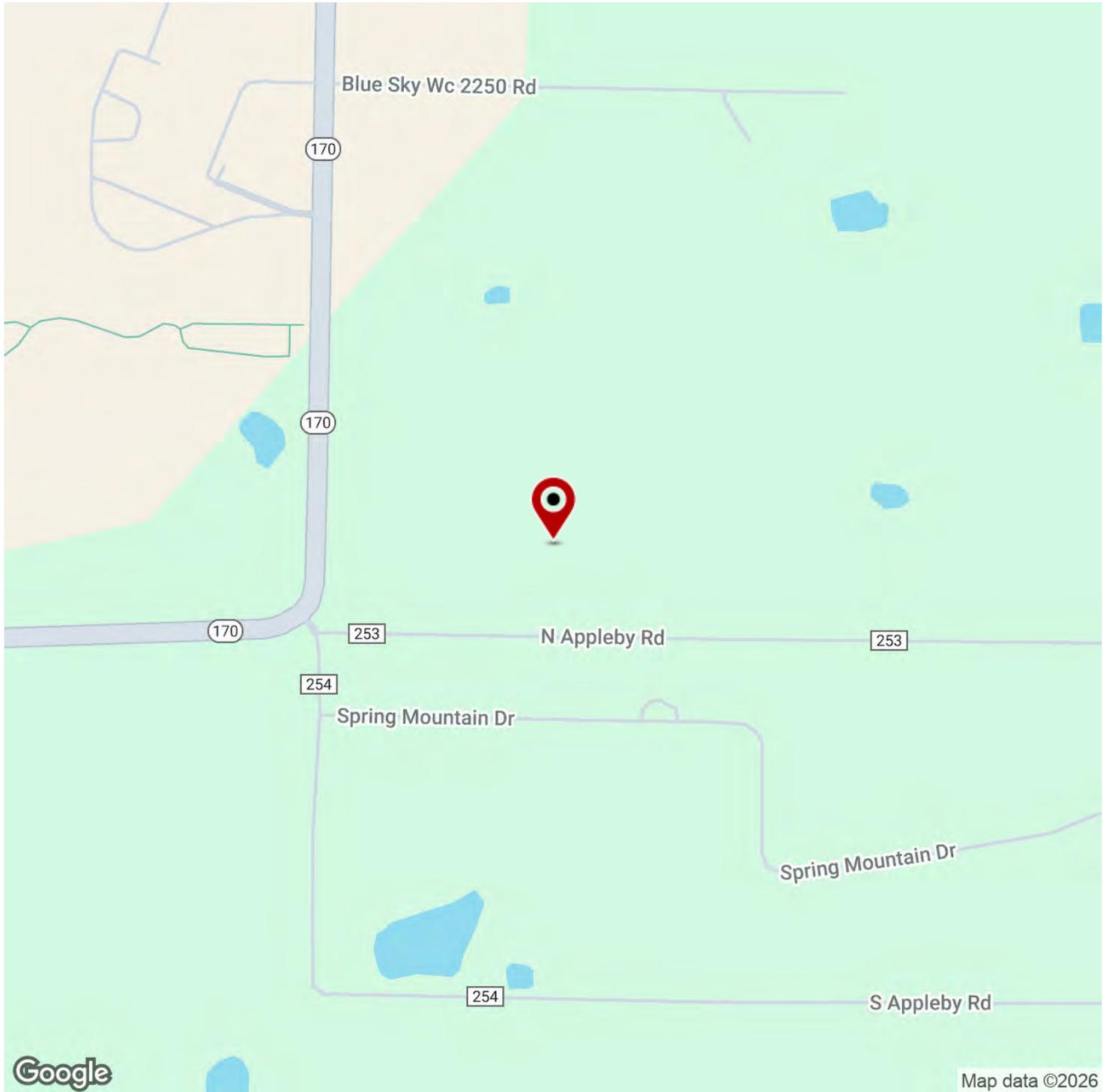
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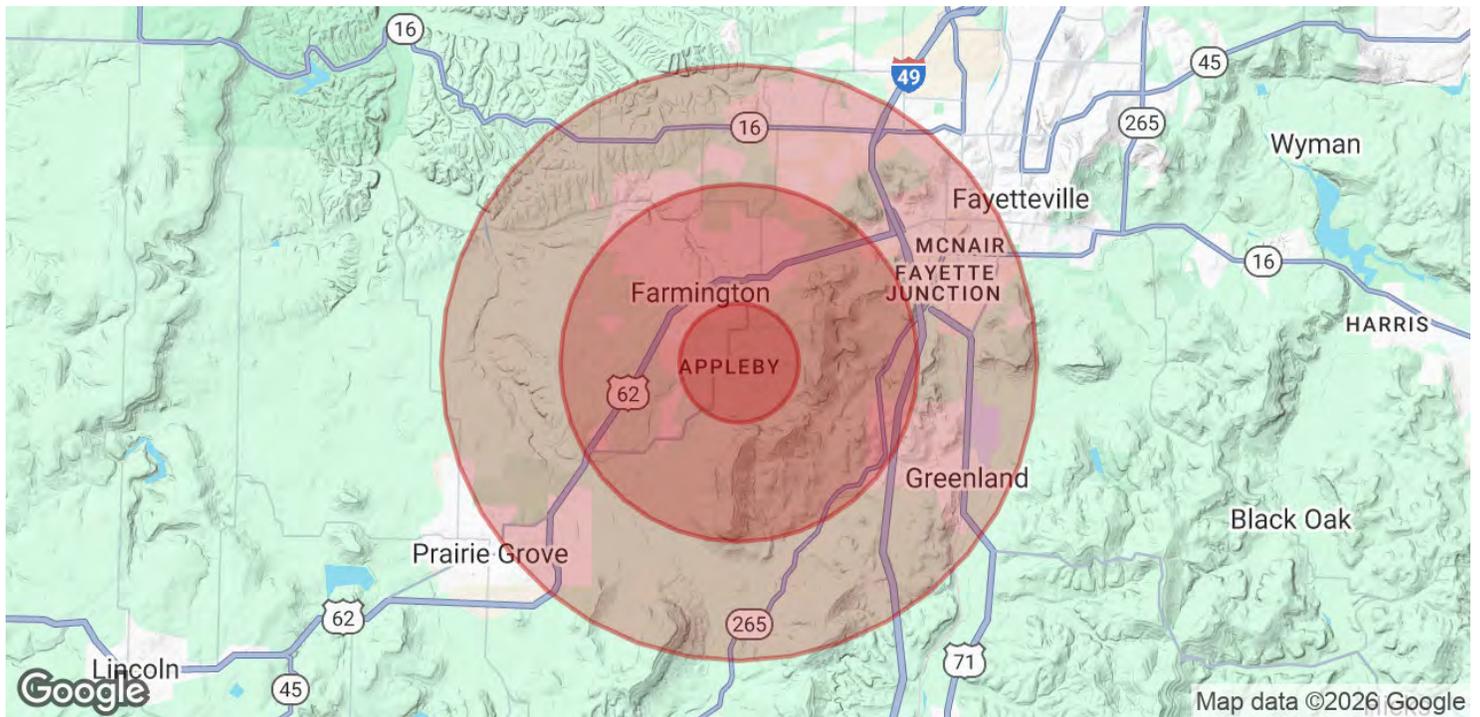
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,647	12,416	57,145
Average Age	39	38	33
Average Age (Male)	37	36	32
Average Age (Female)	40	39	34

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	608	4,663	21,326
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$102,068	\$102,677	\$85,080
Average House Value	\$321,706	\$286,567	\$310,046

*Demographics data derived from AlphaMap*

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