

For Sale

Asking Rate:

\$8.95 PSF
(Lot prices on page 2)

Contact us:

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Highway 112 & N Wallis Road

Cave Springs, Arkansas

Property Features

- Several Highway 112 commercial lots for sale
- Highway 112 boasts more than 10,000 cars per day
- Future roundabout on Wallis Road
- In a direct path of growth
- Part of Osage Meadows PZD in Cave Springs which allows a long list of commercial uses (check with broker for approved uses)

Several commercial lots fronting Highway 112 for sale and ready for development in Cave Springs, Arkansas. Lots will be fronting future residential development, Osage Meadows with 121 single-family homes. Highway 112 is undergoing road improvements and widening, which gives the corridor great future growth opportunity. The intersection of Highway 112 and Wallis Road will soon have a roundabout.

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Osage Meadows | Site Plan



Lot	Size	Price
A	7.20	\$2,807,006
B	4.21	\$1,641,319
C	3.16	\$1,231,963
D	2.74	\$1,068,221
E	3.27	\$1,274,849



Highway 112 frontage



New Wallis Road roundabout



Highway 112 road improvements underway

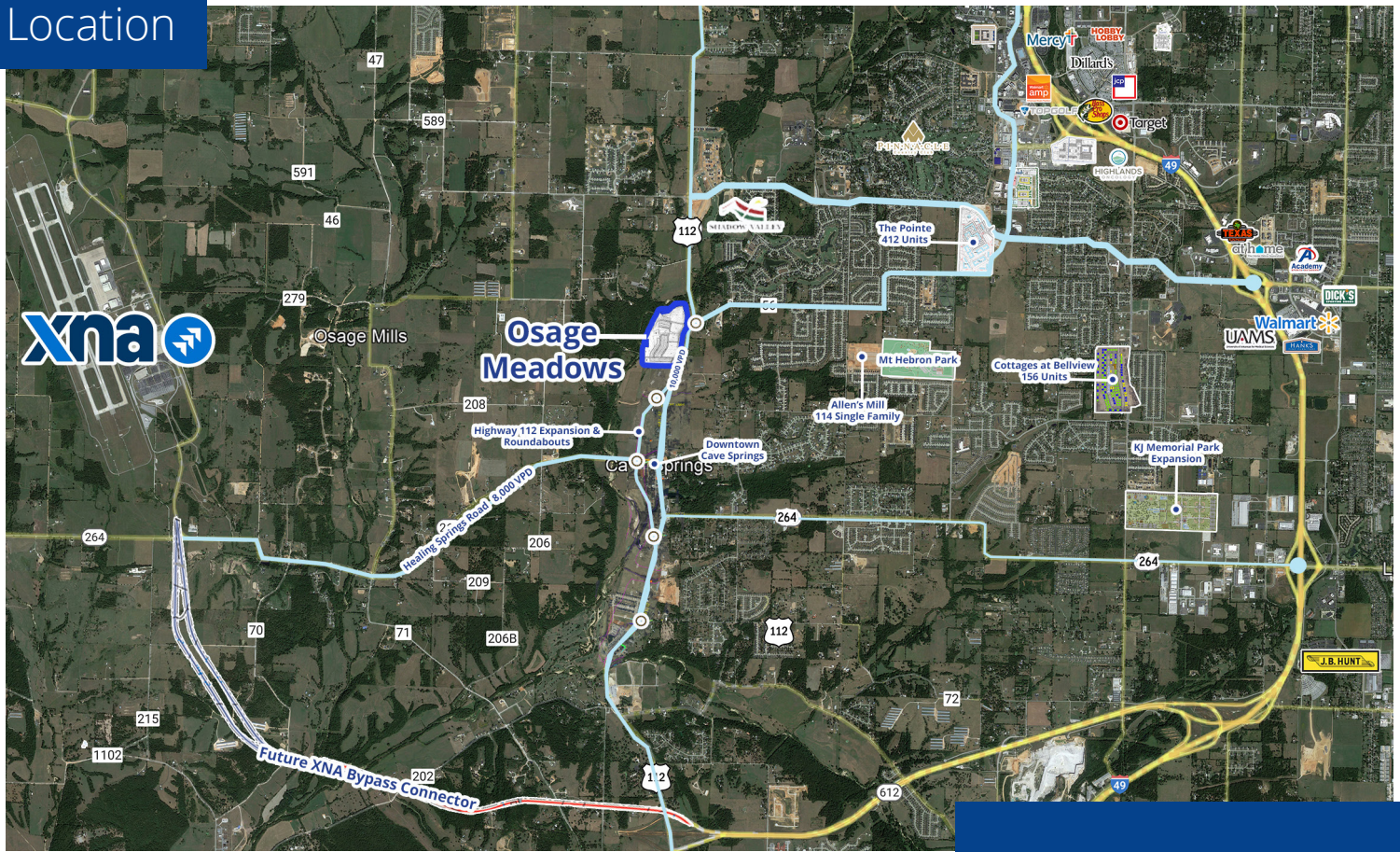


Minutes from Cave Springs city center and Uptown Rogers



Main thoroughfare to Northwest Arkansas National Airport

Location



Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	1,676	17,121	51,653
Projected Population (2028)	1,777	18,348	56,098
Average HH Income (2023)	\$156,669	\$170,920	\$154,534
Proj. Average HH Income (2028)	\$173,171	\$188,589	\$172,612
Households (2023)	556	5,920	19,997



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