



LOT 2 JOHNSON MILL BLVD - JOHNSON, AR

OFFERING SUMMARY

Lot Breakdown:

Lot 1: 2.96 Acres	SOLD
Lot 2: 2.60 Acres	\$550,000
Zoning:	Town Center

PROPERTY HIGHLIGHTS

- Prominent medical office park within the Springdale Care Corridor
- Near Johnson Mill Square development
- Lot accessible to all utilities
- 4 miles from Washington Regional Medical Center

PROPERTY OVERVIEW

Prime acreage for sale within minutes of Fayetteville & Springdale with I-49 visibility. Nearby businesses include Willow Creek Women's Hospital & NW Medical Center ER, Collier Drug Stores, Towneplace Suites, Arvest Ballpark, & many more. Johnson is an up-and-coming area for NWA with steady commercial development & residential growth.



ELISSA SONTAG
(479)531-1666
elissa@arkrealestate.com

BRENNAN SHARPE
(479)530-3774
brennan@arkrealestate.com

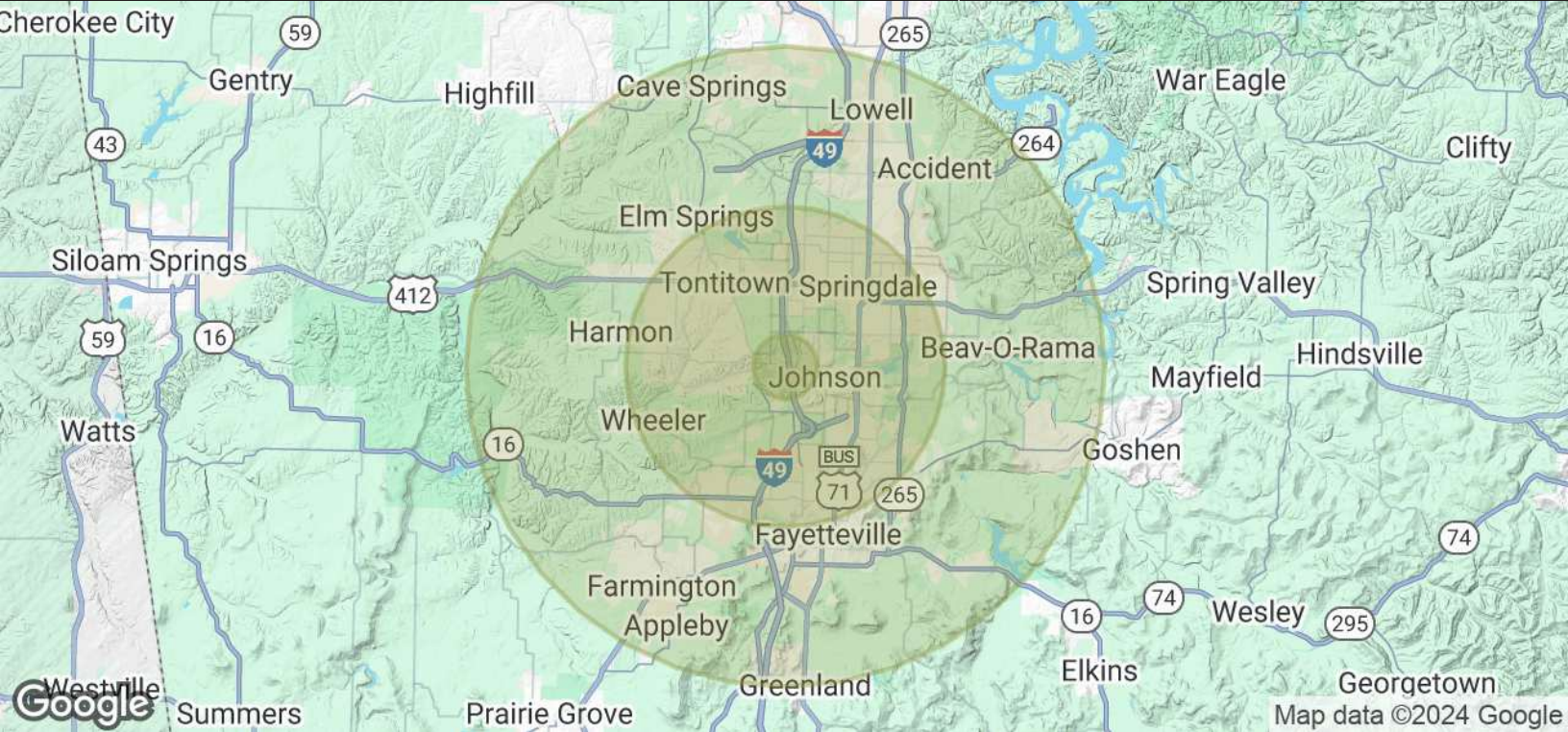




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,151	103,010	203,017
Average age	36.4	30.8	30.9
Average age (Male)	38.1	30.3	30.3
Average age (Female)	36.1	31.8	31.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	924	40,681	77,030
# of persons per HH	2.3	2.5	2.6
Average HH income	\$68,087	\$54,755	\$58,075
Average house value		\$198,207	\$216,313

** Demographic data derived from 2020 ACS - US Census*