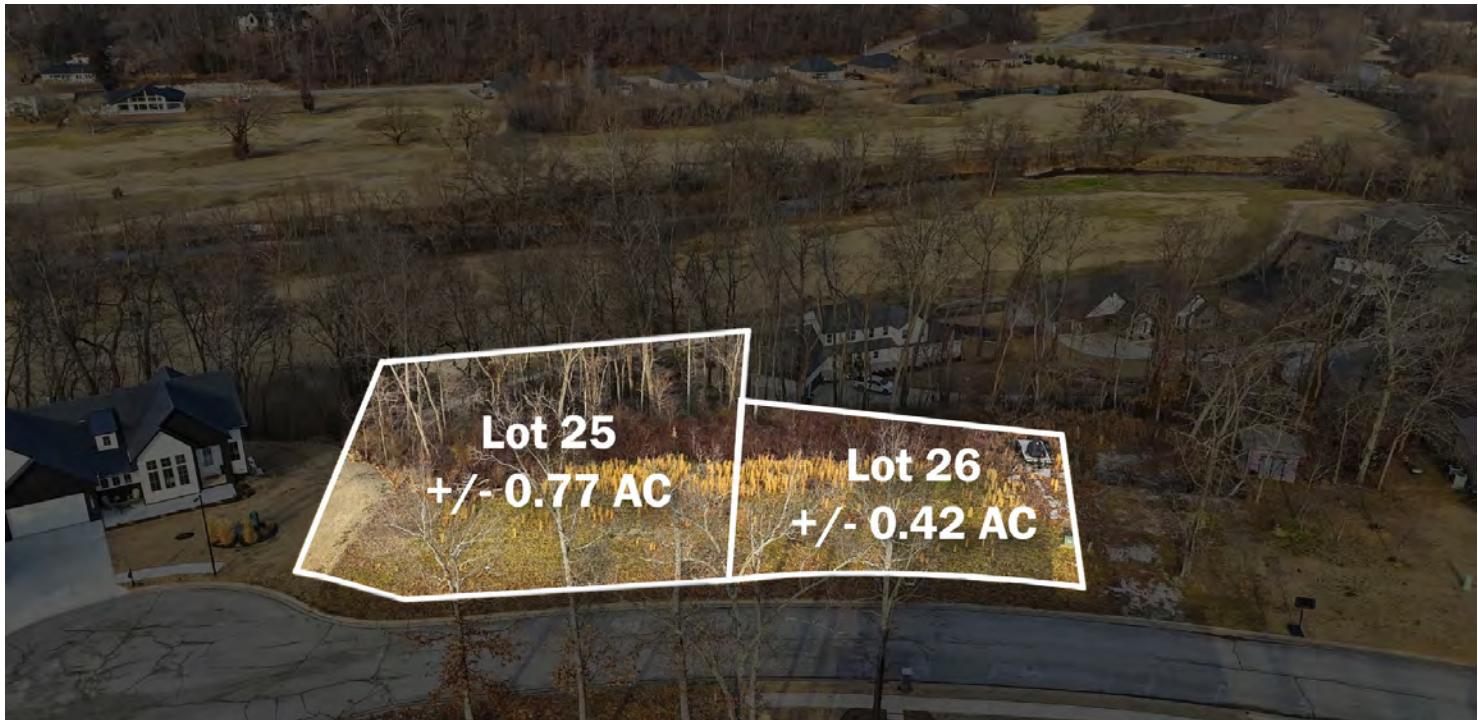


RESIDENTIAL LAND FOR SALE

WILLIS LN

Pea Ridge, AR 72751



PROPERTY DESCRIPTION

Discover the perfect setting for your dream home on this +/- 0.42 to 1.19 acre lot tucked away on a quiet cul-de-sac in Pea Ridge, AR. With residential zoning and utilities already on site (sewer, water, electric, and gas), this property is ready for you to bring your vision to life. Enjoy beautiful surroundings with the Big Sugar Golf Course directly behind the property, offering scenic views and a peaceful backdrop. Conveniently located less than 3 miles from Hwy 72/94 intersection, 6 miles to I-49, and 7.5 miles from Downtown Rogers, you'll have quick access to shopping, dining, and commuting routes while still enjoying a tranquil neighborhood setting. Situated in the highly regarded Rogers School District and zoned for Northside Elementary, Greer Lingle Middle School, and Heritage High School, this location combines comfort, convenience, and community. Don't miss this opportunity to build in one of Northwest Arkansas's growing areas!

PROPERTY HIGHLIGHTS

- +/- 0.42 to 1.19 Acres
- Residential Zoning
- Sewer, Water, Electric, and Gas on site
- Big Sugar Golf Course directly behind the property
- Rogers School District

OFFERING SUMMARY

Sale Price:	\$99,500 - \$204,000
Lot Size:	1.19 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	385	3,887	10,954
Total Population	1,102	10,942	31,162
Average HH Income	\$114,148	\$111,972	\$118,819

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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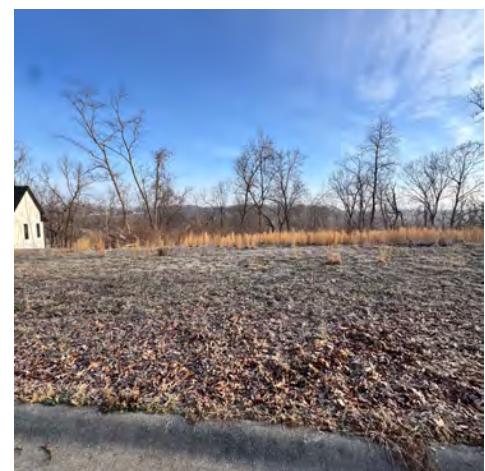
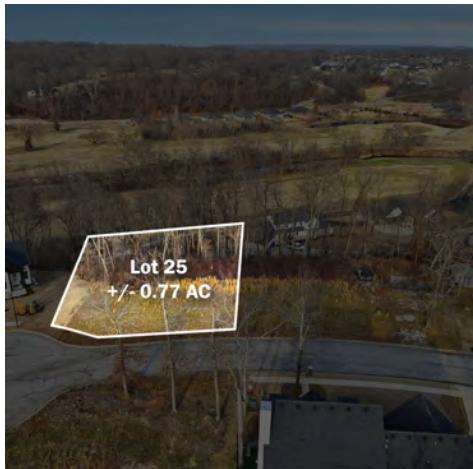
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

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Suite 203
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RESIDENTIAL LAND FOR SALE

WILLIS LN LOT 25

Pea Ridge, AR 72751



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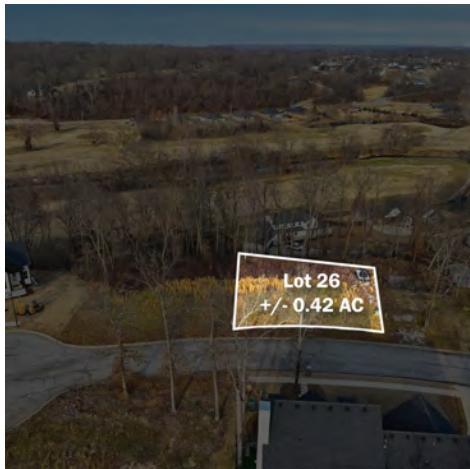
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RESIDENTIAL LAND FOR SALE

WILLIS LN LOT 26

Pea Ridge, AR 72751



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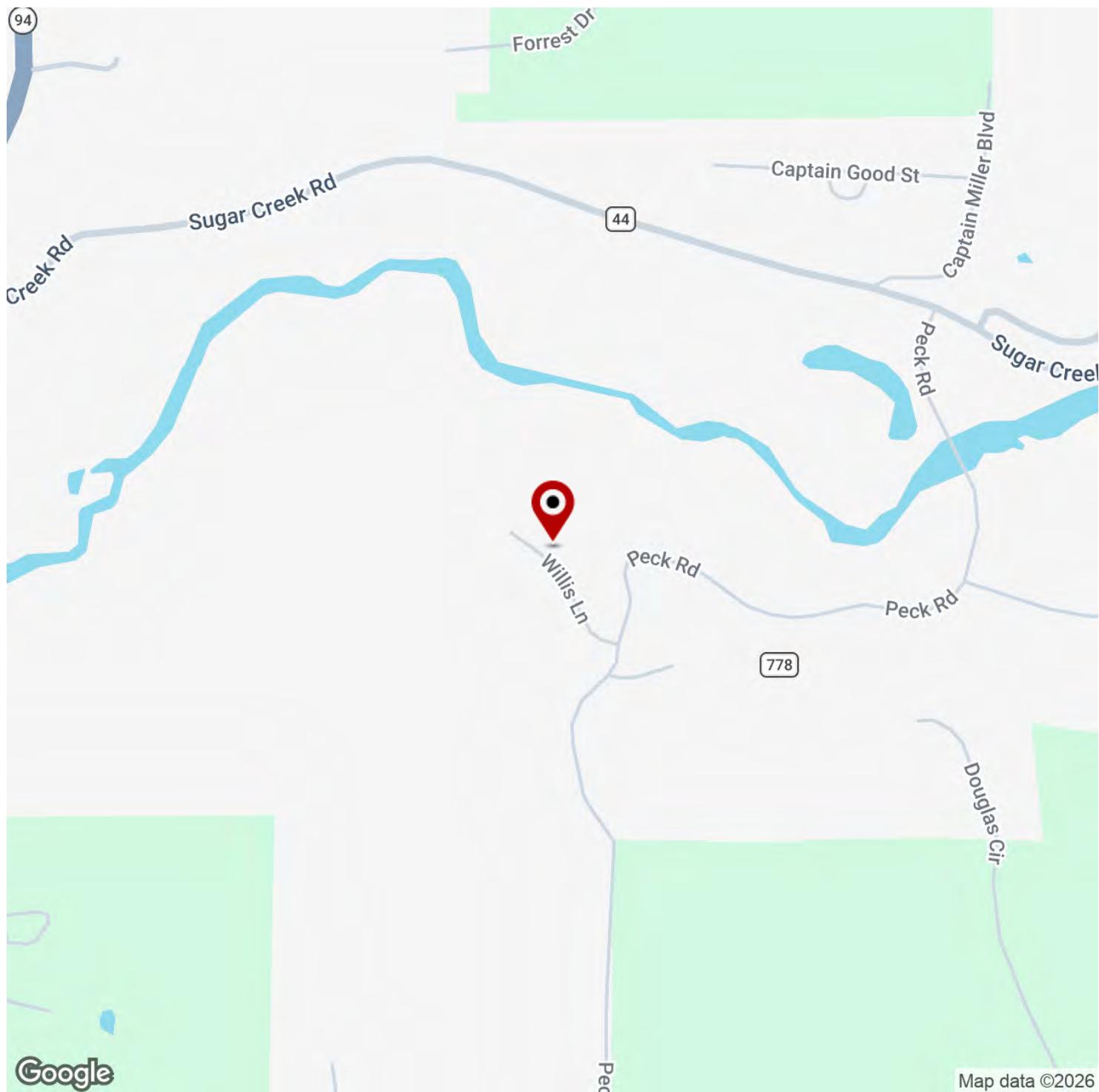
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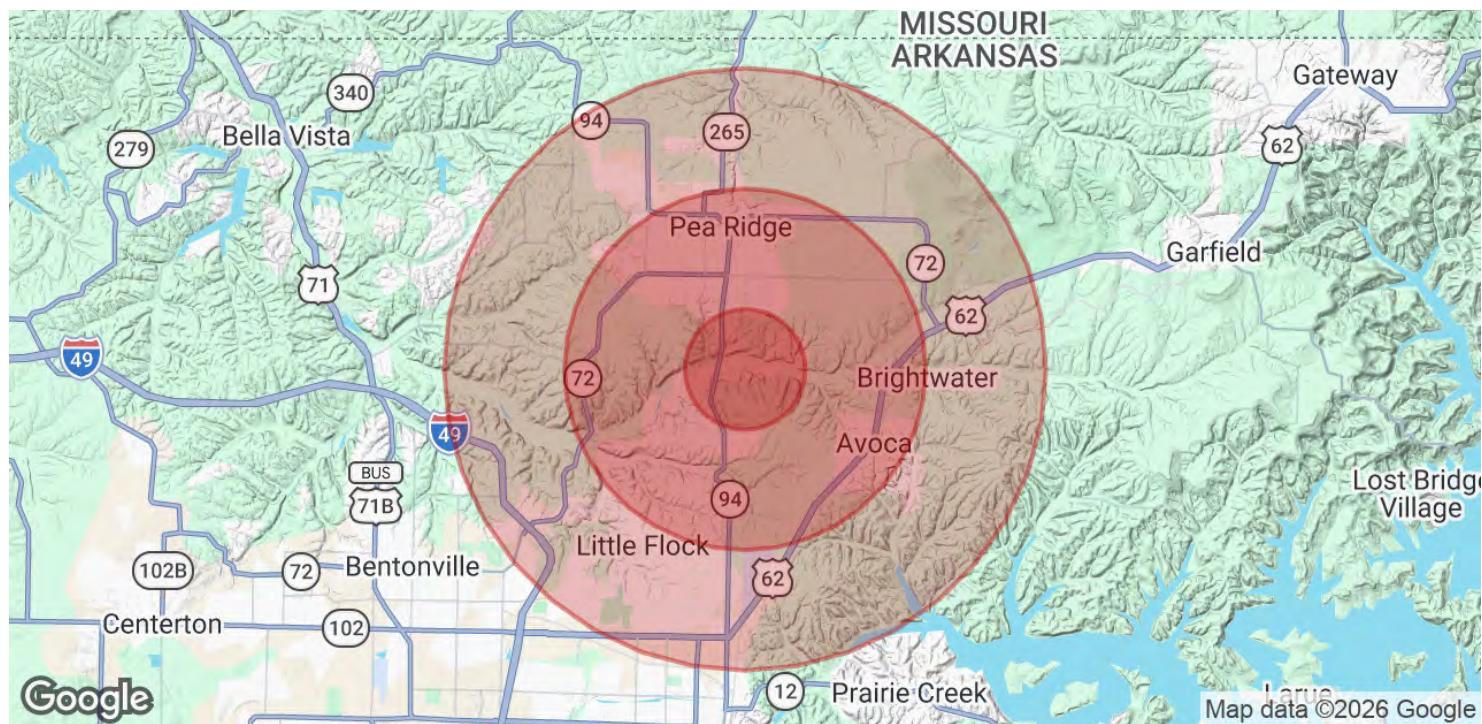
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,102	10,942	31,162
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	385	3,887	10,954
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$114,148	\$111,972	\$118,819
Average House Value	\$344,817	\$344,333	\$364,862

Demographics data derived from AlphaMap

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