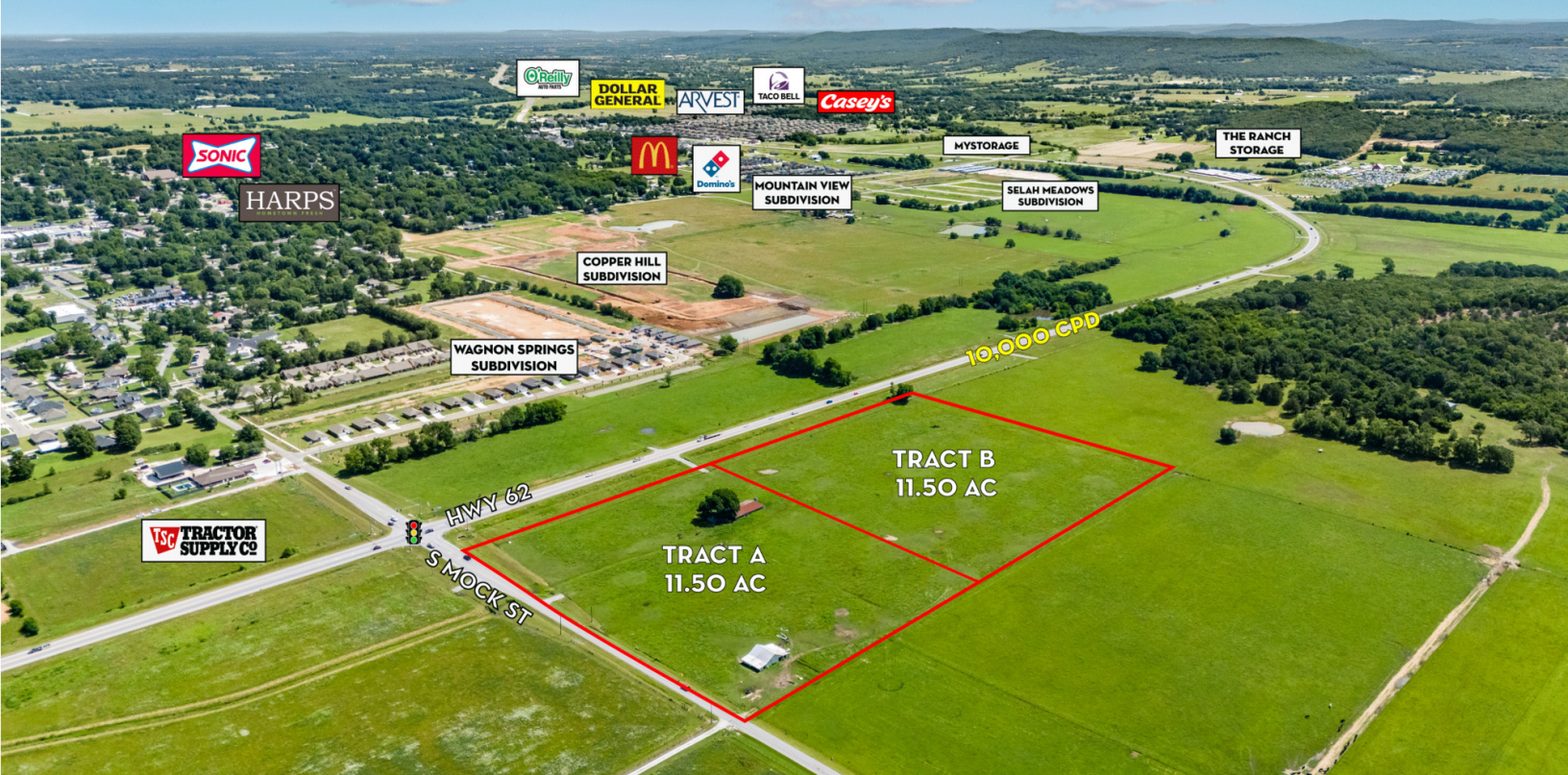




**FINEBERG & ASSOCIATES**  
 COMMERCIAL REAL ESTATE  
 104 S Main Street Bentonville, AR 72712

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## TRACTS A & B HWY 62 & HOGYE RD - PRAIRIE GROVE, AR

### OFFERING SUMMARY

Tract A: 11.50 +/- AC	\$2,379,465   \$4.75 psf
Tract B: 11.50 +/- AC	\$2,128,995   \$4.25 psf

### PROPERTY HIGHLIGHTS

- Cleared & level lots with access on Hwy 62 & Hogeye Rd.
- Can be subdivided as needed.
- Water & electric on site. Sewer available across highway.
- 3 phase power available on the north side of parcel.
- Approx. 1,314' of Hwy 62 frontage with 10,000 CPD
- Ideal for commercial, multi-family, & residential uses.
- 7 miles to Farmington & 10 miles to I-49.

### PROPERTY OVERVIEW

Large tracts of land situated at a 4-way lighted intersection along Hwy 62 in Prairie Grove. Property suits many uses and can be subdivided as needed. This is an opportunity to be centrally located in a town experiencing immense commercial and residential growth.



**BRENNAN SHARPE**  
 (479)530-3774  
[brennan@arkrealestate.com](mailto:brennan@arkrealestate.com)

**STEVE FINEBERG**  
 (479)271-4161  
[steve@arkrealestate.com](mailto:steve@arkrealestate.com)





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**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	2,335	8,398	14,499
Average Age	39	38	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	40

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total Households	928	3,134	5,306
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$68,426	\$82,203	\$92,917
Average House Value	\$250,430	\$276,458	\$292,267

*Demographics data derived from AlphaMap*

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