

# +/-13.81 ACRES OF PRIME COMMERCIAL LAND FOR SALE



## N 6TH ST

Lowell, AR 72745



### PROPERTY DESCRIPTION

+/- 13.81 Acres of prime commercial land available in a growing community! Excellent development potential and located right off the major interstate system that runs through Northwest Arkansas. Public water and sewer available at the street. This property is being sold as a whole or can be broken into 4 different parcels.

### PROPERTY HIGHLIGHTS

- +/- 13.81 Acres
- Right off I-49
- Public Water at Street
- Public Sewer at Street

### OFFERING SUMMARY

Sale Price:	\$469,000 - \$4,950,000
Lot Size:	13.81 Acres

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	974	3,555	8,804
Total Population	2,478	9,954	25,343
Average HH Income	\$87,324	\$103,135	\$104,953

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.

### TIMOTHY SALMONSEN

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# OF LOTS 4 | TOTAL LOT SIZE 1.2 - 5.7 ACRES | TOTAL LOT PRICE \$469,000 - \$2,348,900 | BEST USE -

LOT #	SIZE	PRICE
Parcel 1	5.7 Acres	\$2,348,900
Parcel 2	3.8 Acres	\$1,573,200
Parcel 3	2.4 Acres	\$979,000
Parcel 4	1.2 Acres	\$469,000

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**+/-15.1 ACRES OF PRIME COMMERCIAL LAND FOR SALE**

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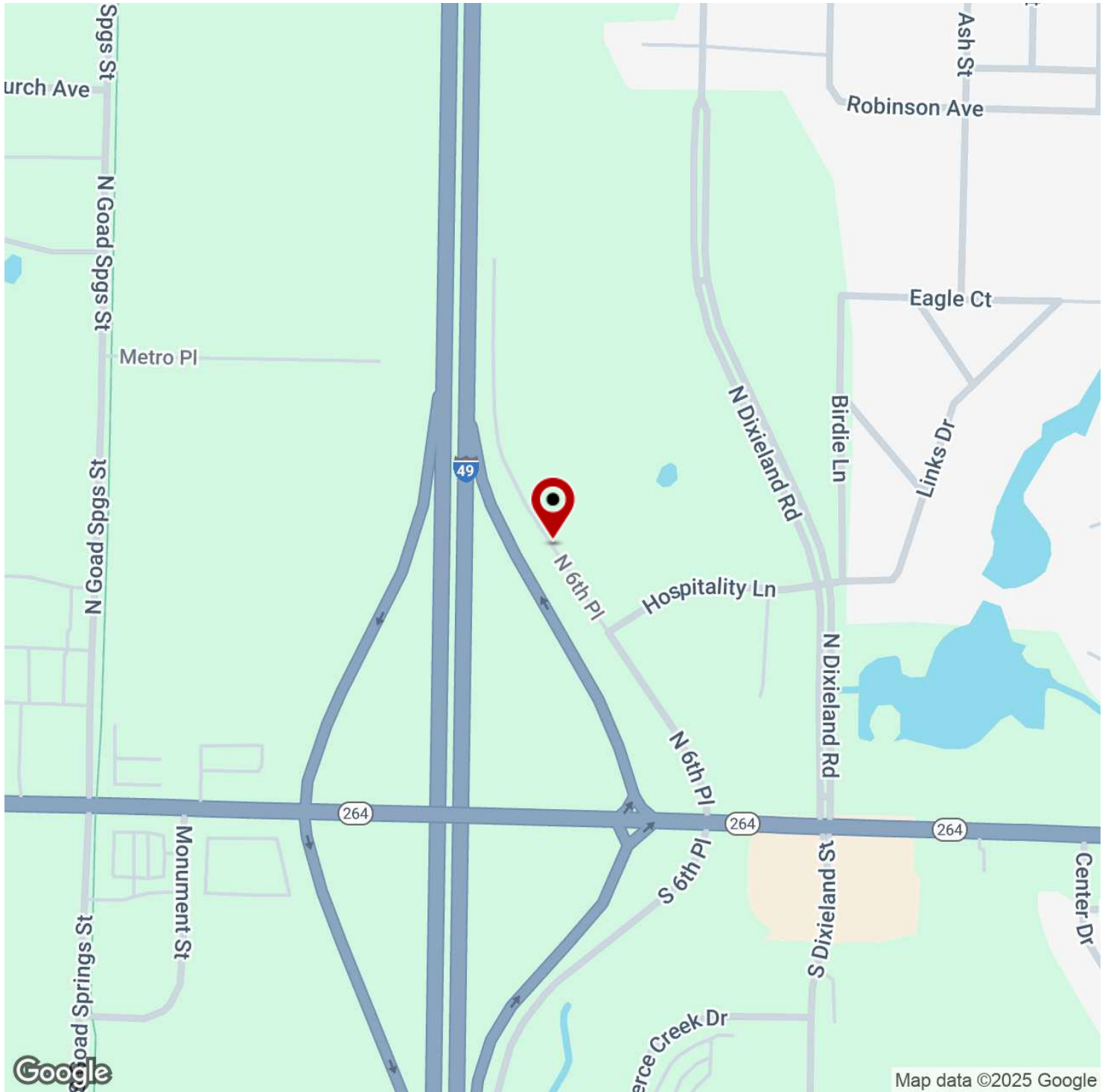


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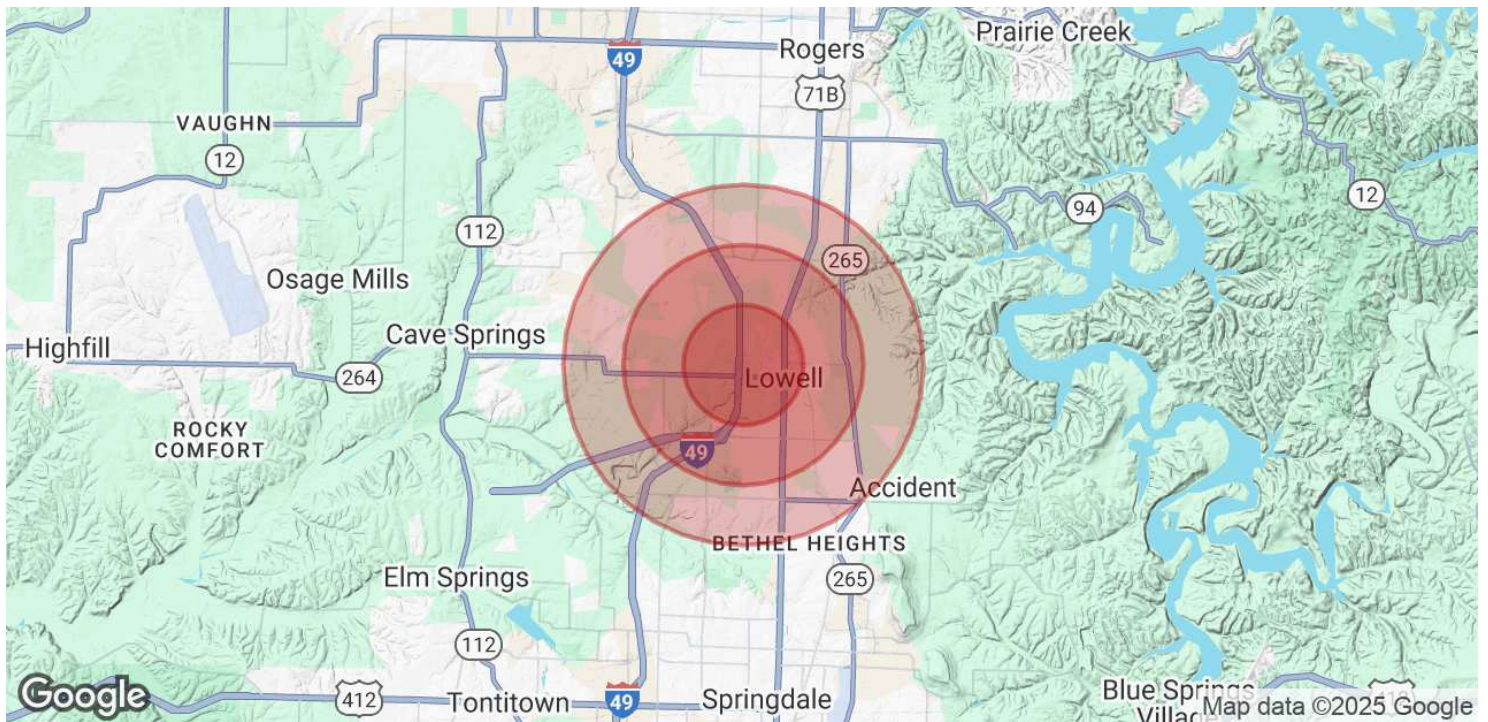
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	2,478	9,954	25,343
Average Age	31.8	33.1	32.0
Average Age (Male)	31.7	32.9	32.1
Average Age (Female)	31.9	33.5	32.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	974	3,555	8,804
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$87,324	\$103,135	\$104,953
Average House Value	\$246,093	\$229,560	\$229,924

2020 American Community Survey (ACS)

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