

2031 FLOYD LN, VAN BUREN, ARKANSAS

24.22 ACRES FOR SALE

KYLE CONRAD
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FOCUS
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

This 24.22-acre tract in Van Buren, Arkansas, is zoned R-1 (Residential), supporting a range of low-density housing options including single-family neighborhoods, large-lot subdivisions, or townhome-style developments. Rena Elementary School borders the property, an attribute that may appeal to households that prioritize close access to schools. The site is located just off Fayetteville Road and is minutes from I-40, providing direct regional access and connectivity to surrounding cities. Its acreage, transportation access, and proximity to central Van Buren position it as a great option for future residential development.

2031 FLOYD LANE, VAN BUREN, AR

PROPERTY HIGHLIGHTS

24.22 ACRES
AVAILABLE

\$1,700,000
ASKING PRICE

\$1.61
PRICE PER SF

\$70,189
PER ACRE

R-1
ZONING

ONE MINUTE DRIVE
DISTANCE TO I-40

AERIAL VIEW



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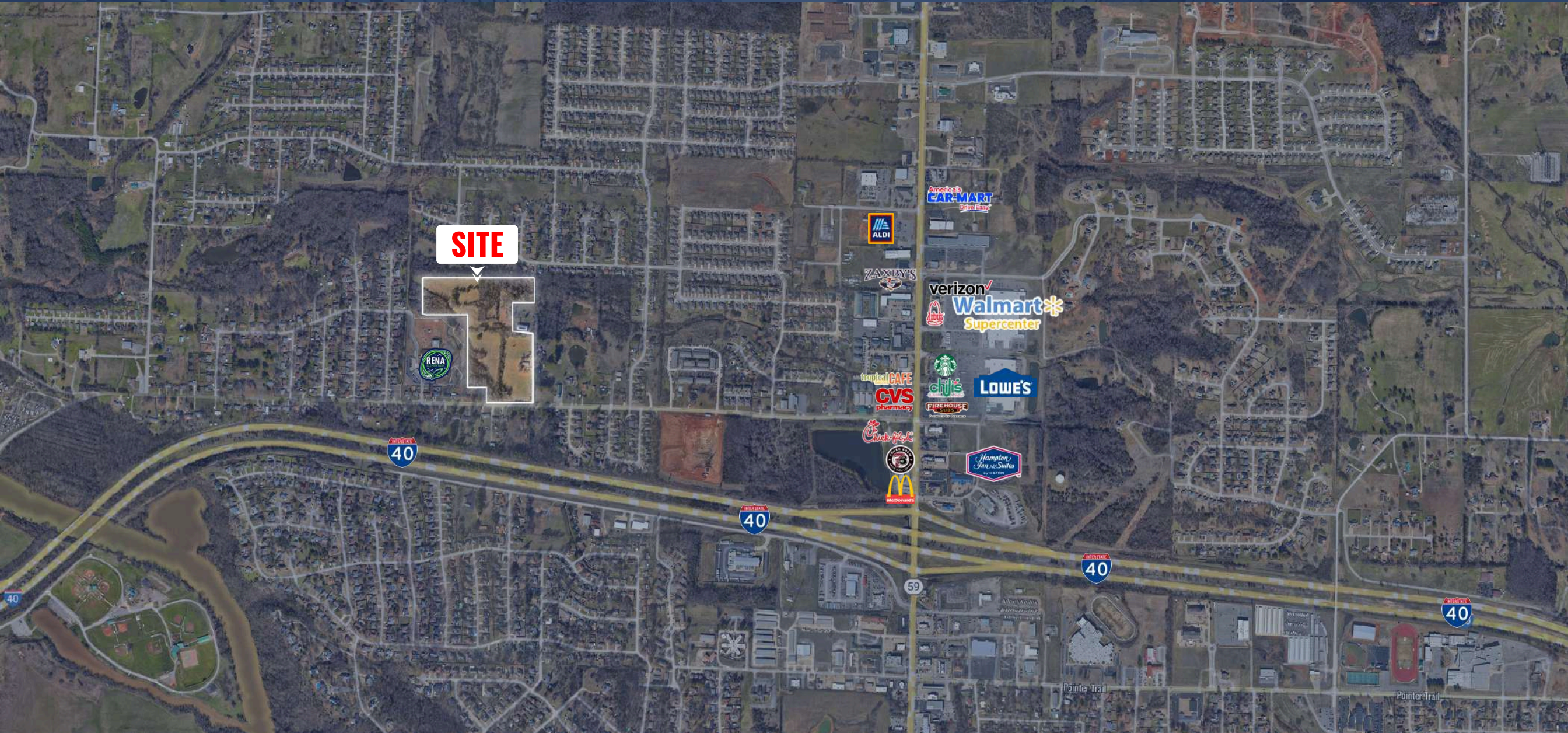
AERIAL VIEW



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AERIAL MAP VIEW



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SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

2031 Floyd Ln, Van Buren, Arkansas, 72956 2

Ring of 3 miles

KEY FACTS

22,211

Population



8,811

Households

38.4

Median Age

\$50,179

Median Disposable Income

EDUCATION

9.7%

No High School Diploma



35.7%

High School Graduate



31.5%

Some College/
Associate's Degree



23.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$58,177

Median Household Income



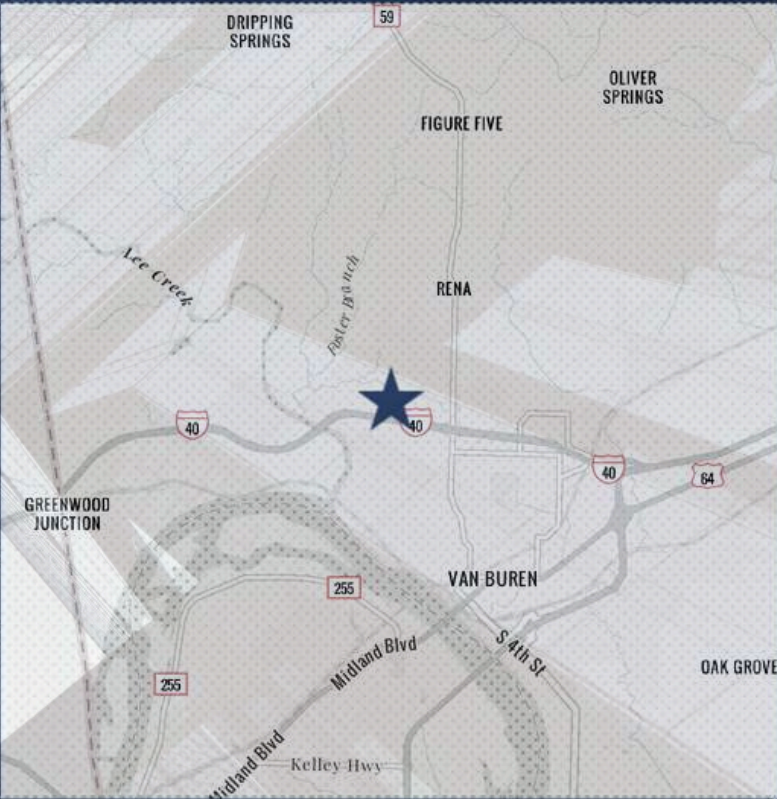
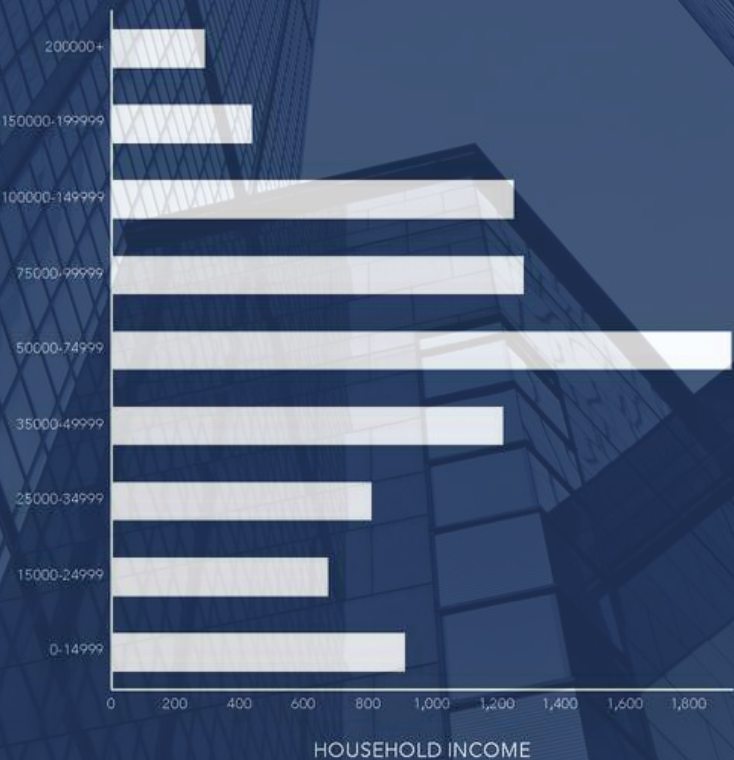
\$29,639

Per Capita Income



\$120,645

Median Net Worth



EMPLOYMENT



White Collar

56.4%



Blue Collar

29.5%



Services

19.1%

4.9%

Unemployment Rate

CONTACT US



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Kyle began his career in commercial real estate brokerage in 2022, bringing a strong background in construction and project management. Before transitioning into brokerage, he served as a Project Manager for a private real estate development firm, contributing to projects such as historic renovations, adaptive re-use developments, tenant infill, and new construction across multiple markets. He also managed large-scale demolition projects throughout the Sunbelt region, giving him valuable insight into every phase of the real estate lifecycle and development process.

YOUR TRUSTED PARTNER IN CRE SOLUTIONS.

Focus Commercial Real Estate is a full-service brokerage firm specializing in all aspects of commercial real estate.

With deep roots in Northwest Arkansas and decades of combined experience, our team has successfully navigated multiple market cycles—leveraging instinct, data-driven insights, and a relentless work ethic to deliver results that stand the test of time. From guiding Fortune 500 companies and private enterprises to advising individual investors and property owners, we provide the expertise and strategic direction needed to help clients make confident, informed decisions and achieve their long-term real estate objectives.



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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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