



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



TRACTS 1-5 HWY 62 & S MOCK ST - PRAIRIE GROVE, AR

OFFERING SUMMARY

Tract 1: 5.03 AC	\$1,314,640 \$6.00 psf
Tract 2: 5.56 +/- AC	\$1,210,968 \$5.00 psf
Tract 3: 11.60 +/- AC	\$2,021,184 \$4.00 psf
Tract 4: 4.66 +/- AC	\$1,217,937 \$6.00 psf
Tract 5: 4.66 +/- AC	\$1,014,948 \$5.00 psf

PROPERTY HIGHLIGHTS

- Cleared & level lots with access to all utilities.
- Can be subdivided as needed.
- Ideal for commercial, multi-family, & residential uses.
- 4-way lighted intersection with 8,700 CPD along Hwy 62.
- Multiple access points along Hwy 62 & S Mock St.

PROPERTY OVERVIEW

Large tracts of land ready for development 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.



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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	2,071	12,270	48,769
Average Age	39.5	38.2	35.9
Average Age (Male)	30.6	34.6	33.5
Average Age (Female)	41.5	40.8	37.2

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	827	4,779	20,129
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$54,065	\$69,538	\$67,661
Average House Value	\$175,380	\$184,517	\$161,918

2020 American Community Survey (ACS)

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