

**+/- 45 ACRES OF SCENIC, WOODED LAND FOR SALE**

# JORDAN DR

Eureka Springs, AR 72632



## PROPERTY DESCRIPTION

Explore +/- 45 acres of scenic, wooded land ideally situated in the heart of Eureka Springs - an excellent opportunity for residential development. This expansive property features rolling and sloped terrain with beautiful views, providing a perfect canvas for a custom housing development, a private estate, or a charming condo community. Located near the high traffic intersection of E Van Buren Rd and Huntsville Rd, which sees an average of 7,350 VPD, this site offers both convenience and visibility while maintaining a peaceful, secluded feel. The property is less than 5 minutes from historic Downtown Eureka Springs and is also close to picturesque Black Bass Lake, making it a desirable location for future homeowners seeking a balance of nature and accessibility.

## PROPERTY HIGHLIGHTS

- +/- 45 Acres of Scenic, Wooded Land
- Ideal Opportunity for Residential Development, Private Estate, or Condo Community
- Offers Convenience and Visibility while Maintaining a Secluded, Peaceful Atmosphere
- Close Proximity to Black Bass Lake

## OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	45 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	445	1,713	2,533
Total Population	886	3,319	4,934
Average HH Income	\$76,221	\$74,841	\$74,178

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

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

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

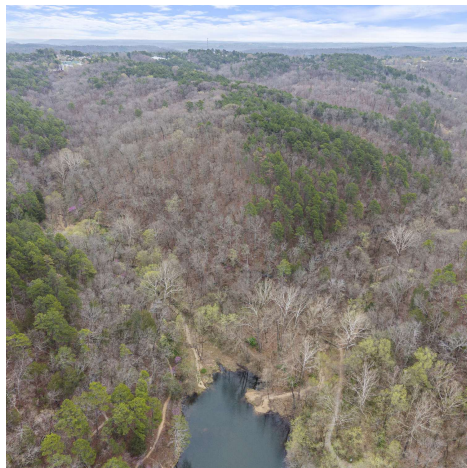
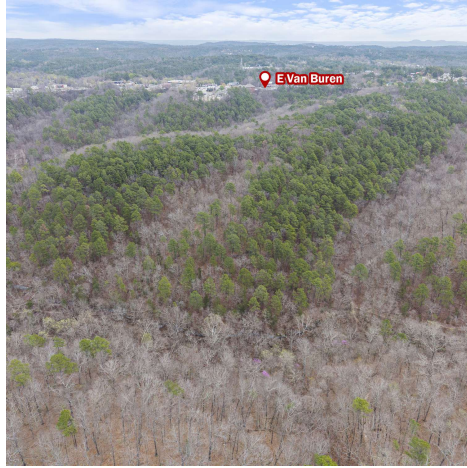
Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)



**+/- 45 ACRES OF SCENIC, WOODED LAND FOR SALE**

# JORDAN DR

Eureka Springs, AR 72632



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

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)



**+/- 45 ACRES OF SCENIC, WOODED LAND FOR SALE**

# JORDAN DR

Eureka Springs, AR 72632



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

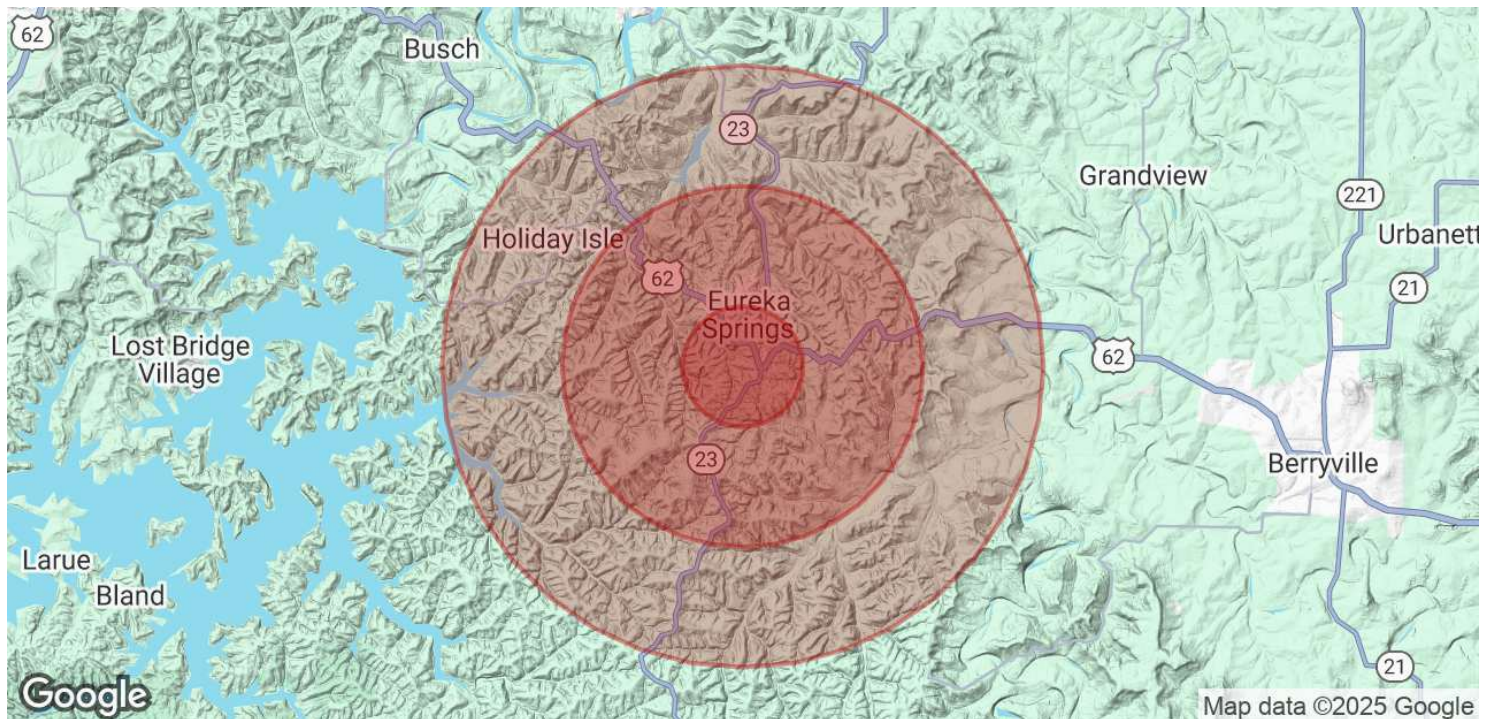
**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

**+/- 45 ACRES OF SCENIC, WOODED LAND FOR SALE**

# JORDAN DR

Eureka Springs, AR 72632



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	886	3,319	4,934
Average Age	52	52	53
Average Age (Male)	50	51	53
Average Age (Female)	53	52	54

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	445	1,713	2,533
# of Persons per HH	2	1.9	1.9
Average HH Income	\$76,221	\$74,841	\$74,178
Average House Value	\$267,627	\$291,525	\$288,604

*Demographics data derived from AlphaMap*

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

**KW COMMERCIAL**  
201 SW 14th St.  
Suite 203  
Bentonville, AR 72712

Each Office Independently Owned and Operated [salmonsengroup.com](https://salmonsengroup.com)