

SUGAR CREEK RD

0 Sugar Creek Rd, Pea Ridge, AR 72751



VIDEO

PROPERTY DESCRIPTION

This is your opportunity to capture a highly versatile +/- 21 to 44.15 Acre parcel of land with excellent development possibilities & golf course frontage in up-and-coming Pea Ridge, Arkansas! Agricultural zoning perfect for low-density residential. Population is booming in Pea Ridge, with population growth in this area expected to FAR outpace the state average & land is selling fast, with beautiful homes going up everywhere, several selling for \$400K+! These dynamic parcels are adjacent to the Big Sugar Creek Golf Course, a scenic 18-hole, Par 72 Champion Golf course. You will not find a prettier spot to build! This property boasts many beautiful features including views of Holes 11-16 & a close proximity to schools & area shopping! Pea Ridge water and sewer are about 3,800 feet to the west of the driveway into the property. Act now & start planning to incorporate these unique features & area highlights that make Northwest Arkansas one of the top-rated locations in the country to live, into your next development plan!

PROPERTY HIGHLIGHTS

- Electric and Gas At Street
- Less than 5 Miles to Pea Ridge Public Schools
- 2 Miles to N Hwy 62
- +/- 44.15 acres of Developable Land
- Zoned Agriculture for Low Density Residential

OFFERING SUMMARY

Sale Price:	\$778,480 - \$1,633,550
Lot Size:	44.15 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	326	4,109	10,941
Total Population	728	9,195	27,221
Average HH Income	\$76,343	\$85,021	\$89,855

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SALMONSEN GROUP

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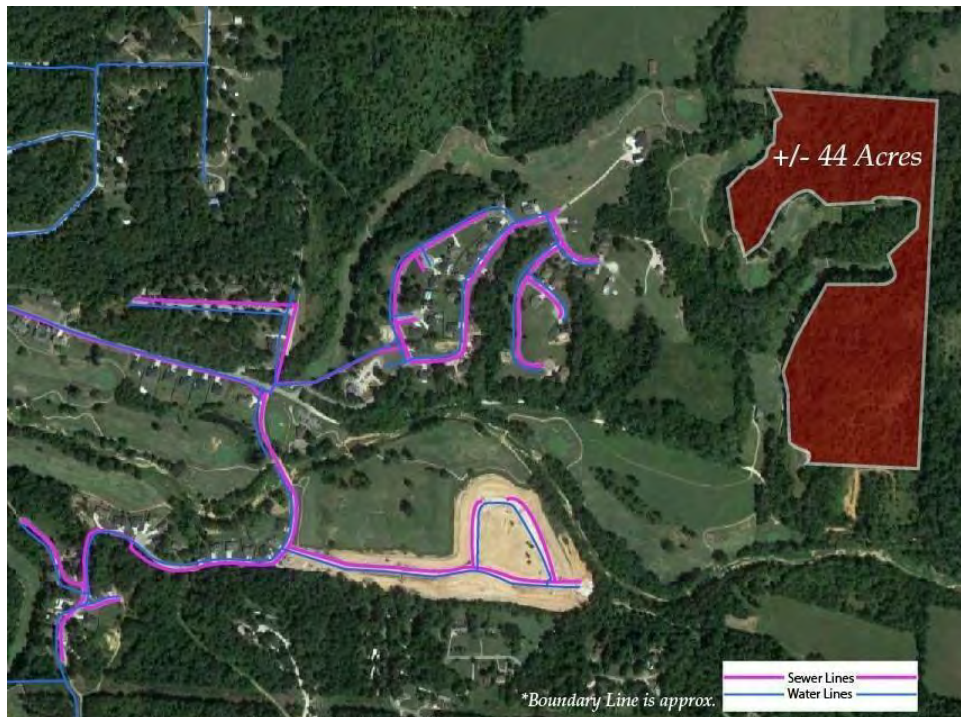
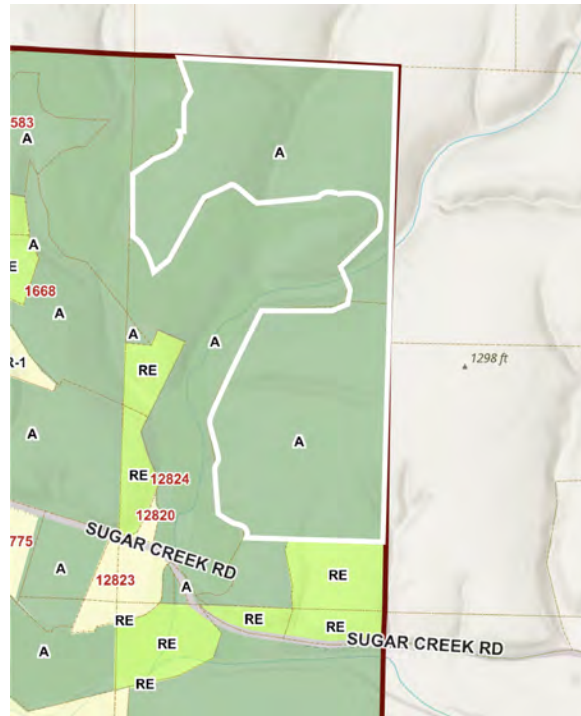
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+/- 21 TO 44.15 ACRES OF DEVELOPMENTAL LAND FOR SALE



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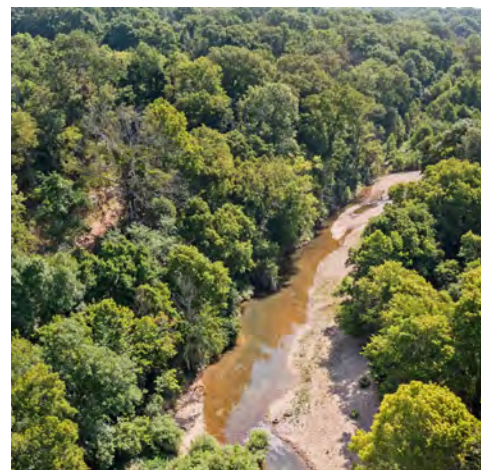
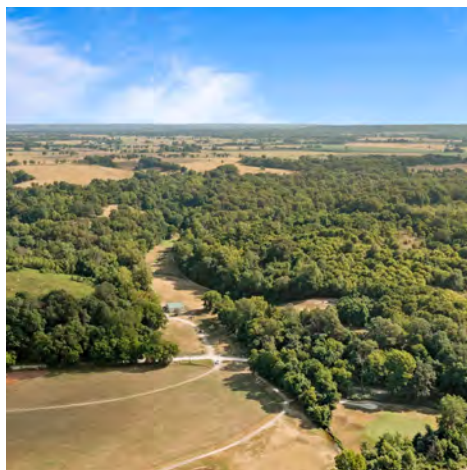
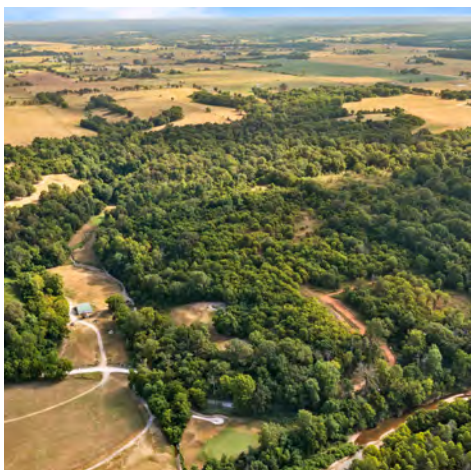
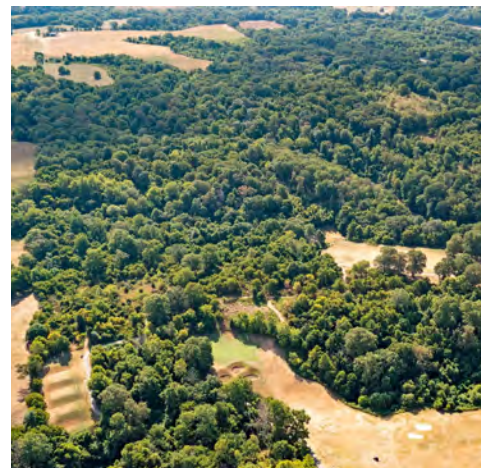
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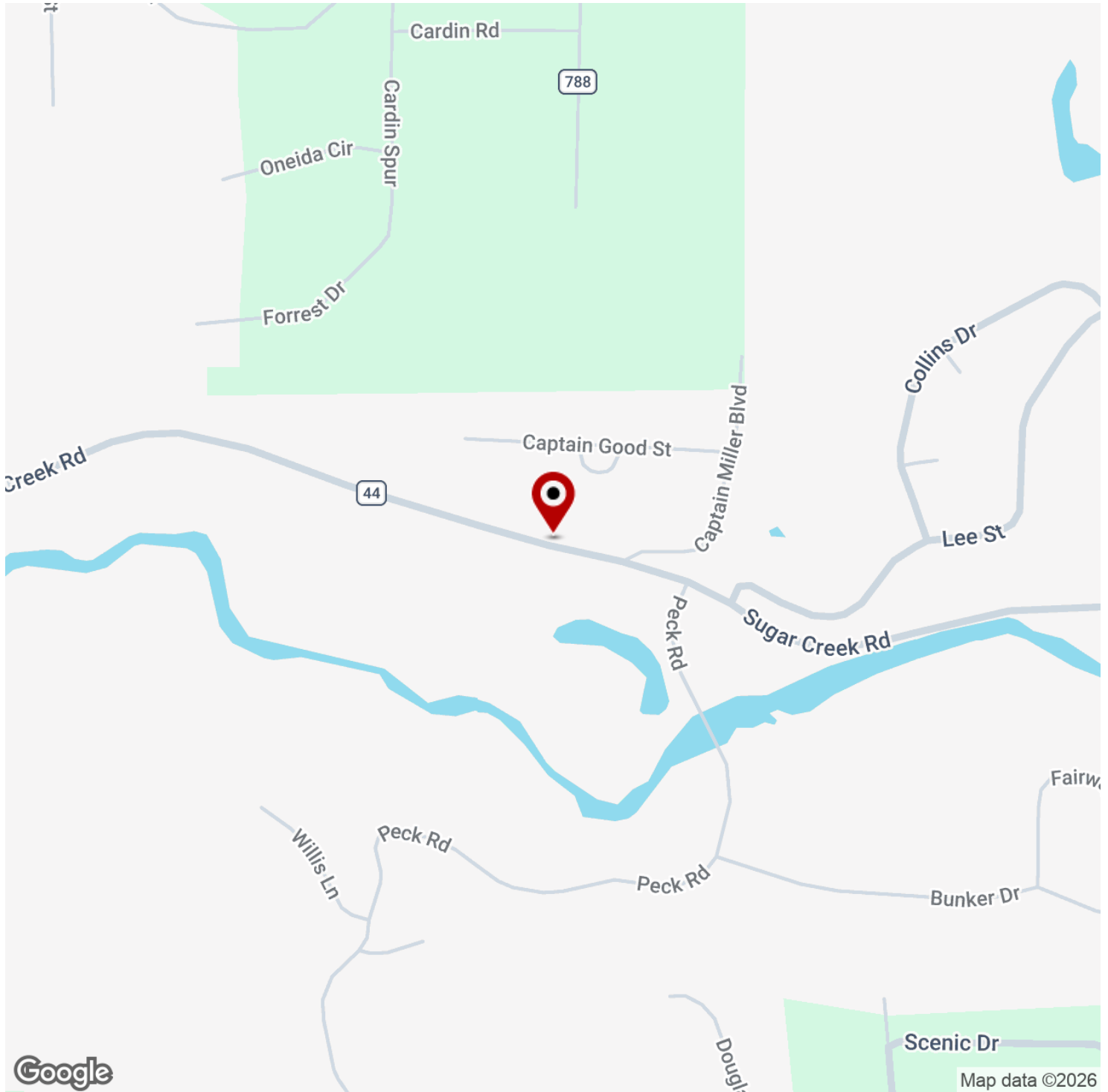
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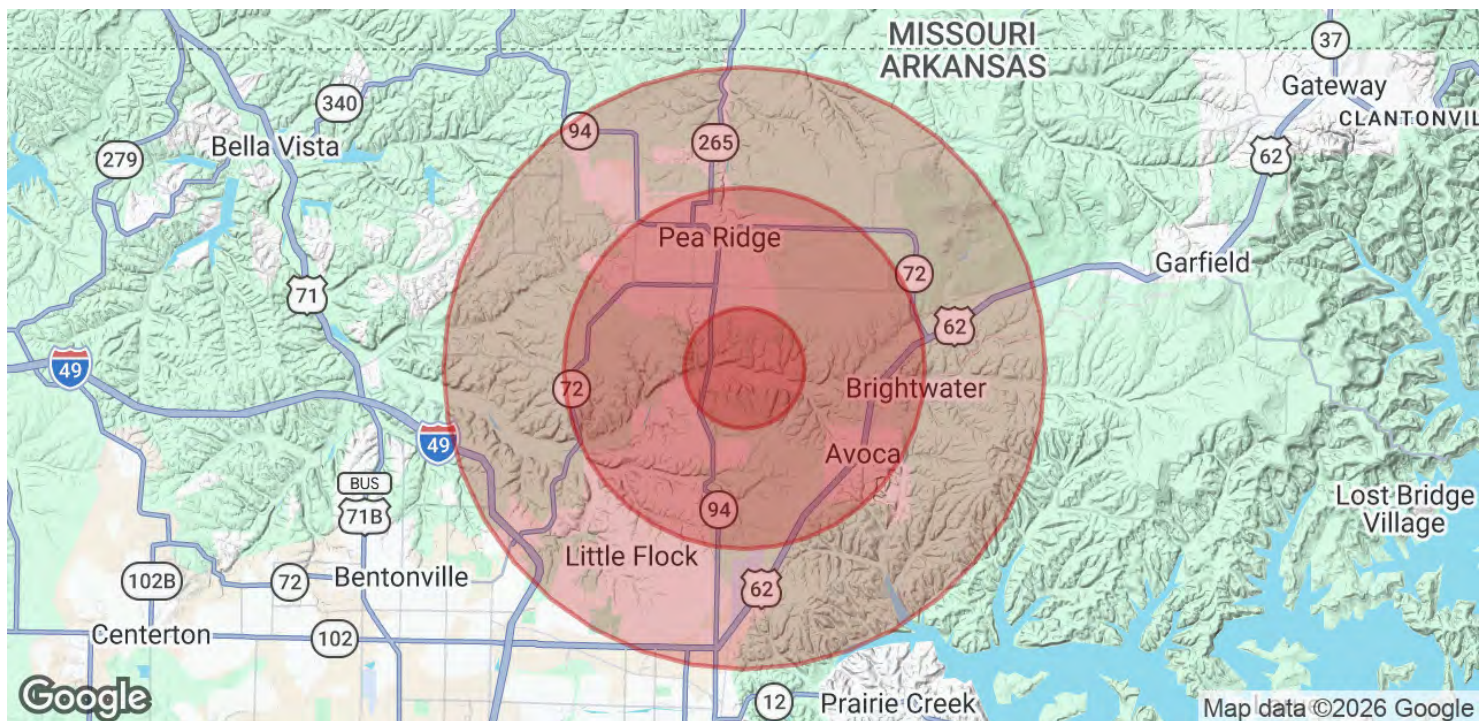
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	728	9,195	27,221
Average Age	42.2	47.8	42.4
Average Age (Male)	28.3	42.5	39.3
Average Age (Female)	44.2	41.7	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	326	4,109	10,941
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$76,343	\$85,021	\$89,855
Average House Value	\$133,709	\$169,785	\$195,191

** Demographic data derived from 2020 ACS - US Census*

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