

+/- 19 ACRES LAND FOR SALE

PRIMROSE RD

Lowell, AR 72745



PROPERTY DESCRIPTION

+/- 19.17 acres of land available just outside the Lowell, AR city limits, offering a strong opportunity for residential or general development, or as a long term investment. The property is flat and open, making it well suited for a variety of uses. A pond is located on site, adding both functionality and visual appeal. The tract features approximately 480 feet of frontage along Primrose Road, with electric service available at the street and water available on site. Septic will be required. Located within the Rogers School District, this property combines a desirable setting with development potential in a growing area of Northwest Arkansas.

PROPERTY HIGHLIGHTS

- +/- 19 acres just outside Lowell
- Excellent for residential development
- 480' frontage along Primrose Rd
- Electric at street, water on site and septic required
- Located within Rogers School District

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	19.17 AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	454	7,461	26,082
Total Population	1,521	23,753	83,380
Average HH Income	\$93,565	\$91,870	\$89,877

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.

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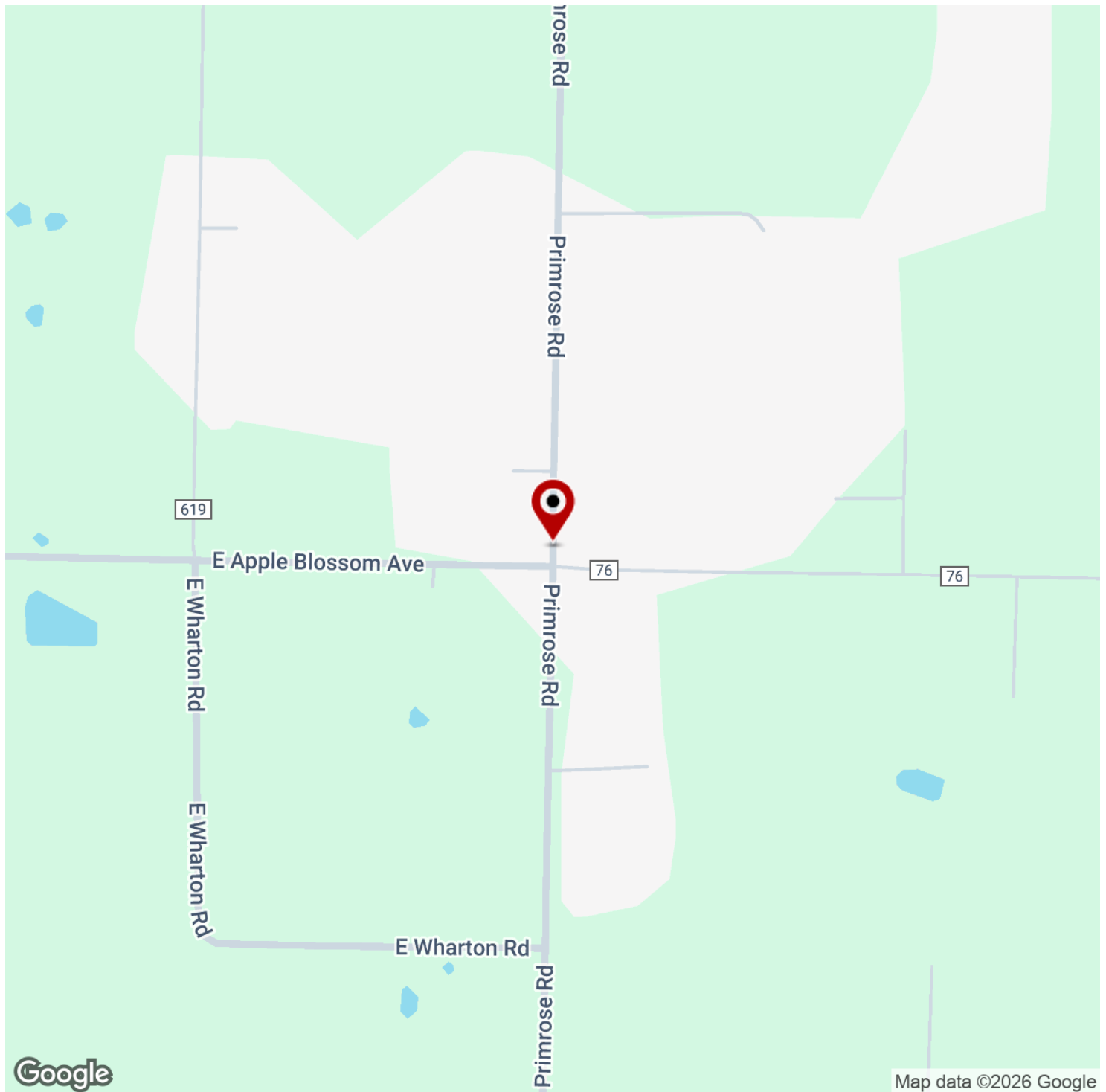
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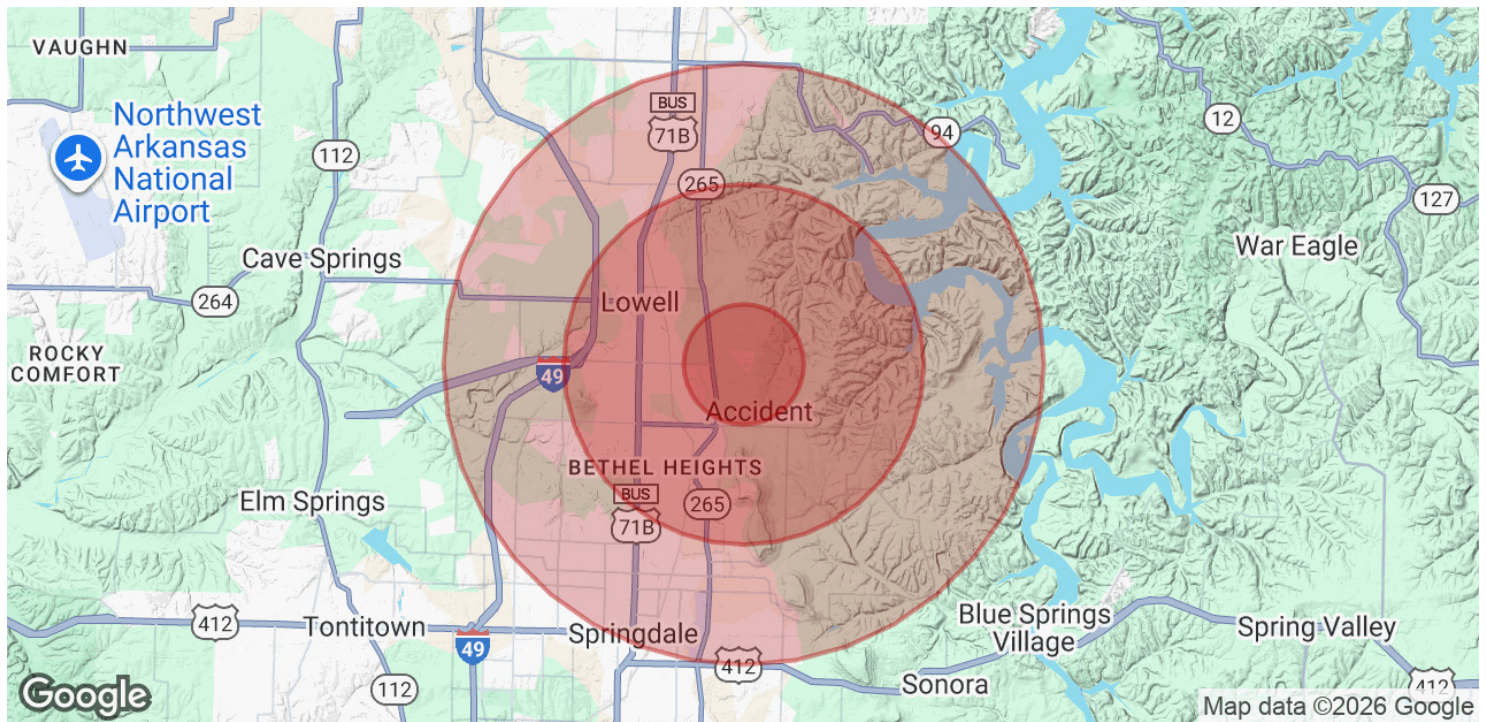
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,521	23,753	83,380
Average Age	34	34	34
Average Age (Male)	33	33	33
Average Age (Female)	34	34	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	454	7,461	26,082
# of Persons per HH	3.4	3.2	3.2
Average HH Income	\$93,565	\$91,870	\$89,877
Average House Value	\$293,240	\$301,077	\$270,671

Demographics data derived from AlphaMap

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