

# 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.

## 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

## 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

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## SALMONSEN GROUP

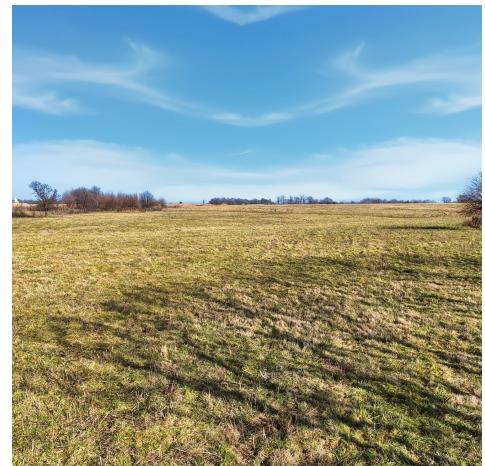
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**+/- 19 ACRES LAND FOR SALE**

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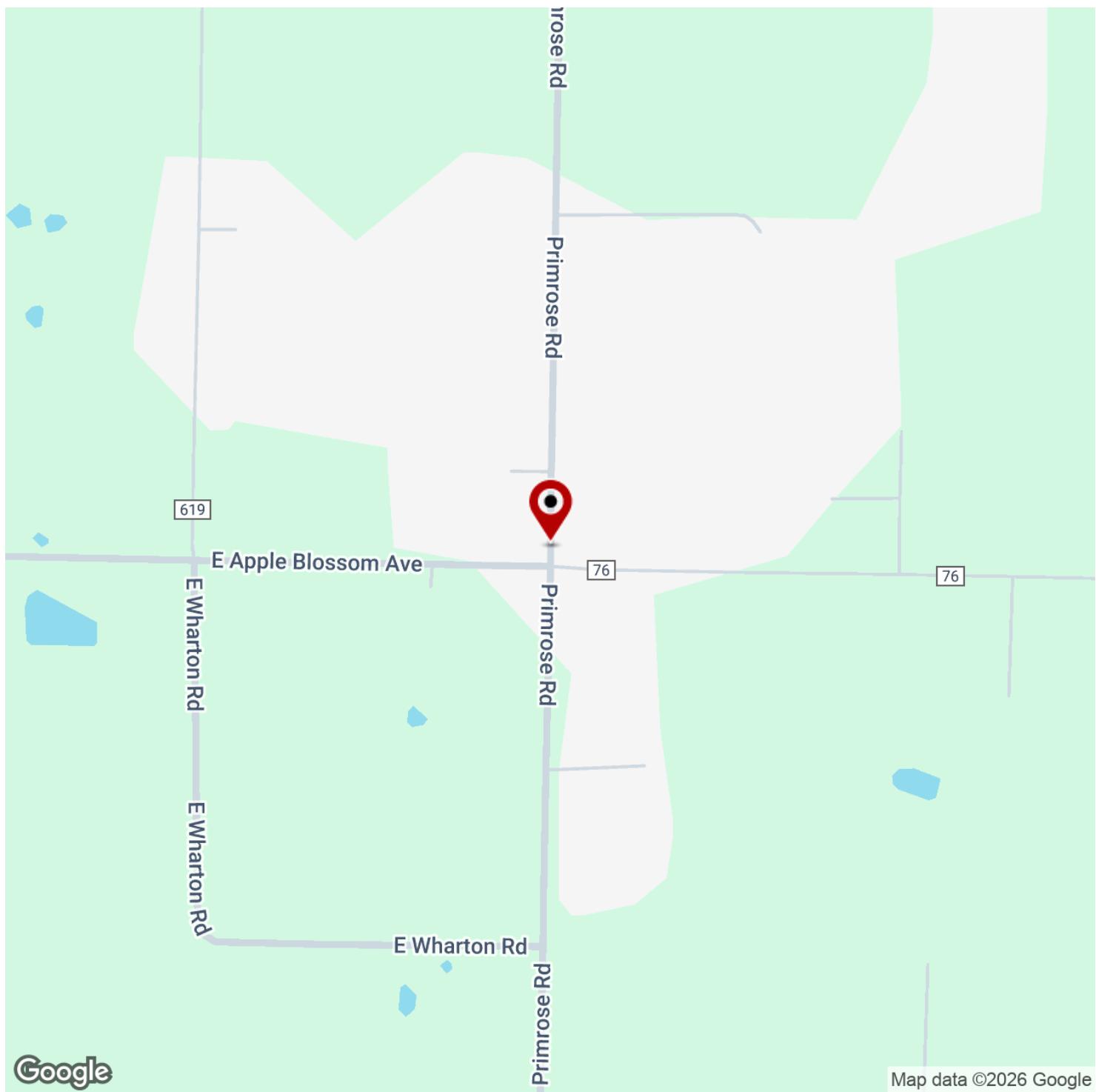
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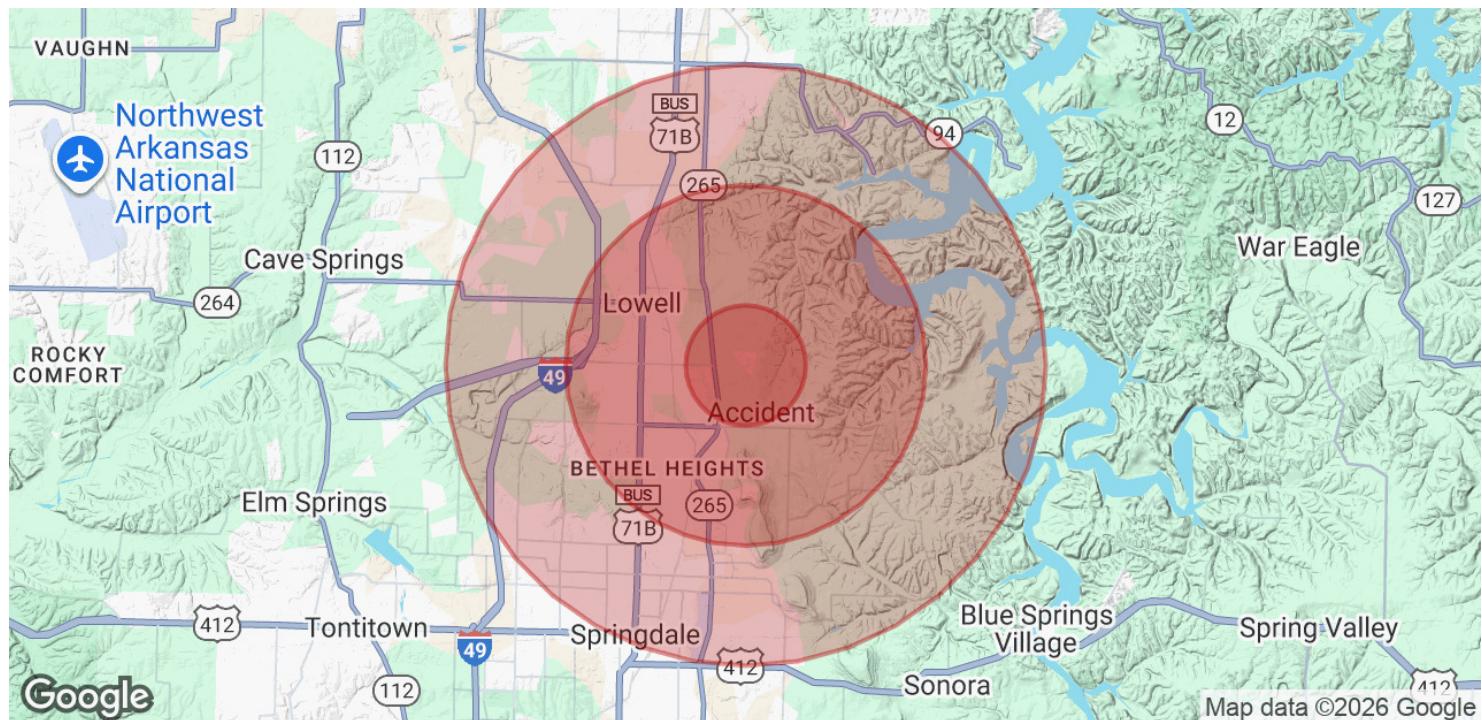
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,521	23,753	83,380
Average Age	34	34	34
Average Age (Male)	33	33	33
Average Age (Female)	34	34	35

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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