

PRIME COMMERCIAL LAND FOR SALE

HIGH VISIBILITY COMMERCIAL PARCEL

0 W. Main Street, Farmington, AR 72730



PROPERTY DESCRIPTION

Your opportunity to capture +/- 0.65 to 2.60 Acres of prime commercial land in the thriving community of Farmington, offering outstanding development potential! This property features level, open terrain with significant road frontage along W Main St., which sees over 29,000 VPD! A cross access easement agreement with Walmart on the southwest side enhances accessibility. Utilities are conveniently available on site or nearby. Surrounded by popular businesses, including Casey's General Store, Taco Bell, and Walmart Neighborhood Market, this parcel is in a bustling area

ADJACENT NOTABLE BUSINESSES

- Cross Access Easement Agreement with Walmart
- Frontage on W Main St, which sees +/- 31,000 VPD
- 1.6 Miles from Farmington High School
- +/- 0.65 to 2.60 Acres of open land

OFFERING SUMMARY

Sale Price:	\$1,200,000 - \$2,860,000
Lot Size:	0.65 to 2.60 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	339	1,036	1,640
Total Population	836	2,573	4,099
Average HH Income	\$63,310	\$65,565	\$68,701

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
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KW COMMERCIAL
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HIGH VISIBILITY COMMERCIAL PARCEL ON BUSY W. MAIN STREET! 29K VPD!

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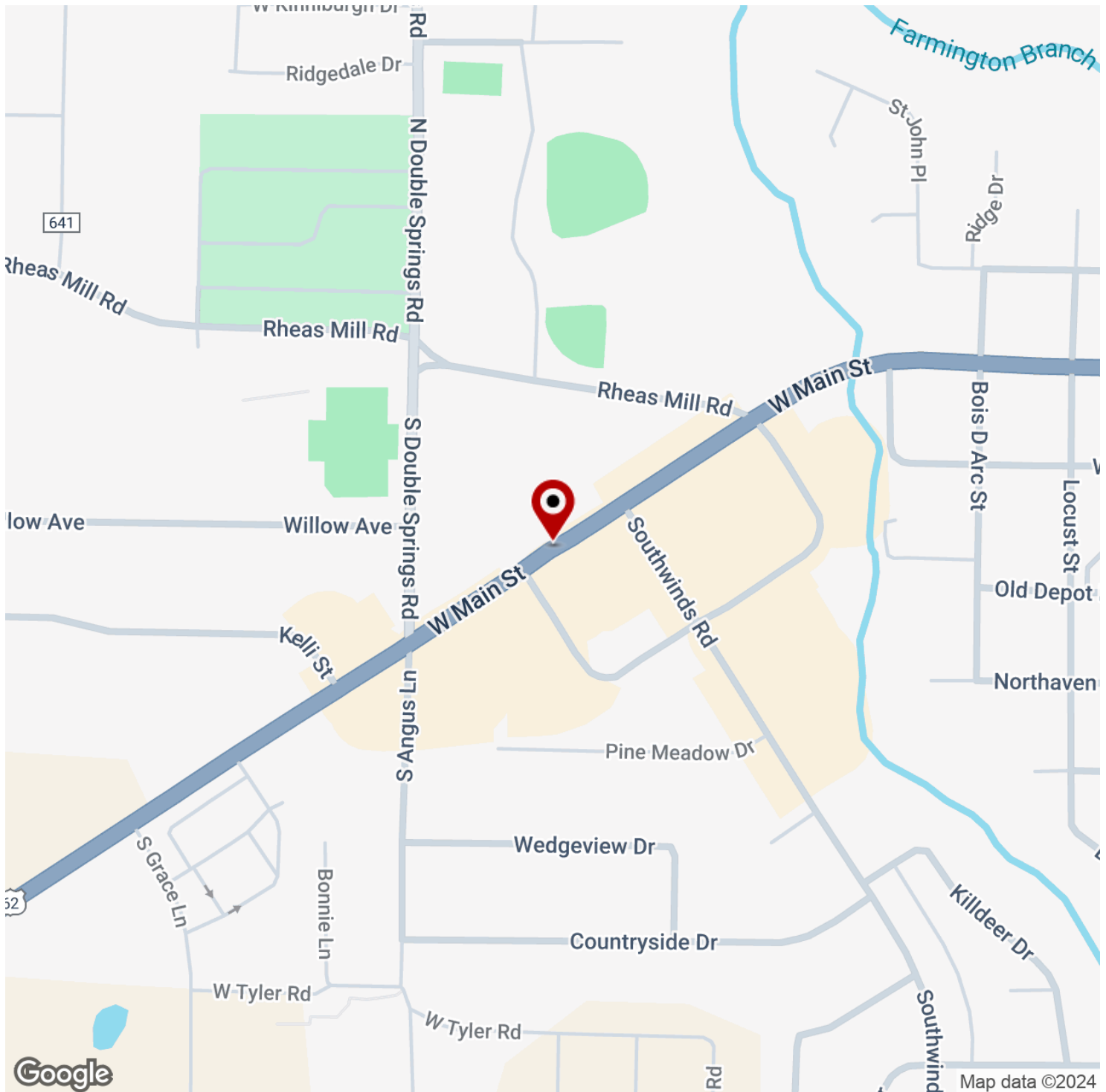
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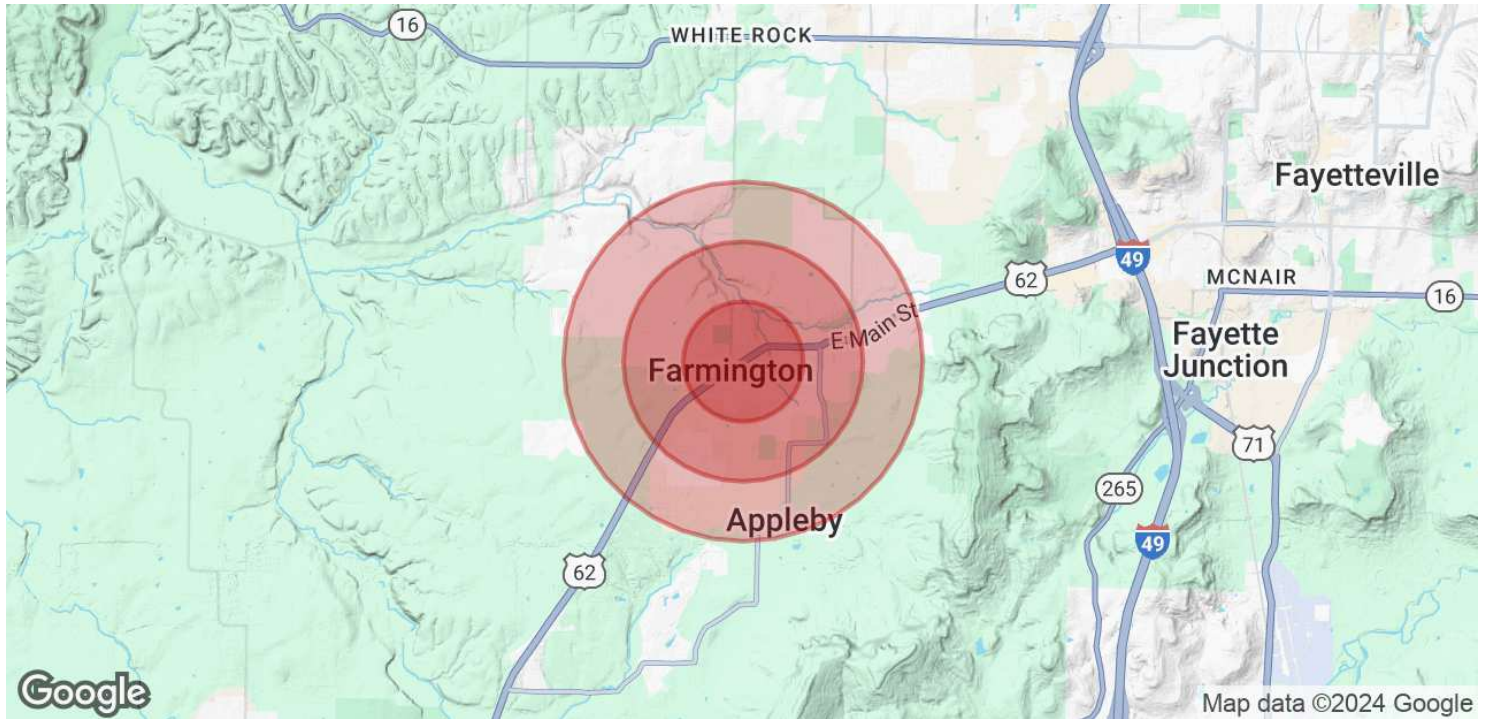
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	836	2,573	4,099
Average Age	36.1	36.2	36.1
Average Age (Male)	36.1	35.3	34.2
Average Age (Female)	34.2	35.6	37.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	339	1,036	1,640
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$63,310	\$65,565	\$68,701
Average House Value	\$987,376	\$557,001	\$447,709

* Demographic data derived from 2020 ACS - US Census

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