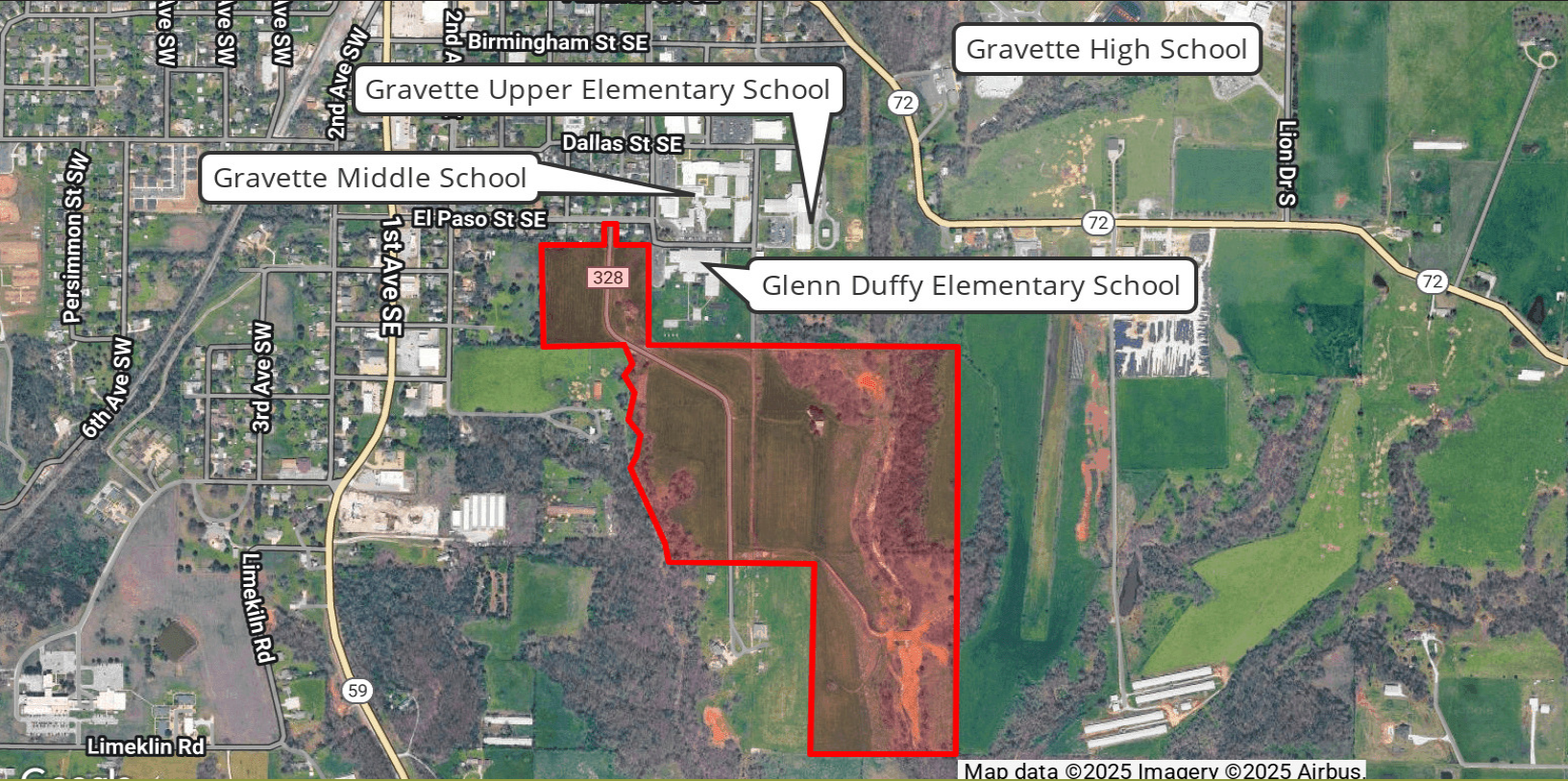




86.04 AC 8TH AVE SE & EL PASO ST SE GRAVETTE, AR 72736

OFFERING SUMMARY

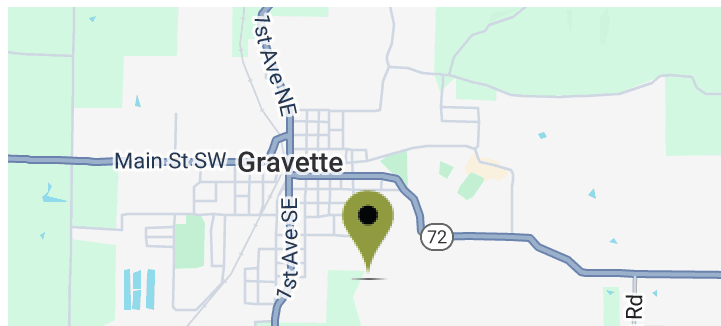
Sale Price:	\$6,453,000
Lot Size:	86.04 Acres
Price / Acre:	\$75,000

PROPERTY HIGHLIGHTS

- Zoned for Residential Development
- Close to all 4 Primary Gravette Schools
- Water & Sewer availability on site
- Close proximity to 1st Ave SE (Hwy 59)
- Great access from north side of the property

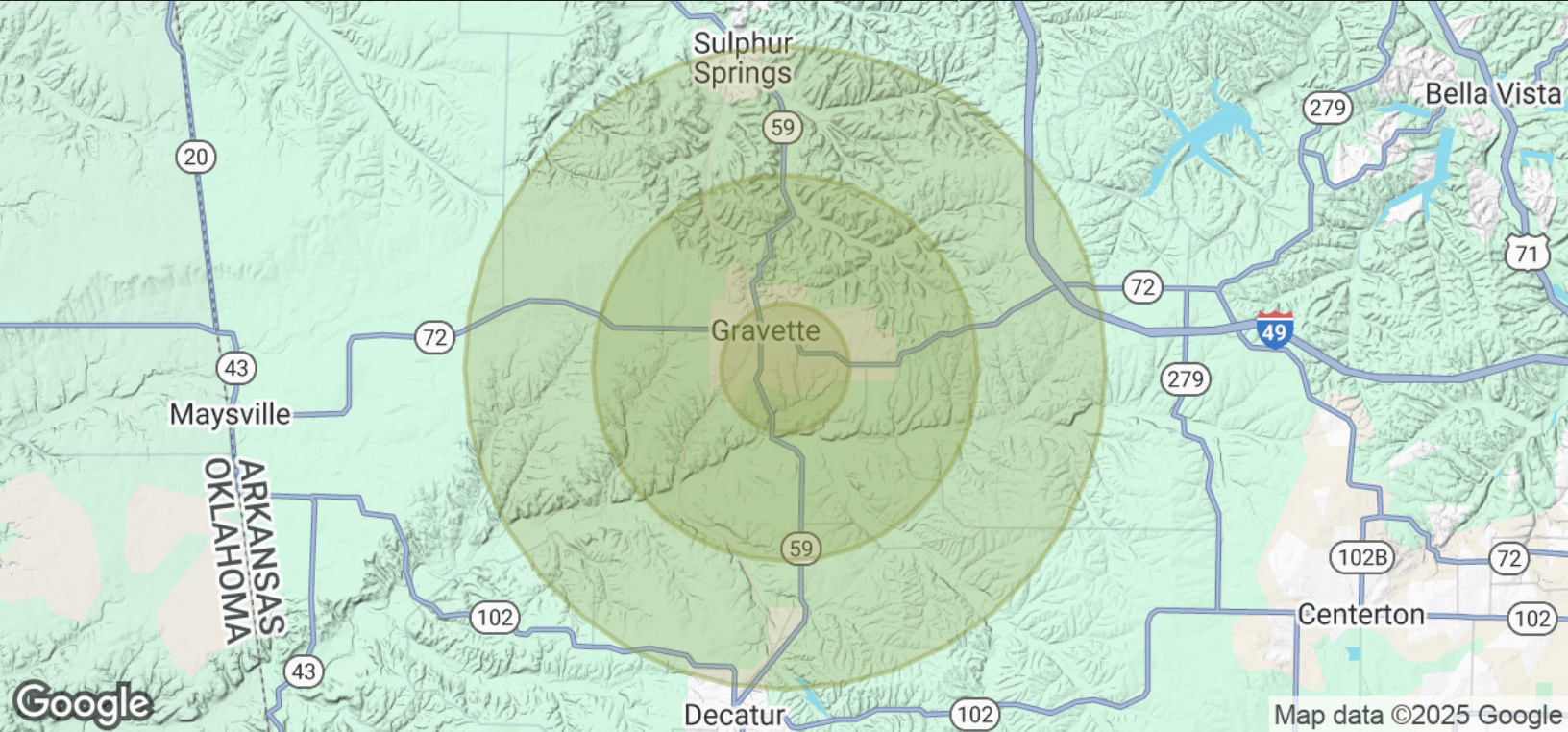
PROPERTY OVERVIEW

Introducing 86.04 Acres of prime real estate located at 8th Ave SE & El Paso St SE, in the sought-after Gravette area. This expansive property offers an exceptional opportunity for land development in a strategic location with immense potential. With substantial acreage and versatile zoning, this property is primed for a wide range of development possibilities.



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,047	4,252	6,880
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	753	1,559	2,503
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$74,305	\$73,756	\$79,664
Average House Value	\$269,507	\$275,852	\$299,453

Demographics data derived from AlphaMap