

LAND FOR SALE

701 N CURTIS AVE

Pea Ridge, AR 72751



PROPERTY DESCRIPTION

Prime 0.38-acre corner parcel situated at the intersection of N Curtis Avenue & Price Street in Pea Ridge, offering outstanding commercial development potential. Located just half a mile from Pea Ridge's vibrant commercial corridor and directly adjacent to the new community park currently under construction, this site is nestled in the heart of a rapidly growing area. Utilities are fully available and ready for connection, including city water, sewer and electric service. With high visibility, excellent access and a modern infrastructure base this property presents an exceptional opportunity for retail, office, medical or mixed-use commercial development. Don't miss out on a rare ground-floor site in a dynamic Northwest Arkansas market.

PROPERTY HIGHLIGHTS

- Zoned C-3
- High-visibility location
- Convenient access to major roads
- Prime investment opportunity
- Strong economic growth in the area

OFFERING SUMMARY

Sale Price:	\$299,900
Lot Size:	0.38 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	226	742	1,589
Total Population	601	1,992	4,365
Average HH Income	\$87,165	\$88,268	\$97,570

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.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

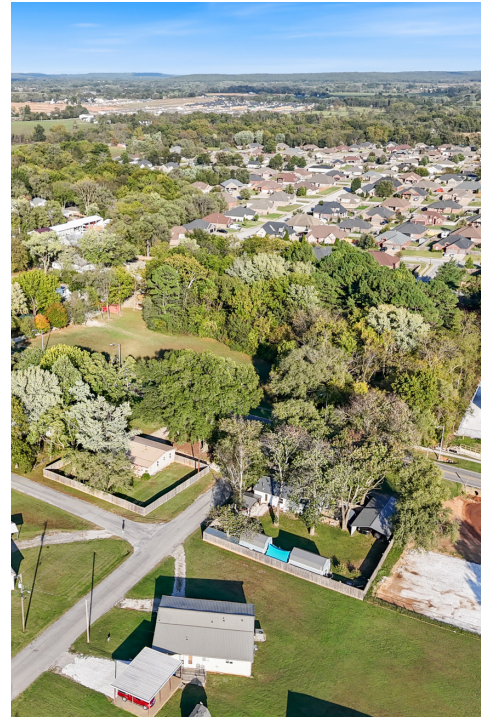
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

LAND FOR SALE

701 N CURTIS AVE

Pea Ridge, AR 72751



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.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

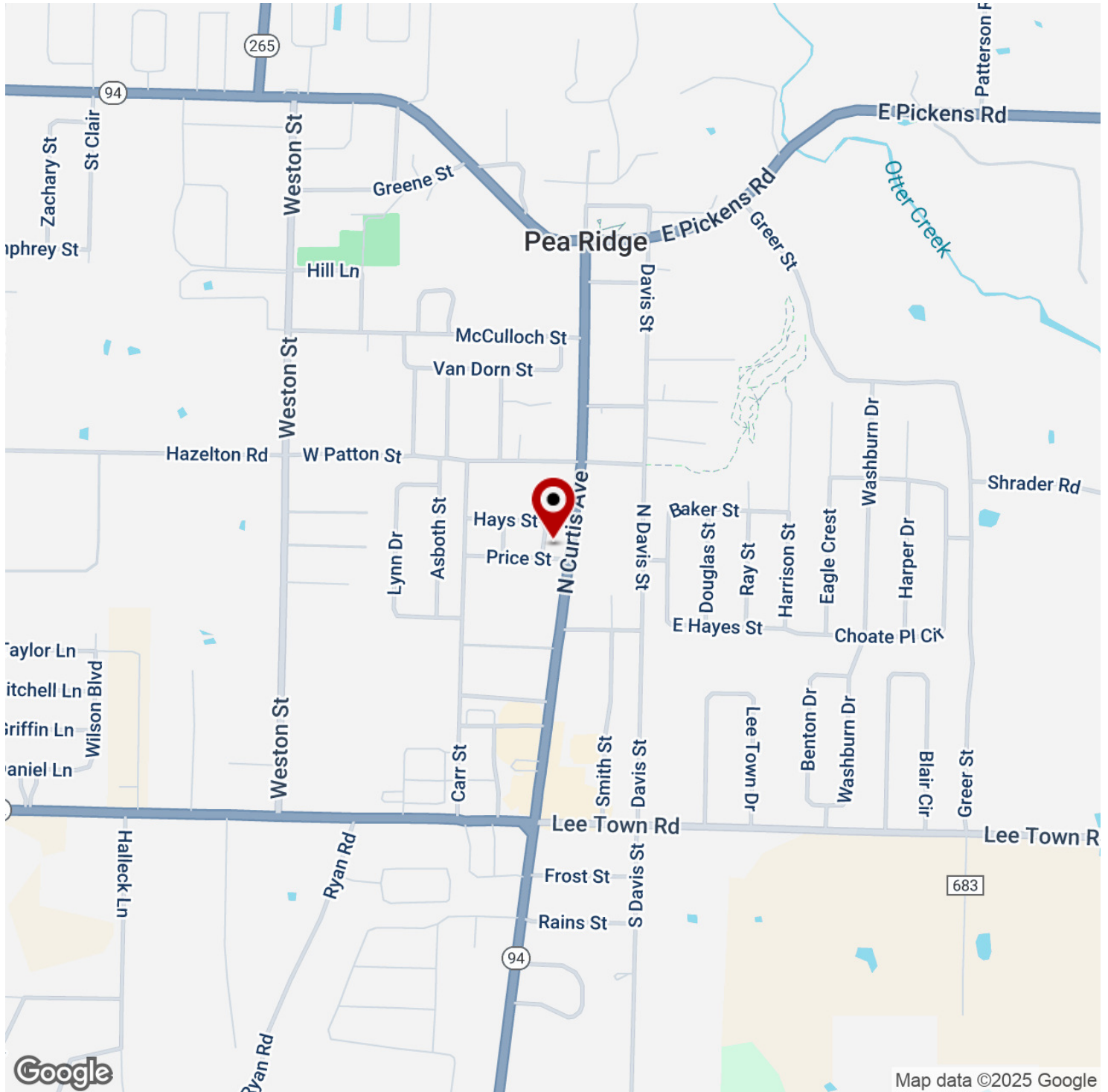
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

LAND FOR SALE

701 N CURTIS AVE

Pea Ridge, AR 72751



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.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL

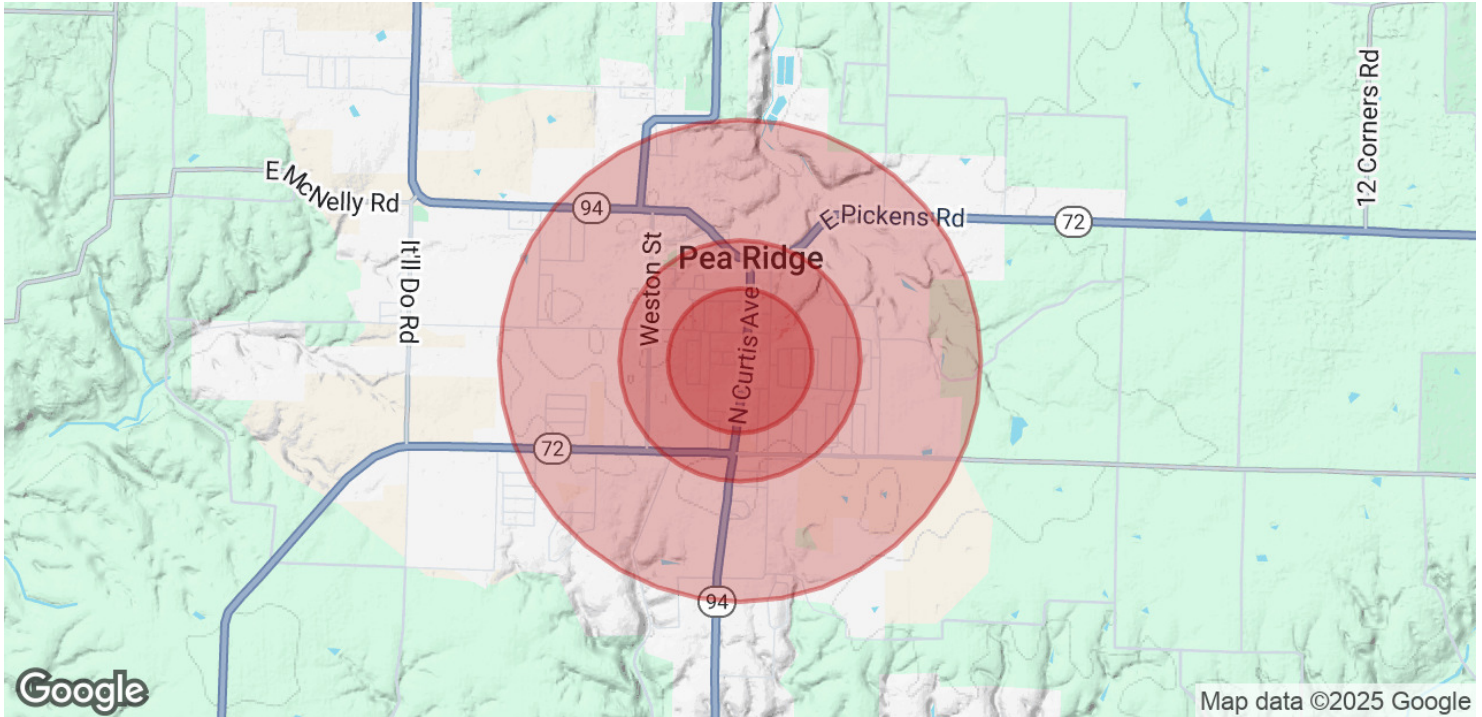
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

LAND FOR SALE

701 N CURTIS AVE

Pea Ridge, AR 72751



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	601	1,992	4,365
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	226	742	1,589
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$87,165	\$88,268	\$97,570
Average House Value	\$251,034	\$252,889	\$287,062

Demographics data derived from AlphaMap

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.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com