

# COMMERCIAL REDEVELOPMENT OPPORTUNITY



## 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-2
- High-visibility location
- Convenient access to major roads
- Prime investment opportunity
- Strong economic growth in the area

### OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.38 Acres

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	944	3,121	7,640
Total Population	2,452	8,530	20,805
Average HH Income	\$89,462	\$104,691	\$119,366

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

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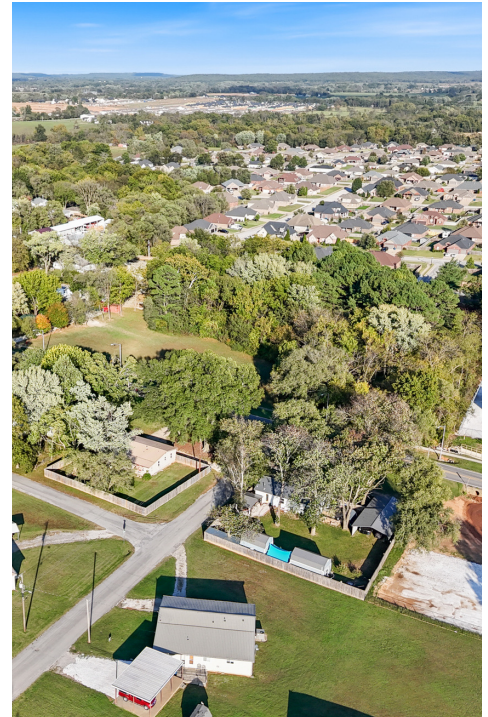
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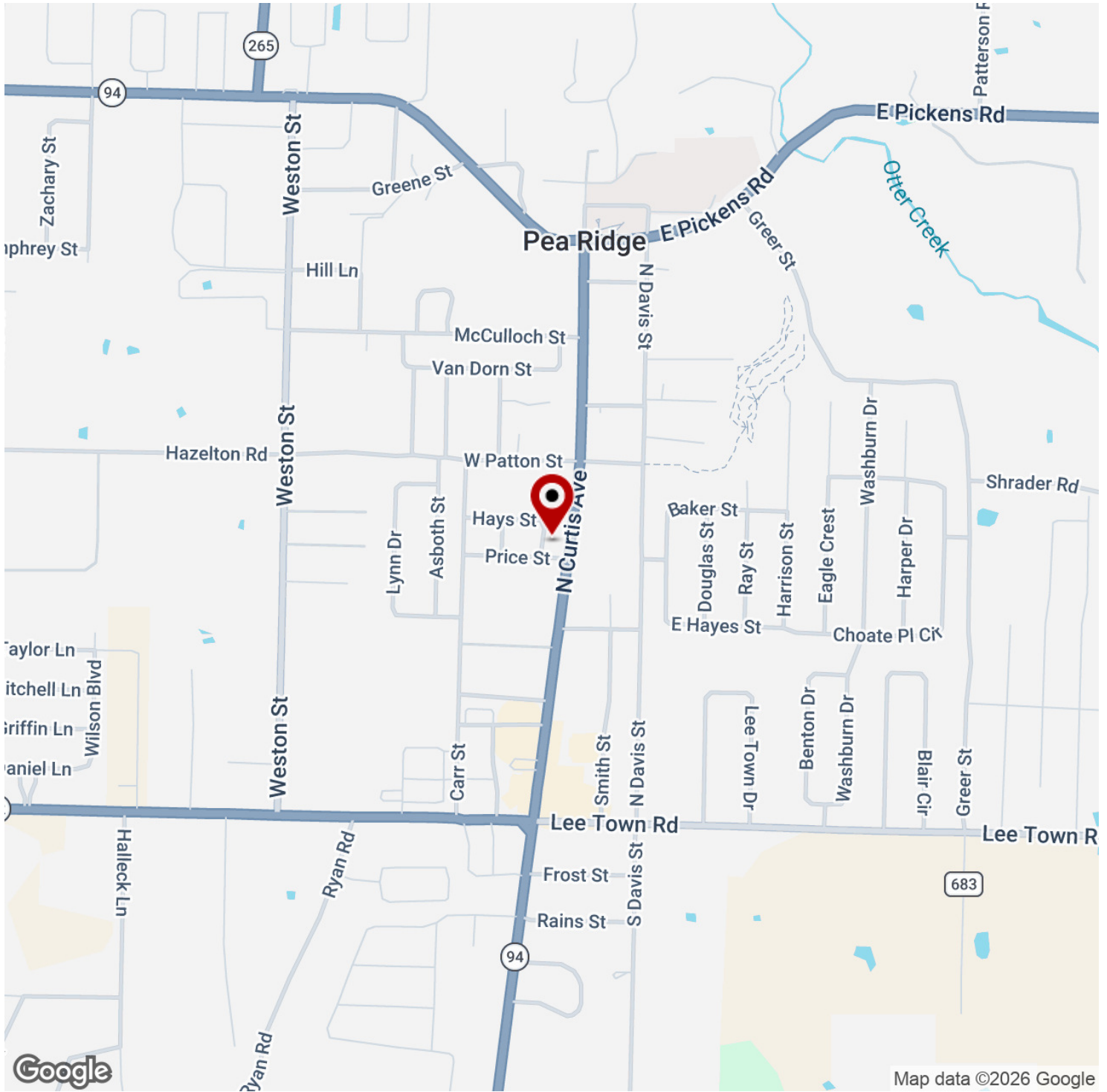
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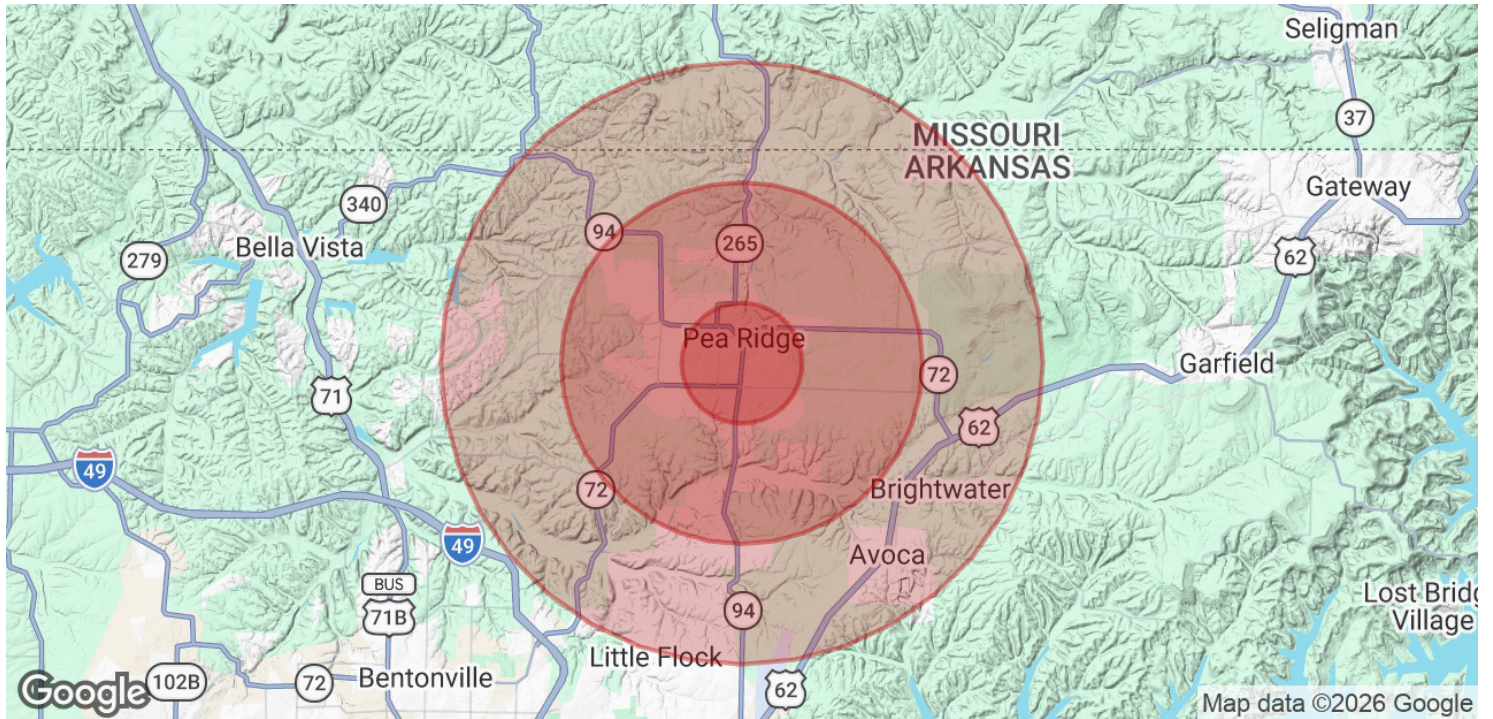
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,452	8,530	20,805
Average Age	37.9	36.9	39.1
Average Age (Male)	37.5	35.5	37.9
Average Age (Female)	39.1	39.0	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	944	3,121	7,640
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$89,462	\$104,691	\$119,366
Average House Value	\$244,010	\$319,863	\$346,899

2023 American Community Survey (ACS)

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