

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

OFFERING SUMMARY

Sale Price:	\$995,000 - \$2,400,000
Lot Size:	0.65 to 2.60 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,472	6,790	20,592
Total Population	3,832	18,251	56,183
Average HH Income	\$95,262	\$111,603	\$91,428

ADJACENT NOTABLE BUSINESSES

- 1.6 Miles from Farmington High School
- +/- 0.65 to 2.60 Acres of open land
- 29,000 VPD on W Main St
- Utilities readily available on site or nearby
- Surrounded by popular businesses like Casey's General Store and Walmart Neighborhood Market

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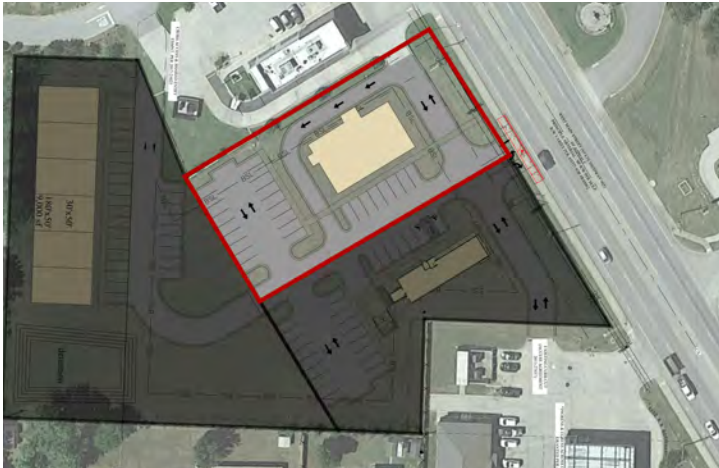
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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+/- 0.65 AC - \$995,000

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PRIME COMMERCIAL LAND FOR SALE



+/- 0.75 AC - \$1,075,000

0 W. Main Street, Farmington, AR 72730



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+/- 1.2 AC - \$1,300,000

0 W. Main Street, Farmington, AR 72730



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+/- 1.94 AC - \$1,585,000

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



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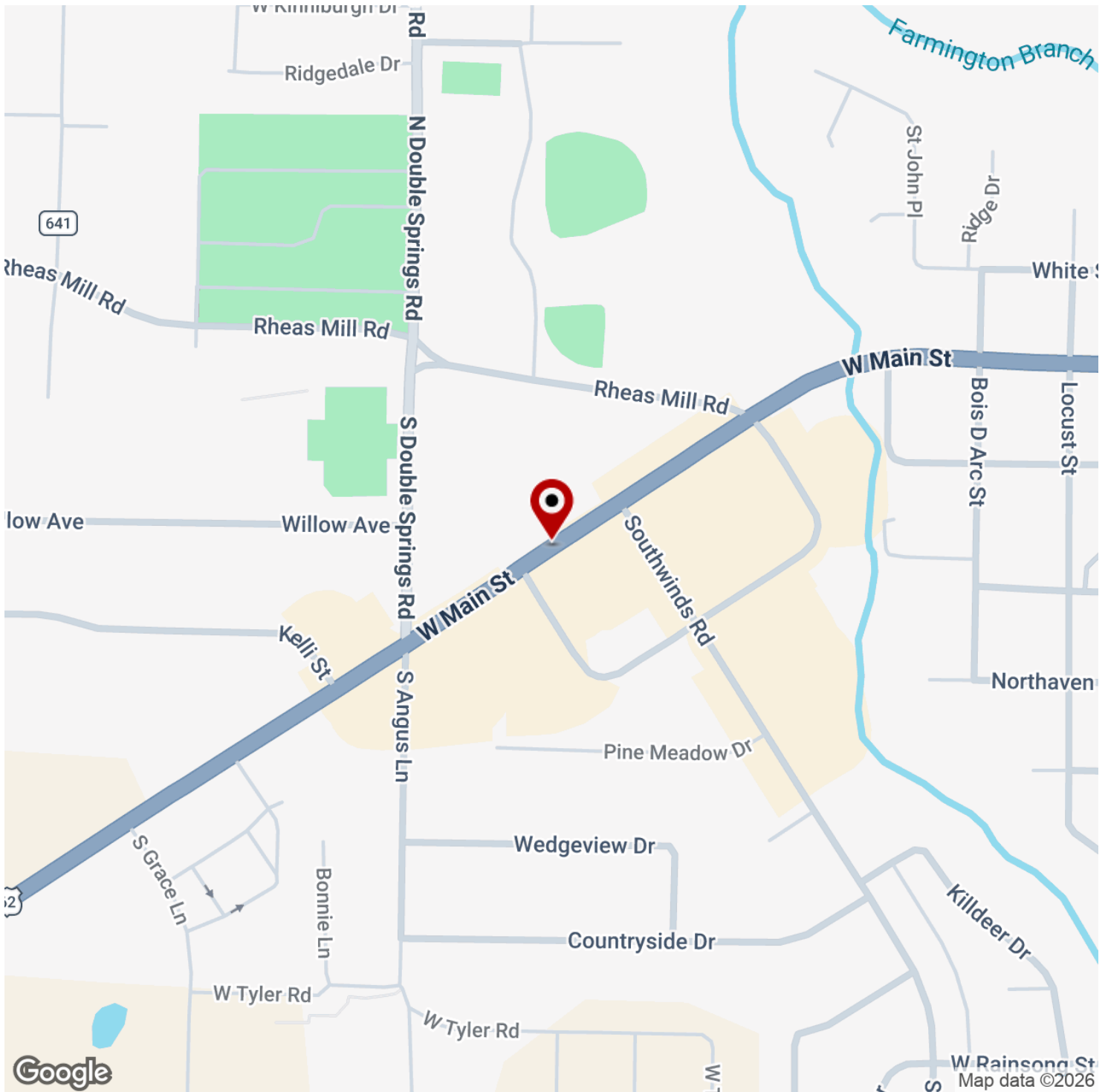
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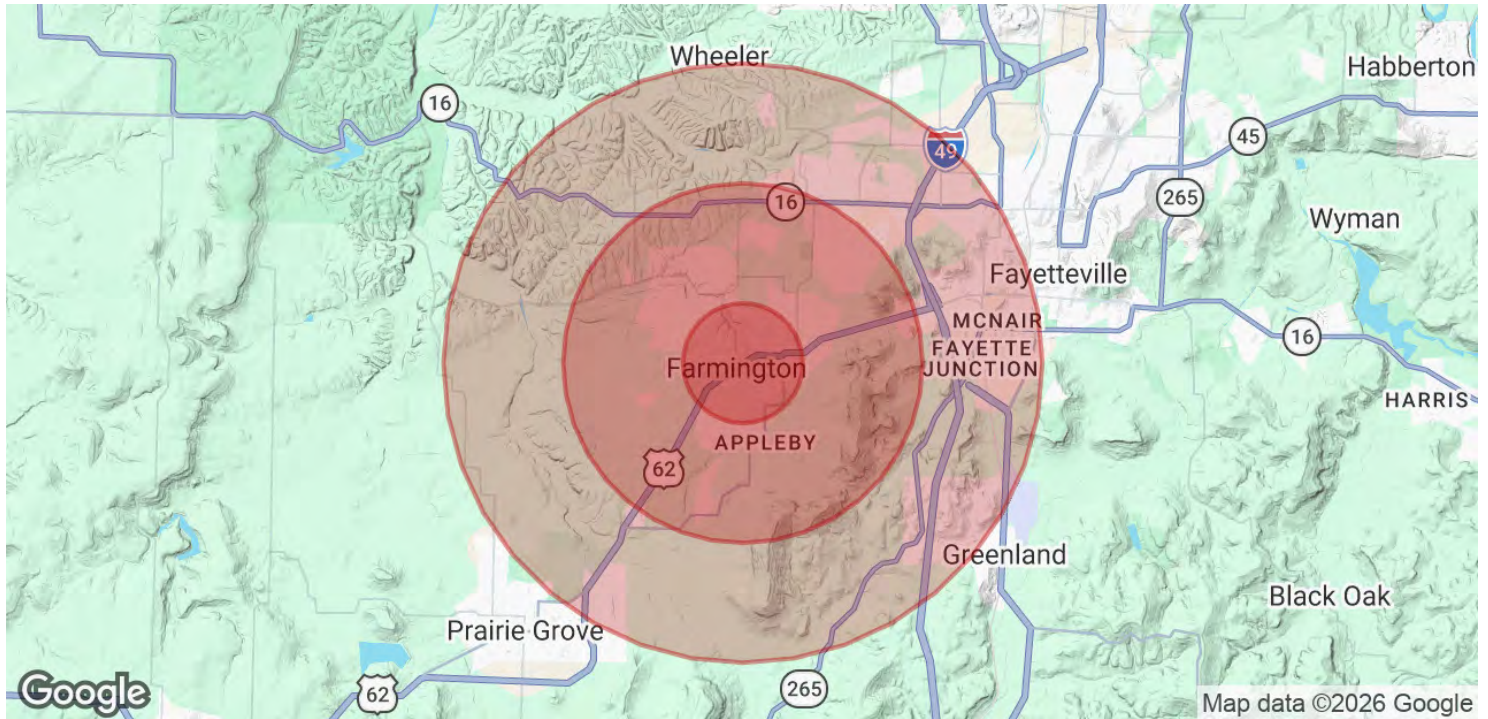
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,832	18,251	56,183
Average Age	38	37	33
Average Age (Male)	36	36	32
Average Age (Female)	40	38	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,472	6,790	20,592
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$95,262	\$111,603	\$91,428
Average House Value	\$278,901	\$308,405	\$321,831

* Demographic data derived from 2020 ACS - US Census

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