



# FINEBERG & ASSOCIATES

COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM

**DOWNTOWN  
SILOAM SPRINGS**



## 5.09 AC HWY 16 & E KENWOOD ST - SILOAM SPRINGS, AR 72761

### OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	5.09 Acres
Price / SF:	\$2.68
Zoning:	C-2

### PROPERTY HIGHLIGHTS

- Prime development acreage at a 4-way intersection.
- Ideal for retail, office, mixed-use, or multi-family.
- Level topography with all utilities on site.
- Property is located within an opportunity zone.
- Over 400' of Hwy 16 road frontage & 5,300 CPD.
- Easy access to Hwy 412, NWA, & Oklahoma.

### PROPERTY OVERVIEW

High-visibility corner lot fronting Hwy 16 in a path of strong growth! Surrounded by new residential construction, and within close proximity to established restaurants and expanding commercial businesses along Hwy 412. Siloam Springs has seen a 15% population increase since 2020 with diverse economic activity and community amenities to support long-term demand.

### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	1,068	7,156	9,015
Total Population	2,886	20,508	25,878
Average HH Income	\$62,699	\$79,160	\$81,590
Average House Value	\$314,911	\$297,761	\$313,919
Average Age	36	36	36

**BRENNAN SHARPE**  
(479)530-3774  
brennan@arkrealestate.com

**JUSTIN SILVER**  
(417)496-9567  
Justin@arkrealestate.com





# FINEBERG & ASSOCIATES

COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

ARKREALSTATE.COM



**BRENNAN SHARPE**  
(479)530-3774  
brennan@arkrealestate.com

**JUSTIN SILVER**  
(417)496-9567  
Justin@arkrealestate.com





**FINEBERG & ASSOCIATES**  
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

[ARKREALESTATE.COM](http://ARKREALESTATE.COM)



**FOX TAIL  
SUBDIVISION**

EKENWOOD ST

HWY 16

412



**POTENTIAL NEW  
ELEMENTARY SCHOOL**

**FUTURE 152-UNIT  
MULTI-FAMILY  
DEVELOPMENT**



**BRENNAN SHARPE**  
(479)530-3774  
brennan@arkrealestate.com

**JUSTIN SILVER**  
(417)496-9567  
Justin@arkrealestate.com





**FINEBERG & ASSOCIATES**  
COMMERCIAL REAL ESTATE

104 S Main Street Bentonville, AR 72712

[ARKREALESTATE.COM](http://ARKREALESTATE.COM)



Property Outline



AI-Generated Multi-Family Concept



AI-Generated Retail/Office Concept



AI-Generated C-Store Concept

**BRENNAN SHARPE**  
(479)530-3774  
[brennan@arkrealestate.com](mailto:brennan@arkrealestate.com)

**JUSTIN SILVER**  
(417)496-9567  
[Justin@arkrealestate.com](mailto:Justin@arkrealestate.com)

