

+/- 5 ACRES RESIDENTIAL LAND FOR SALE

CAPTAIN MILLER BLVD

Pea Ridge, AR 72751



VIDEO

PROPERTY DESCRIPTION

+/- 5 acres of prime land in the rapidly growing community of Pea Ridge, AR, zoned RE Residential Estate and R-1 Low Density Residential. This scenic property is located across from Sugar Creek Estates and overlooks Hole 18 of the Big Sugar Golf Course, offering beautiful fairway views. With sewer and water available at the street and electric and gas nearby, the property is well equipped for development. Ideally located near the Big Sugar Clubhouse, it's also approx. 2.5 miles from the Walmart Neighborhood Market, 4 miles from Pea Ridge High School, and approx. 9 miles from Walmart's new world HQ - making it a strategic and attractive location for residential investment or development.

PROPERTY HIGHLIGHTS

- +/- 5 Acres of Prime Land
- Zoned RE (Residential Estate) and R-1 (Low Density Residential)
- Scenic Setting Overlooking Hole 18 of Big Sugar Golf Course
- Approx. 4 miles from Pea Ridge High School
- Approx. 9 miles from Walmart's New World HQ

OFFERING SUMMARY

Sale Price:	\$799,900
Lot Size:	5.22 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	389	4,016	11,007
Total Population	1,114	11,285	31,306
Average HH Income	\$114,000	\$109,441	\$118,648

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.

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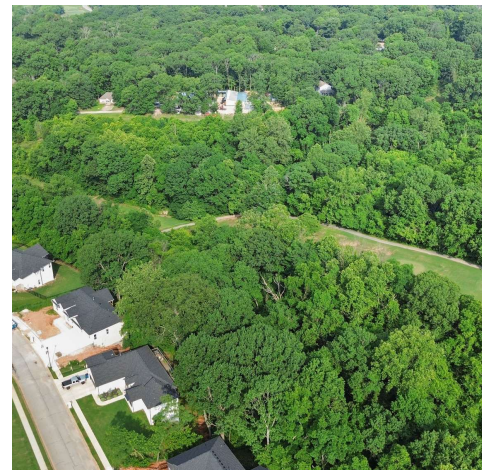
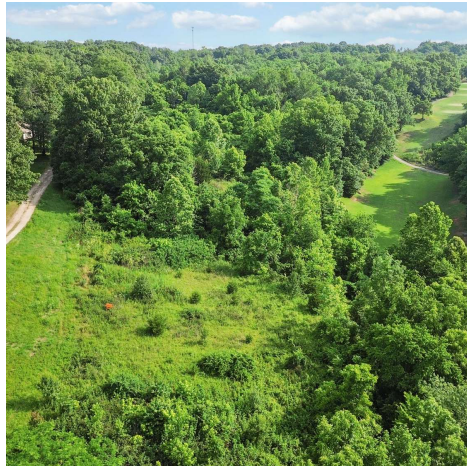
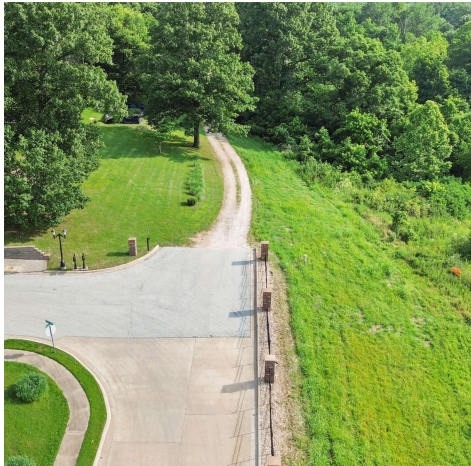
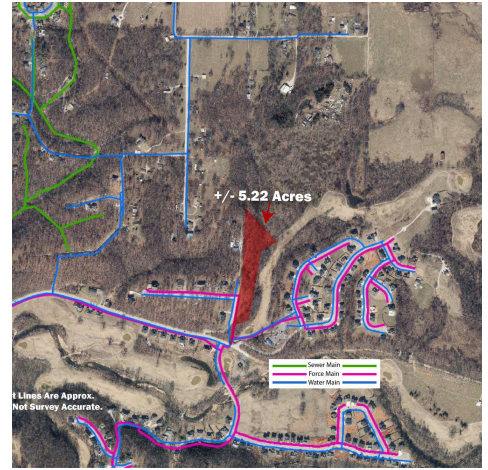
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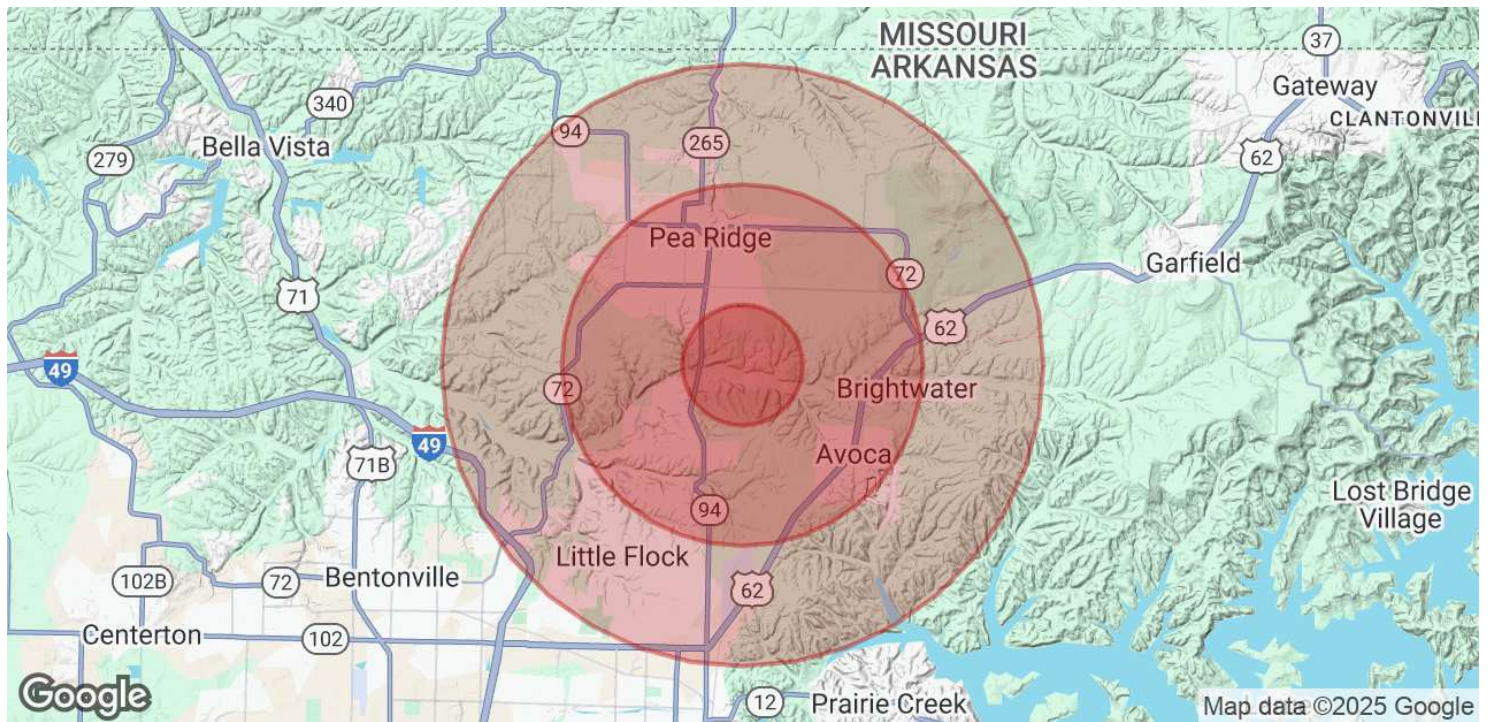
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,114	11,285	31,306
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	389	4,016	11,007
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$114,000	\$109,441	\$118,648
Average House Value	\$344,582	\$338,707	\$364,616

Demographics data derived from AlphaMap

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